



City of Blaine

City Council Workshop

August 4, 2025 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

AGENDA

NOTICE OF WORKSHOP MEETING

In accordance with the provisions of Section 3.01 of the Blaine City Charter, a Council Workshop meeting is scheduled for the following purpose:

1. Call to Order

2. Roll Call

3. New Business

3.1. 2025-172 Closed Session Pursuant to MN Statute Section 13D.05, Subd. 3(b) Attorney Client Privileged Discussion Regarding Pending Litigation
Sponsors: Erik Thorvig, Interim City Manager/Community Development Director

3.2. 2025-173 Sunset Townhomes - Northwest Corner of 109th Avenue and Sunset Avenue
Sponsors: Sheila Sellman, Assistant Community Development Director

3.3. 2025-174 Montean Meadows Concept for Property at 3621 131st Avenue NE
Sponsors: Sheila Sellman, Assistant Community Development Director

4. Other Business

5. Adjournment



City of Blaine Staff Report

File Number: 2025-172

Agenda Date

August 4, 2025

Status

In Control

City Council

File Type

Workshop Item

New Business - Erik Thorvig, Interim City Manager/Community Development Director

Agenda Item # 3.1

Closed Session Pursuant to MN Statute Section 13D.05, Subd. 3(b) Attorney Client Privileged Discussion Regarding Pending Litigation

Background

Closed Session Pursuant to MN Statute Section 13D.05, Subd. 3(b) Attorney Client Privileged Discussion Regarding Pending Litigation

Staff Recommendation

Questions for Council

Attachment List

None



City of Blaine Staff Report

File Number: 2025-173

Agenda Date	Status
August 4, 2025	
In Control	File Type
City Council	Workshop Item

New Business - Sheila Sellman, Assistant Community Development Director

Agenda Item # 3.2

Sunset Townhomes - Northwest Corner of 109th Avenue and Sunset Avenue

Background

History

This property was reviewed by the City Council at the fall retreat in 2022 as part of a proactive review of properties with High Density Residential (HDR) land uses and the feedback at the time was to retain the existing High Density/Planned Industrial (HDR/PI) land use.

At a workshop meeting 2023, the City Council reviewed a request from Capital Partners to construct two 189,000-square-foot speculative light industrial buildings. The project required a rezoning from Farm Residential (FR) to either Light Industrial (I-1) or Planned Business District (PBD).

Based on the high visibility of the site and the Planned Industrial (PI) land use designation (as opposed to LI), the City Council was given information that the PBD zoning district would provide a higher level of design and finish, and a rezoning to I-1 would offer the developer more flexibility in the tenants occupying the buildings, since the PBD district has more restrictive land uses. The City Council consensus was to support the rezoning to I-1 with larger setbacks from the adjacent neighbors and to continue to work with staff.

The developer of the industrial buildings has decided not to move forward because of constraint of the endangered plants on the north side of the property.

Background

The applicant is requesting concept plan review for a 175-unit townhome development at the northwest corner of 109th Avenue and Sunset Avenue. Since the project has more than 50 units, concept plan review is required.

The subject property is 27 acres and has been vacant since the home on the property was demolished in 1992.

The property has been on and off the market for many years and previous developers have struggled with how to develop the property with the constraint of the large wetland in the center of the property, endangered plants on the north side of the property, and poor soils throughout the property. Additionally, a regionally sized lift station will be required to be constructed as part of the sanitary sewer service to the property, which increases the development cost. Staff have encouraged all prospective developers to consider the high visibility of the site from both 35W and 109th in their site design as well as buffering for the neighboring rural-style residential lots that surround the property.

Zoning and Land Use

The property is zoned FR. The property was previously guided for medium and high-density residential development in the Northeast Area Plan (adopted in 2002). The use was then changed to HDR/PC (High Density Residential/Planned Commercial) in the 2030 Comprehensive Plan (adopted in 2009) and HDR/PI in the 2040 Comprehensive Plan (adopted in 2018).

The surrounding properties are all zoned FR, but are guided Low Density Residential (LDR), which calls for suburban-style residential development at a density of 2.5-6 units per acre..

The applicant is requesting Development Flex (DF) zoning to allow for flexibility in lot size and other standards. The proposed project has a net density of 12.33 units per acre, which meets the current HDR land use density range of 12–25 units per acre.

The concept proposes:

175 townhome units- 2 and 3 story buildings

- 2 Bedroom Units-84
- 3 Bedroom Units-84
- 4 Bedroom Units-7

Grading/Storm Drainage

If the concept is approved, the developer will continue to work with the City and Rice Creek Watershed District to determine what portions of the site will be graded or not graded and how the storm water drainage requirements will be met.

In addition to the future grading plan, which shall provide greater detail on protecting existing trees and provide additional information on adjacent property, supporting documentation such as a wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be provided.

Utilities

The property is located within Sanitary Sewer District 7. Upon platting of upland acreage, the developer will be responsible for Trunk Sanitary Sewer area charges. Once development is proposed, the amount of proposed development of upland acreage will determine the final cost.

The construction of a regionally sized sanitary sewer lift station will be required. Utilities will be

extended to the edge of the plat for future connection to adjacent parcels. Hydrant locations must be reviewed and approved by the Fire Department.

Developer shall explore water sources for landscape irrigation systems installed throughout the development, including the possible use of created ponds or storm water reuse. Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.

Wetlands/Watershed/FEMA

The plat will need to provide for a protective buffer strip of natural vegetation at least 15-feet in width (25-feet is preferred) and shall surround all wetlands. This buffer strip shall be placed in an easement.

The developer will need to submit the project to Rice Creek Watershed District (RCWD). Review, approval, and permits are required prior to city plan approval and start of site work.

The development shall indicate that all structures are protected from flooding by processing a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at the time of lot closing. Developer is responsible for following through with FEMA (as necessary) to receive final documents, to provide those documents to the homeowners, and to record these on the certificate of title for each parcel in the development.

Access/Street Design/Sidewalks/Trails

The proposed development would like to construct internal private roads with two accesses to 109th Avenue NE. As this is a county road (CSAH 12), the developer will need to construct any improvements as outlined in the development review of the Anoka County Highway Department.

Easements/Right-of-way/Permits

Previously proposed developments were required to dedicate additional right-of-way to Anoka County for CSAH 12. It would be anticipated that the same will be required for this proposed development.

The developer will need to obtain all required permits to construct the proposed project. A copy of all permits will need to be submitted to the City prior to any site work.

Standard drainage and utility easements shall be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.

In order to develop as proposed, the following approvals are required:

1. The project will require a rezoning from FR to DF.
2. The project requires a preliminary and final plat which will include right of way dedication to Anoka County.
3. If the property is rezoned to DF, a conditional use permit will be required which will allow the City Council to review the site and townhome design, and apply conditions if needed.

Staff Recommendation

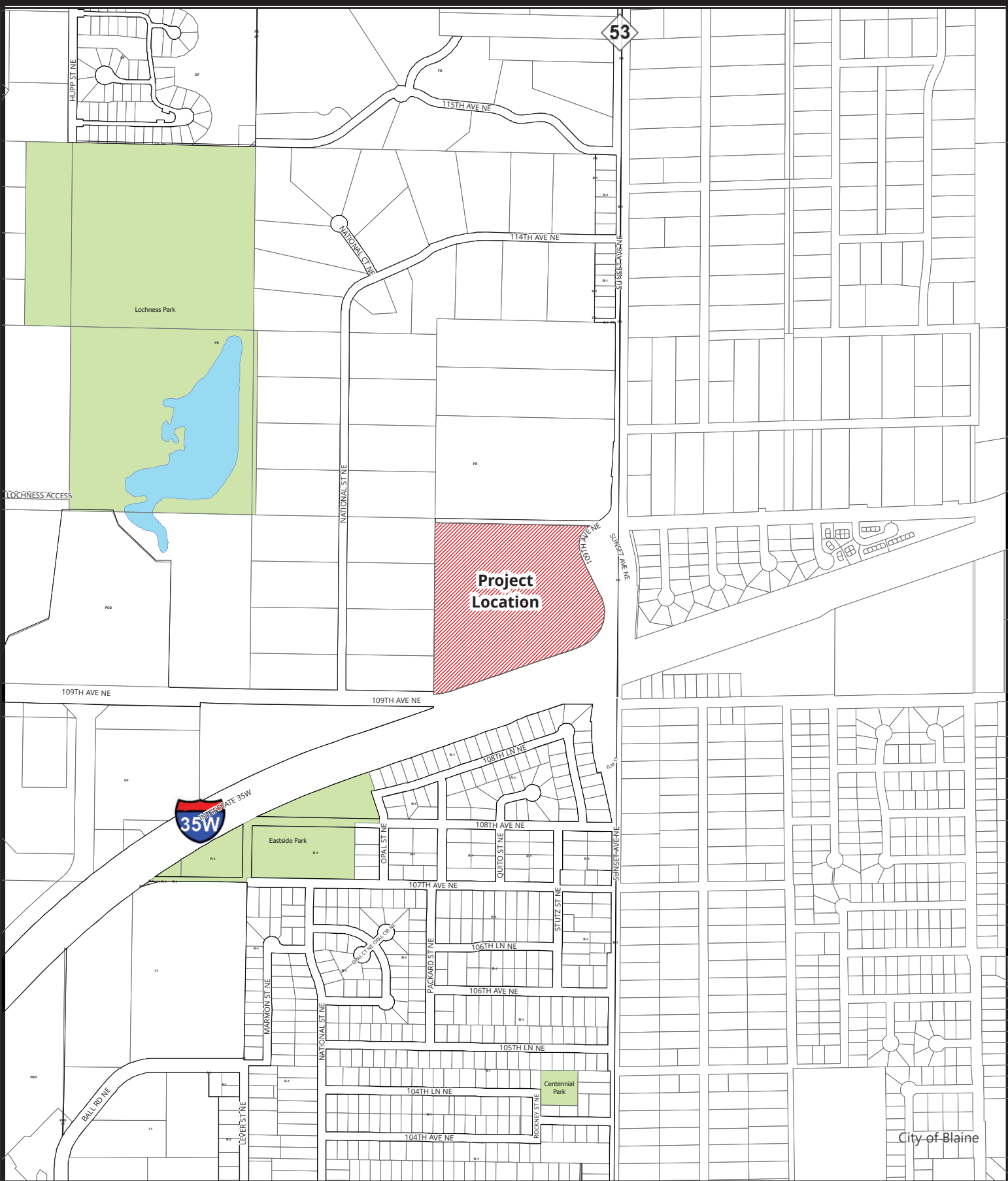
Provide feedback on rezoning, townhome elevations and general layout of the proposal. Keep in mind that the property is guided for the proposed use (HDR) in the Comprehensive Plan, but feedback regarding the specific zoning (DF) to be consistent with the comprehensive plan is needed.

Questions for Council

1. Does the Council support a rezoning to Development Flex (DF)?
2. Does the Council have any feedback on the layout of the site?
3. Does the Council have any feedback on the townhome elevations?

Attachment List

1. Attachments



BlaineMN.gov

Location Map Sunset Townhomes



Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



SITE AREA SUMMARY

GROSS ACREAGE : 26.88 AC

ROW DEDICATION : 1.89 AC

WETLAND & HABITAT AREAS : 10.80 AC

NET ACREAGE : 14.19 AC

LAND USE SUMMARY

PROPOSED TOWNHOMES - 175 UNITS

2 BEDROOM UNITS - 84

3 BEDROOM UNITS - 84

4 BEDROOM UNITS - 7

PROPOSED ZONING: DEV. FLEX / R-3B

PROPOSED DENSITY: 12.33 UNITS/ AC

PROPOSED PARKING RATIO : 4.33/ UNIT

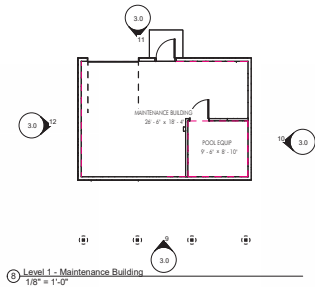
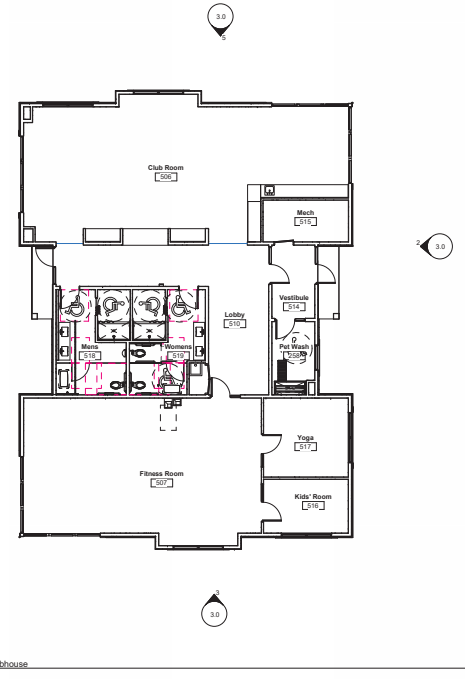
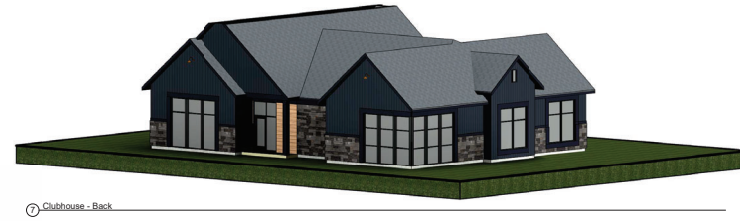
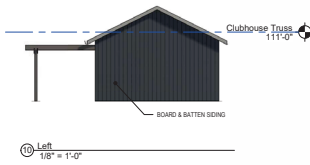
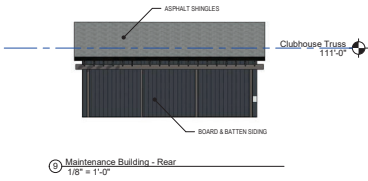
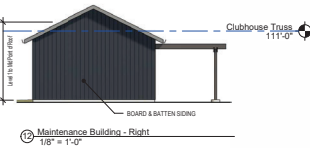
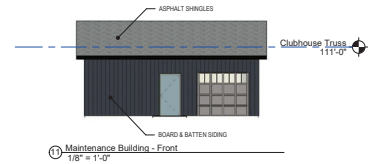
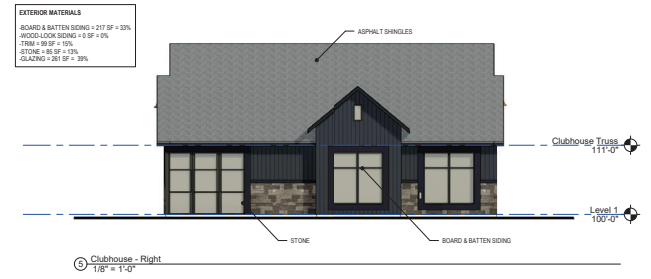
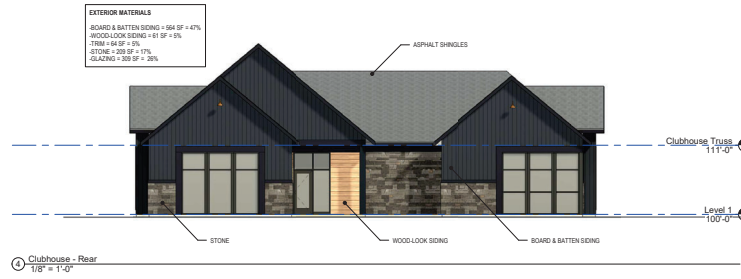
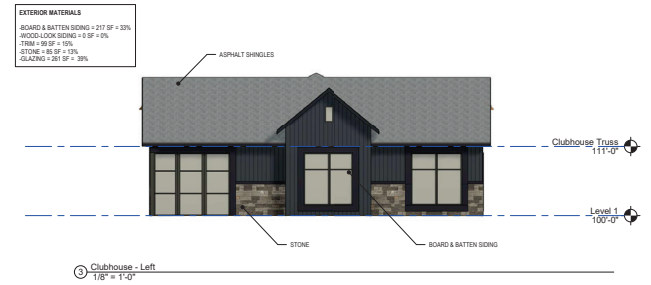
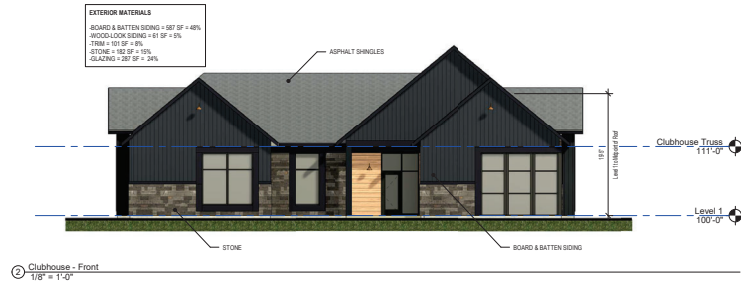
DRAWING KEY

- ① ENTRANCE MONUMENT
- ② COMMUNITY RECREATION AREA
- ③ DOG PARK
- ④ STORMWATER BASIN
- ⑤ RECREATION TRAIL

SUNSET TOWNHOMES CONCEPTUAL DEVELOPMENT PLAN BLAINE, MN

JULY 17, 2025





EXTERIOR MATERIALS
 BOARD & BATTEN Siding = 713 SF ± 20%
 WOOD-LOOK Siding = 149 SF ± 20%
 STONE = 501 SF ± 11%
 GLAZING = 888 SF ± 25%



DL 8-plex - Front
 1/8" = 1'-0"

EXTERIOR MATERIALS
 BOARD & BATTEN Siding = 713 SF ± 20%
 WOOD-LOOK Siding = 149 SF ± 20%
 STONE = 501 SF ± 11%
 GLAZING = 888 SF ± 25%

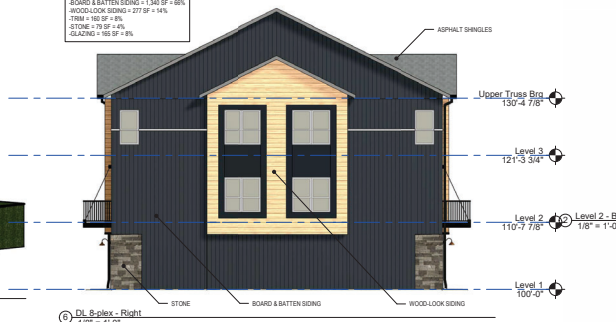


DL 8-plex - Rear
 1/8" = 1'-0"



DL 8-plex - Front

EXTERIOR MATERIALS
 BOARD & BATTEN Siding = 1,340 SF ± 80%
 WOOD-LOOK Siding = 277 SF ± 14%
 STONE = 180 SF ± 8%
 STONE = 79 SF ± 4%
 GLAZING = 180 SF ± 25%

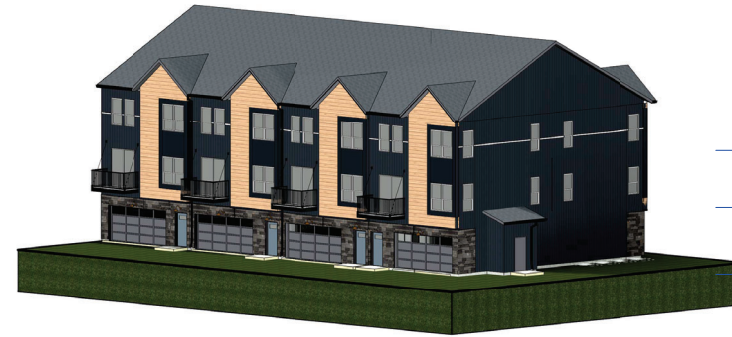


DL 8-plex - Right
 1/8" = 1'-0"

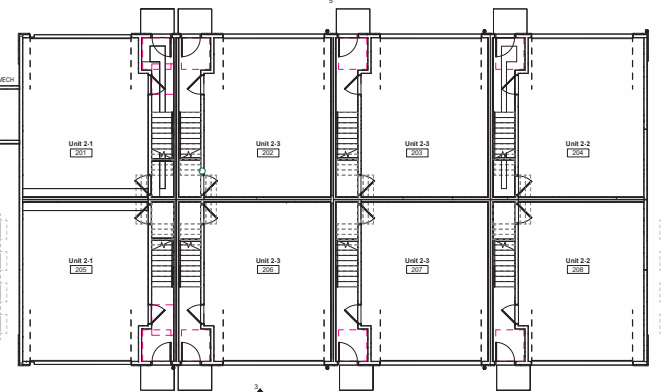
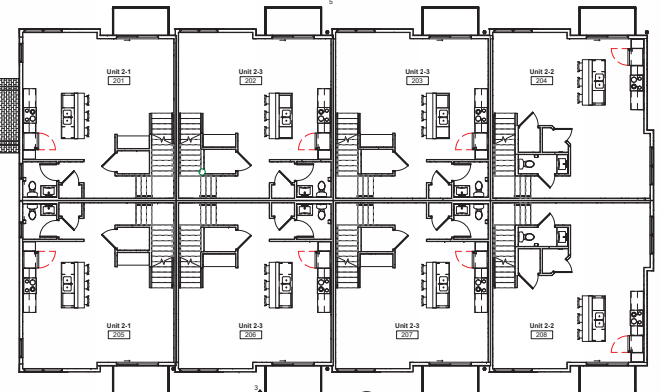
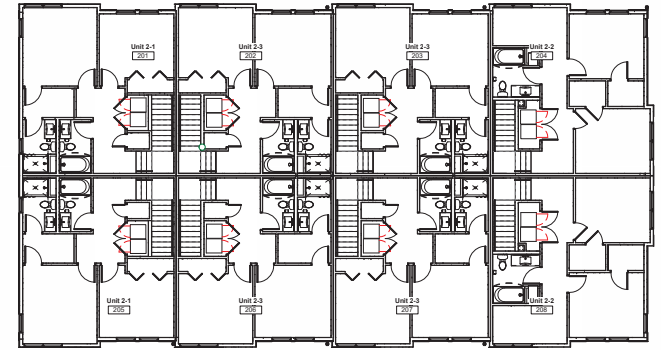
EXTERIOR MATERIALS
 BOARD & BATTEN Siding = 1,763 SF ± 70%
 WOOD-LOOK Siding = 13 SF ± 10%
 STONE = 64 SF ± 7%
 STONE = 87 SF ± 4%
 GLAZING = 121 SF ± 5%
 DOOR = 100 SF ± 5%



DL 8-plex - Left
 1/8" = 1'-0"



DL 8-plex - Back



Building Type II (Double Loaded Eightplex)

Oakdale Townhomes

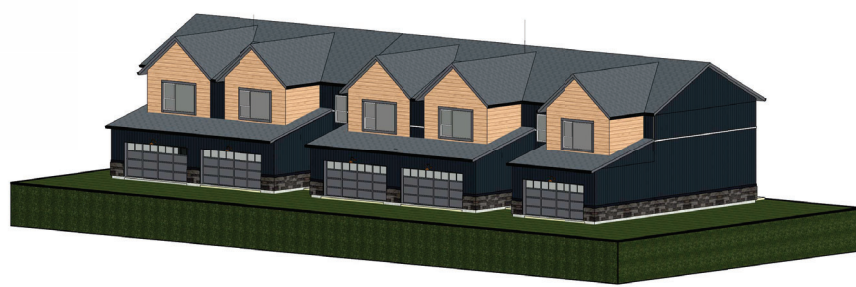
Oakdale, MN 9/5/2024 24212



① Fiveplex - Front
 1/8" = 1'-0"



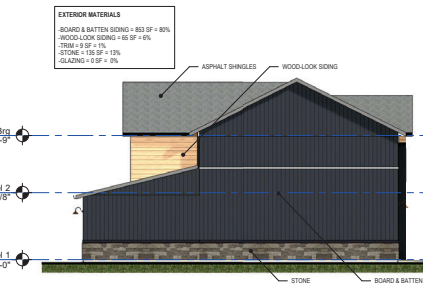
② Fiveplex - Rear
 1/8" = 1'-0"



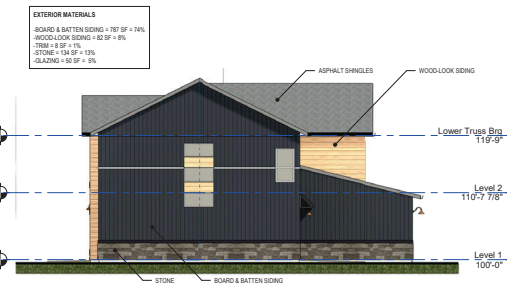
⑦ Fiveplex - Front



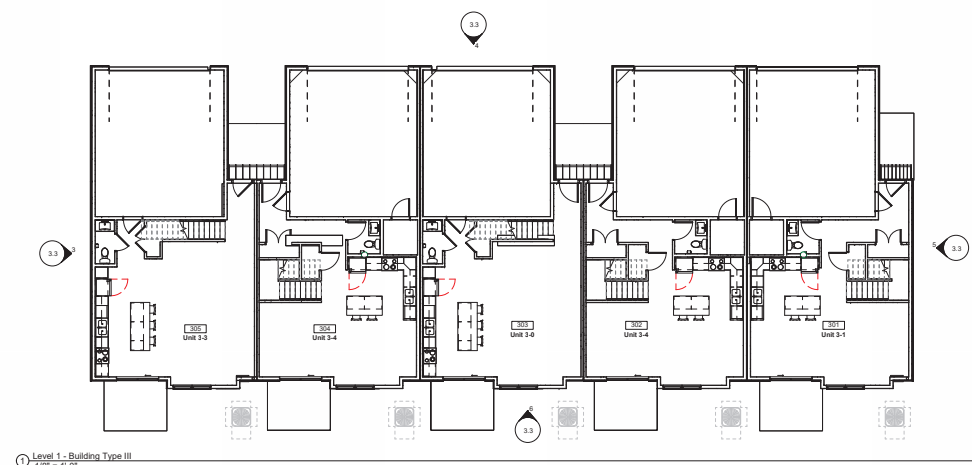
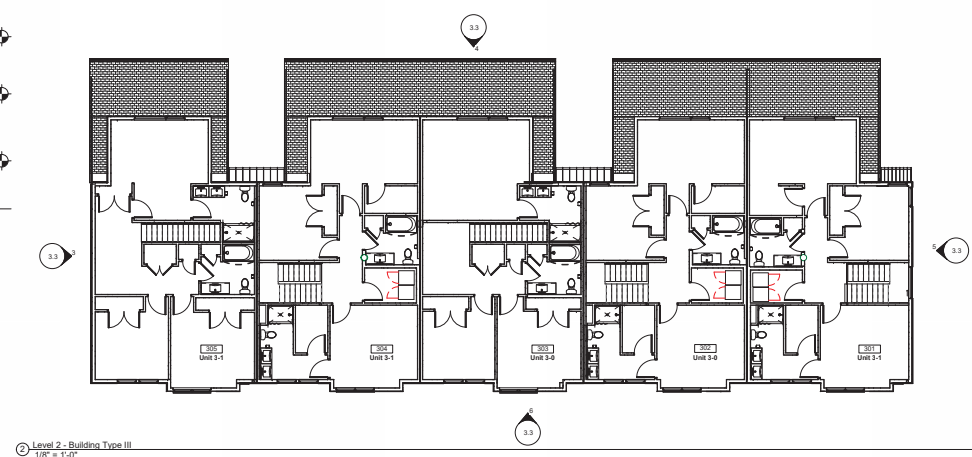
⑧ Fiveplex - Back

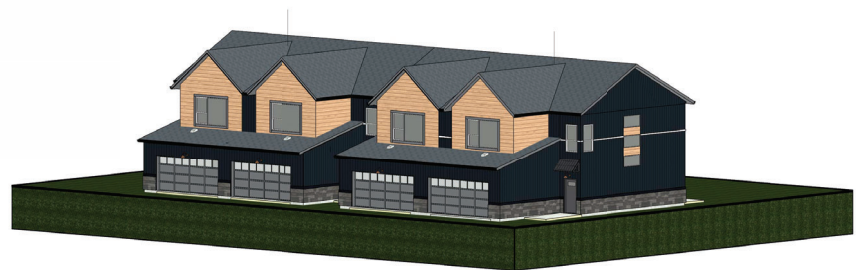
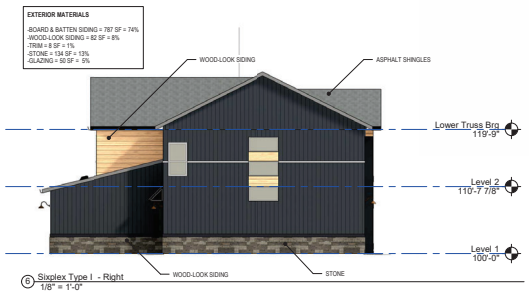
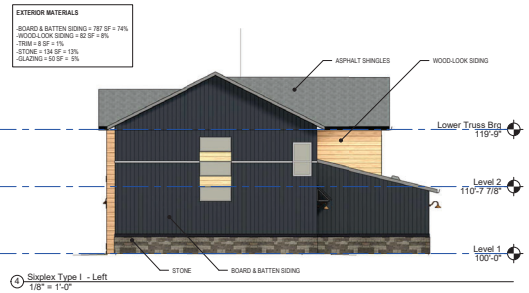


③ Fiveplex - Right
 1/8" = 1'-0"

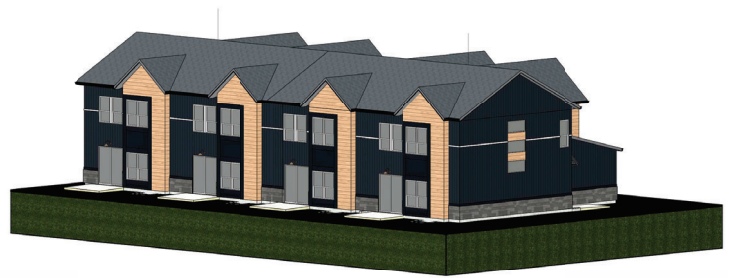


④ Fiveplex - Left
 1/8" = 1'-0"

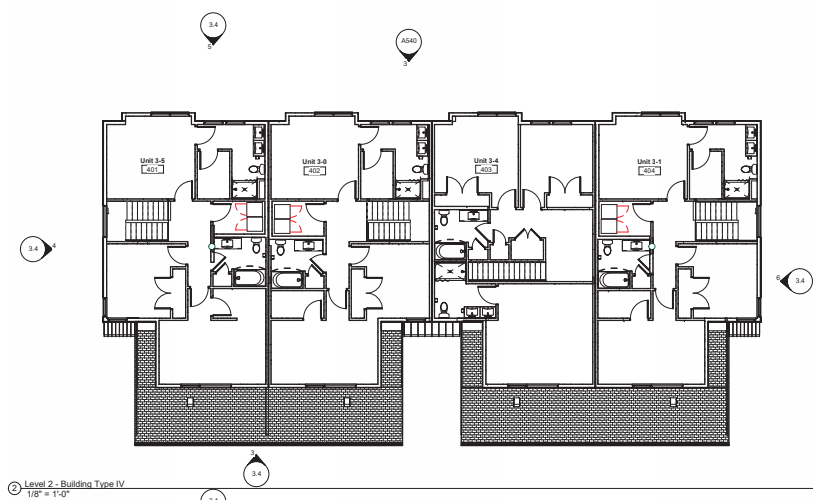




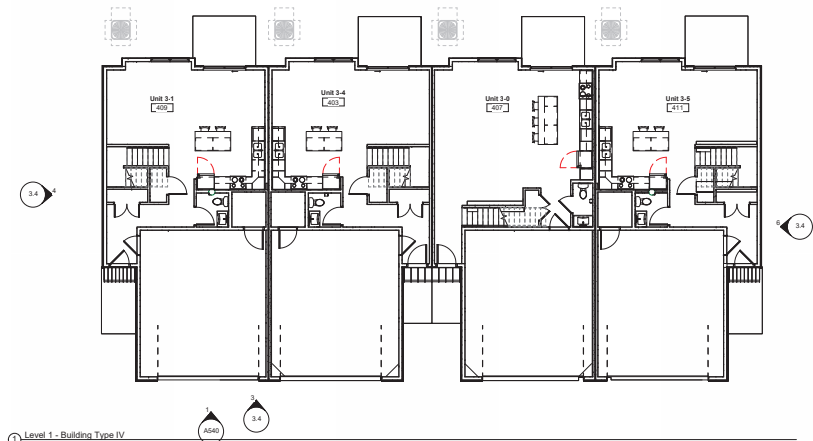
3/ Duplex Type - Front



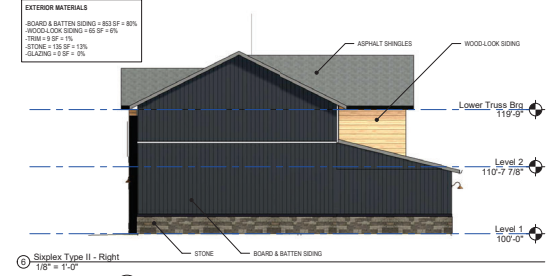
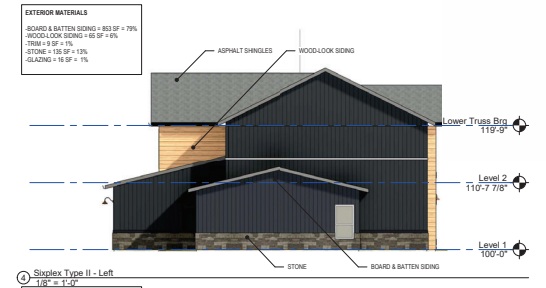
6/ Duplex Type I - Back



2/ Level 2 - Building Type IV



1/ Level 1 - Building Type IV

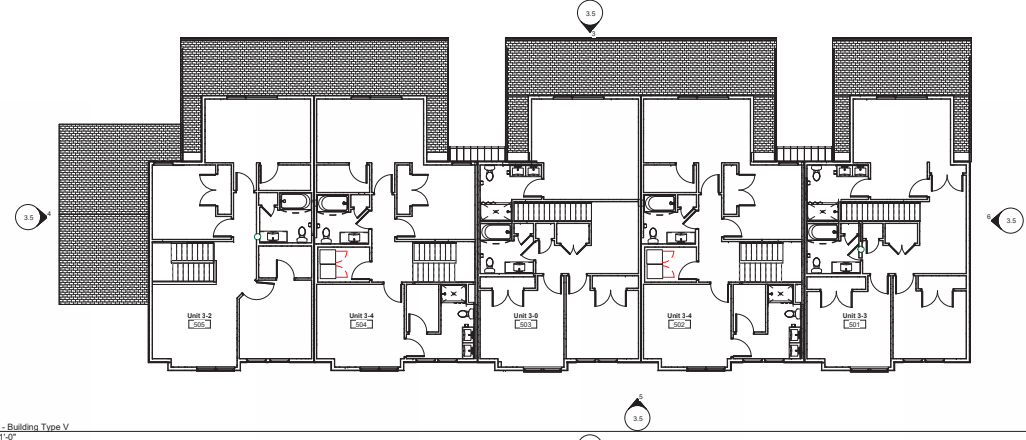


⑦ Duplex Type II - Front

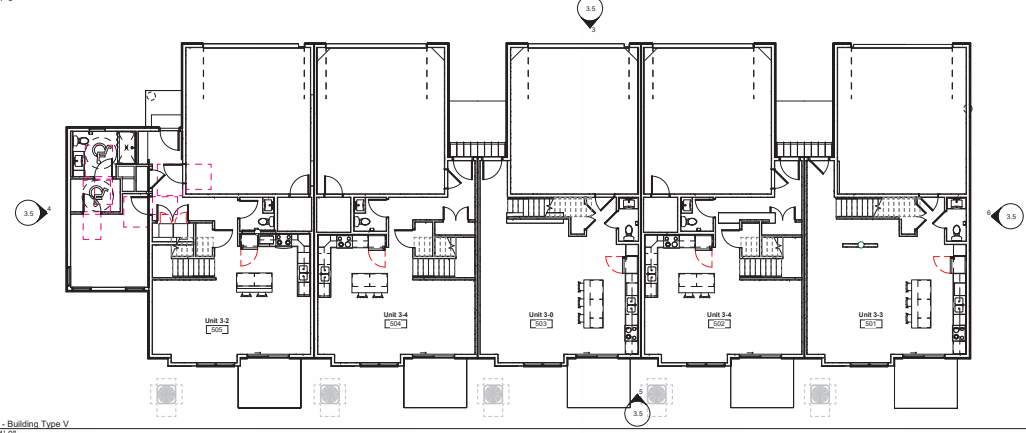


⑧ Duplex Type II - Back

② Level 2 - Building Type V
 1/8" = 1'-0"



① Level 1 - Building Type V
 1/8" = 1'-0"

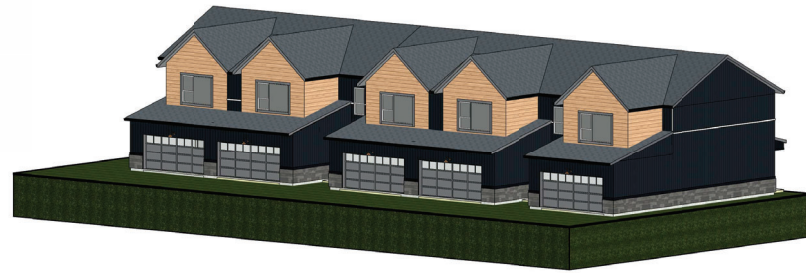


Building Type V (Fiveplex with First Floor Living)

3.5

Oakdale Townhomes

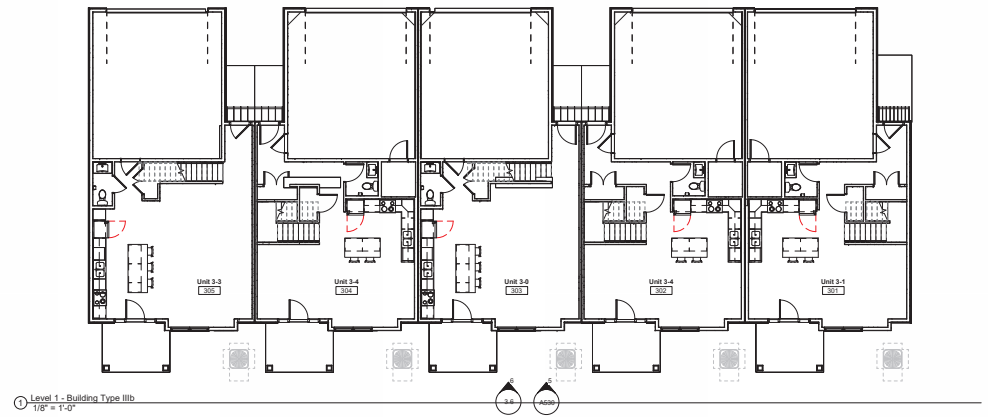
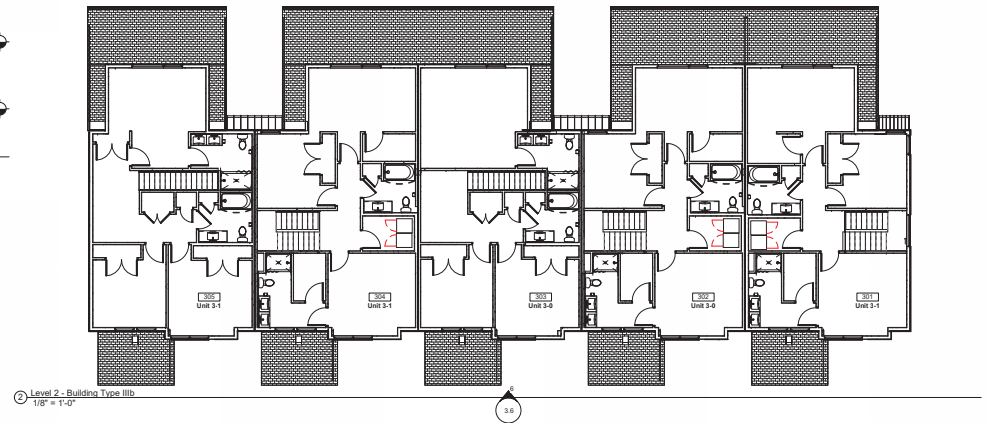
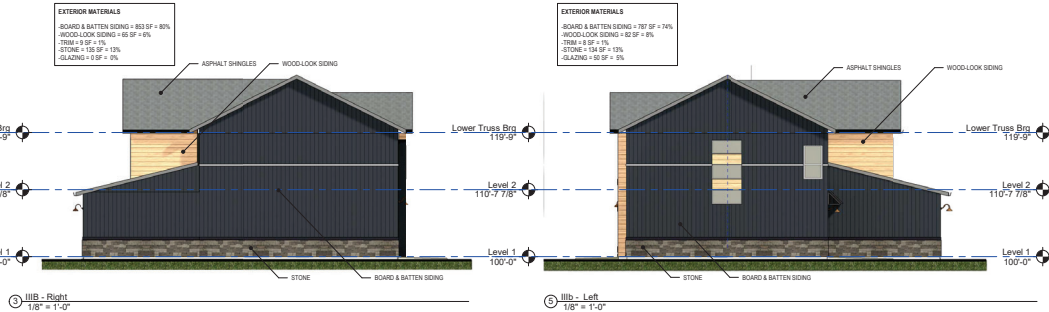
Oakdale, MN 9/5/2024 24212



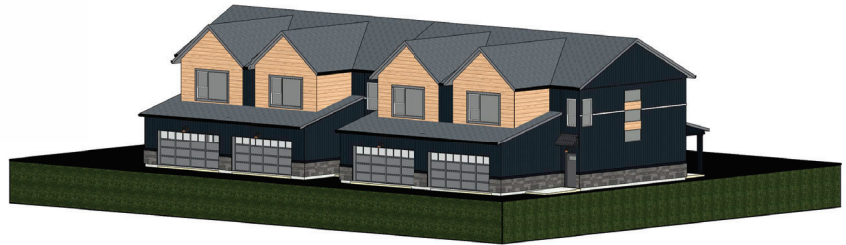
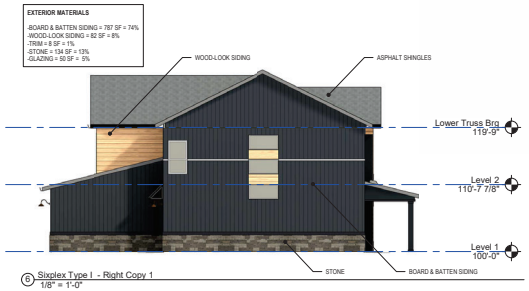
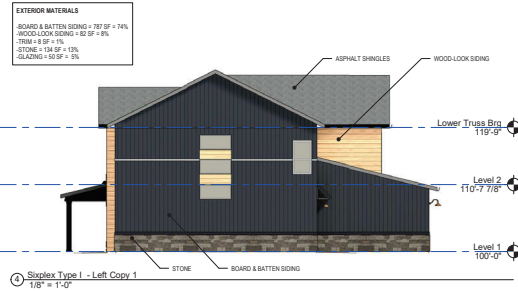
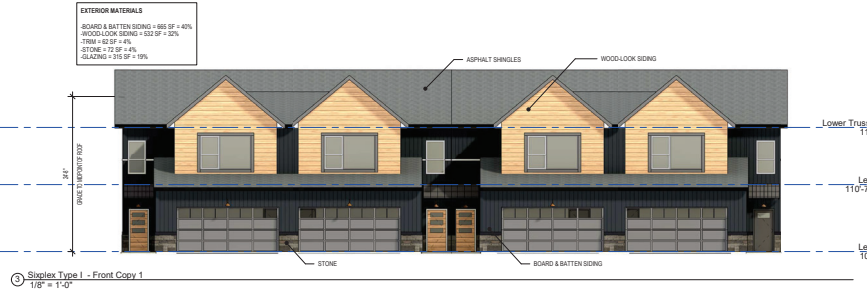
③ Building IIIb - Front



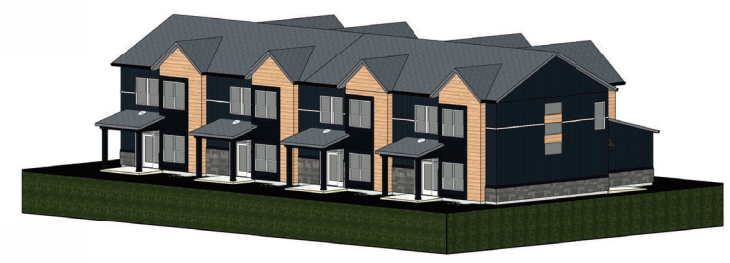
④ Building IIIb - Back



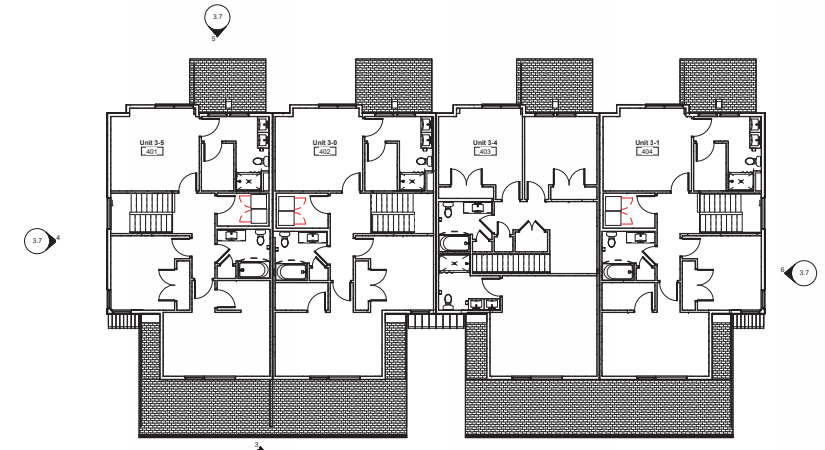
⑧ Level 1 - Building Type IIIb
 1/8" = 1'-0"



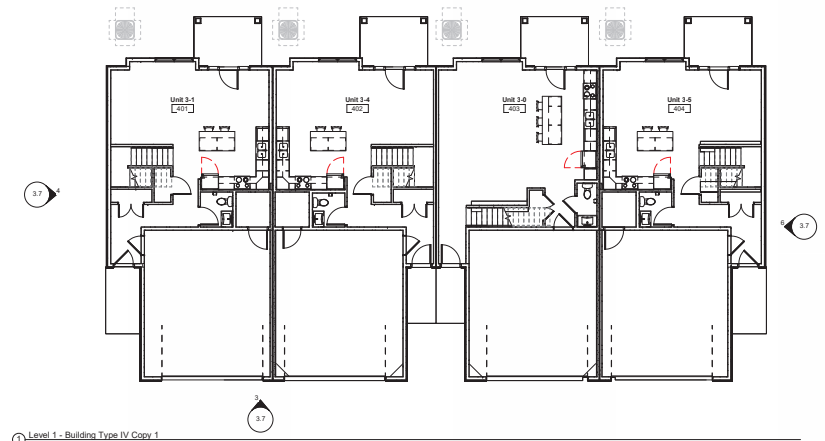
7 Simplex Type - Front Copy 1



8 Simplex Type I - Back Copy 1



2 Level 2 - Building Type IV Copy 1



1 Level 1 - Building Type IV Copy 1

Building Type IVb (Fourplex) - 3rd St N

Oakdale Townhomes

Oakdale, MN 9/5/2024 24212

Project Narrative

The Enclave Companies are excited to present plans for a proposed development in the Northeast area of Blaine. Our proposal provides a variety of housing options, from 2-, 3- and 4-Bedroom Townhomes. This mixture of unit types appeals to a broad range of ages and income levels, in line with the stated goals of the Blaine Comprehensive Plan and provides a life cycle of housing options within this development.

This site presents unique challenges. During a previous development pursuit by another team, the Minnesota DNR requested a Rare and Endangered Plant Survey. That survey identified large portions of the site contain endangered plants, including one of the largest known colonies of a type of native raspberry.

Our proposal sets aside nearly 40% of the land area as preserved habitat, located in the concentrated areas of the surveyed plants. Coincidentally, the preserved area also provides a natural buffer to the existing homes adjacent to the project site.

The site is well parked, with each unit having two garage stalls, two parking spots on the driveway, and the required guest parking per ordinance. This site is parked at 4.33 Stalls per unit, well exceeding a typical multifamily project.

The townhomes take access from two locations along 109th Ave, consistent with previous proposals on this site which have been reviewed by Anoka County.

The property will offer amenities such as a pool, gym, golf simulator, grill stations, pet spa, coffee bar, dog run, and many more would meet the market needs.

Rezoning Request

The project as designed does not require a comprehensive plan amendment, as the use exceeds the 12 units/acre threshold required of the HDR guidance.

The project will require a rezoning from Farm Residential, likely to Development Flex, reflecting the unique nature of this site.

About Enclave

The Enclave Companies are a fully integrated real estate company based out of West Fargo, North Dakota and St. Louis Park, MN. We have a full-service in-house construction company, Enclave Construction, and a full-service management company Enclave Property Management to go with our Development arm Enclave Development.

We are also the long-term owner of our projects as we are not a build, stabilize and sell operation. We make investments in communities, and we design, build and manage each project with year 30 in mind not year 3.

Enclave has designed, built and managed projects in 11 states so far with new areas continuing to open up.

- We have over 5,000 Units of Multi-Family Housing built and managed over the past 8 years.
- We have over 2,000 Units of Multi Family Housing currently under construction with many more ready to start in the next 6-9 months

New Minneapolis Metro Projects since October of 2019:

- | | |
|---|--------------------------------|
| • Shakopee – Mixed Use Downtown Redevelopment | • Rogers – Multi-Family |
| • Savage – Multi-Family | • Brooklyn Park – Multi-Family |
| • Maple Grove – Multi-Family | • Plymouth – Mixed Use |
| • Richfield – Mixed Use Redevelopment | • Bloomington - Multi-Family |
| | • Hopkins - Mixed Use |
| | • Hastings - Multi-Family |

- Cottage Grove – Industrial Warehousing
- Maple Grove II – Rental Townhome Project
- Bloomington II: Multi-Family
- Rosemount - Rental Townhome
- Edina – Mixed Use
- Shoreview - Mixed Use
- Bloomington III - Mixed Use
- Eden Prairie – Multi-Family
- Maple Grove II - Multi-Family
- Eagan - Multi-Family Redevelopment

We look forward to becoming a part of the Blaine Community and getting started on this new lifestyle/life cycle project.

Please feel free to reach out to me directly with any questions at brian@enclavecompanies.com or my cell at (701)212-8110.

Thank you!



City of Blaine Staff Report

File Number: 2025-174

Agenda Date	Status
August 4, 2025	
In Control	File Type
City Council	Workshop Item

New Business - Sheila Sellman, Assistant Community Development Director

Agenda Item # 3.3

Montean Meadows Concept for Property at 3621 131st Avenue NE

Background

Section 75-31 of City Code requires a concept review to ensure that all subdividers are informed of the procedural requirements and minimum standards, and the requirements or limitations imposed by other city ordinances, plans and/or policies, prior to the preparation of a preliminary plat.

All subdividers shall present a concept plan to the zoning administrator prior to filing a preliminary plat. Concept plans for subdivisions proposing 50 or more residential units and utilizing Development Flex (DF) zoning shall be referred to the city council for review. Concept plans being referred to the city council for review shall be reviewed by the city council within 60 days of submission of a concept plan meeting the submission requirements of section 75-31(b). The subdivision concept review and feedback provided by staff, and the city council is advisory in nature does not constitute any form of approval of the project. The city council reserves the right for additional comment and review during the formal preliminary plat application process.

A concept plan application has been submitted for properties located at 3621 131st Avenue NE (two parcels). The two subject properties are a total of approximately 40 acres and have an existing single-family home with accessory buildings on the smaller parcel. The larger eastern parcel is vacant with some of the land being recently farmed. The properties are zoned Farm Residential (FR) and guided for Low Density Residential (LDR) development at a density of 2.5-6 units per acre. The applicant's concept plan is for 101 single-family homes, which would be 2.54 units/acre for density.

The parcels to the west, east and south are zoned FR and guided LDR and are vacant. The parcels to the north are in the City of Ham Lake.

The concept proposes:

Single Family

- 80 foot - 8 lots
- 70 foot - 45 lots
- 65 foot - 48 lots
- House size - 3,000 s.f. and above
- 2 - stories

The site has some wetlands. The developer has stated they will do their best to preserve significant trees. The existing tree cover on the west and north sides of the development will be preserved to provide backyard privacy.

R-1 Standards (For Comparison)

Intent: The purpose of this district is to allow low-density single-family units in developing portions of the city where sanitary sewer and water services are available.

Minimum lot width - 80 feet

Minimum depth - 125 feet

Minimum lot size - 10,000 square feet.

Utilities

City of Blaine water and sanitary sewer systems currently end at the north end of Legacy Creek Parkway. The water main will be required to be extended from the existing terminus, east along 131st Avenue NE to the eastern property line of this proposed development. The extension of the sanitary sewer will require the construction of a lift station. All utility extensions will be required to be designed to provide capacity for all properties on the north and south side of 131st Avenue NE to the east property of this parcel. Discussion will continue between the developer and the City to determine potential cooperation with the cost of construction of the oversizing of the systems.

Access

131st Avenue NE will be required to be completed from Legacy Creek Parkway to the east property line of this parcel. The proposed development proposes two public roadway connections to the improved 131st Avenue NE. Public roads within the subdivision will be required to be stubbed to the neighboring properties. Ghost plats for these neighboring properties will need to be provided to show how the proposed roadways do not inhibit the development of the neighboring properties.

Wetlands/Watershed

A wetland delineation has been completed for this property. The proposed plan shows how the development will maintain these existing wetlands to the best extent practicable. The City and developer will continue to work with Coon Creek Watershed District to account for all the required storm water measures, flood plain and wetland areas.

Required Right of Way Dedication

131st Avenue NE will be required to be designed to meet the requirements of the state aid street. Additional right-of-way dedication will be required with the development.

In order to develop as proposed, the following approvals are required:

1. The project will require a rezoning from Farm Residential (FR) to Development Flex (DF).
2. The project requires a preliminary and final plat which will include right of way dedication on all public streets.
3. If the property is rezoned to DF, a conditional use permit will be required to allow the City Council to review the site and building design and apply conditions if needed.
4. The project will need to receive an issued permit from Coon Creek Watershed District.

Staff Recommendation

Provide feedback on rezoning, single-family elevations, and general layout of the proposal.

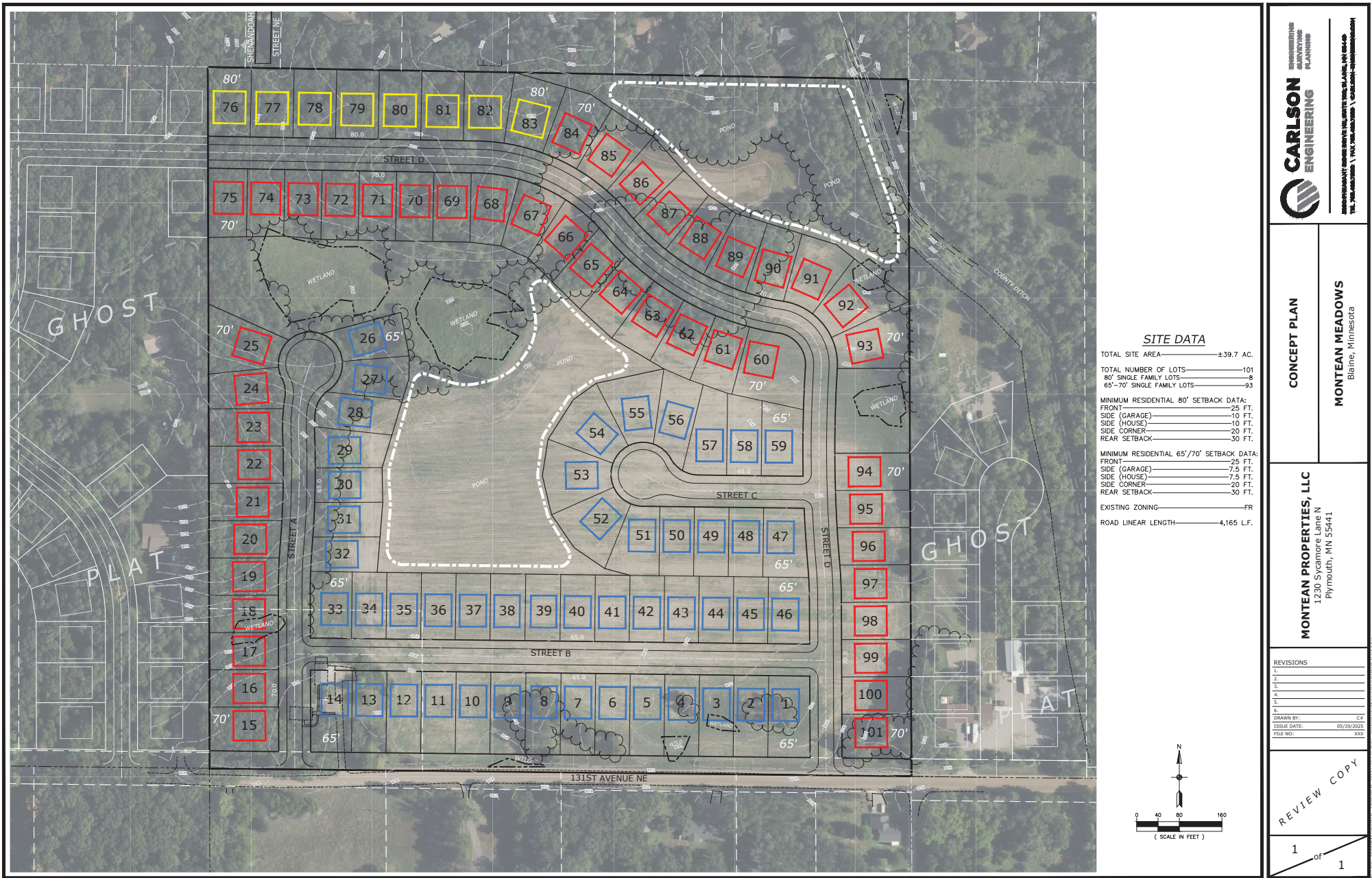
Questions for Council

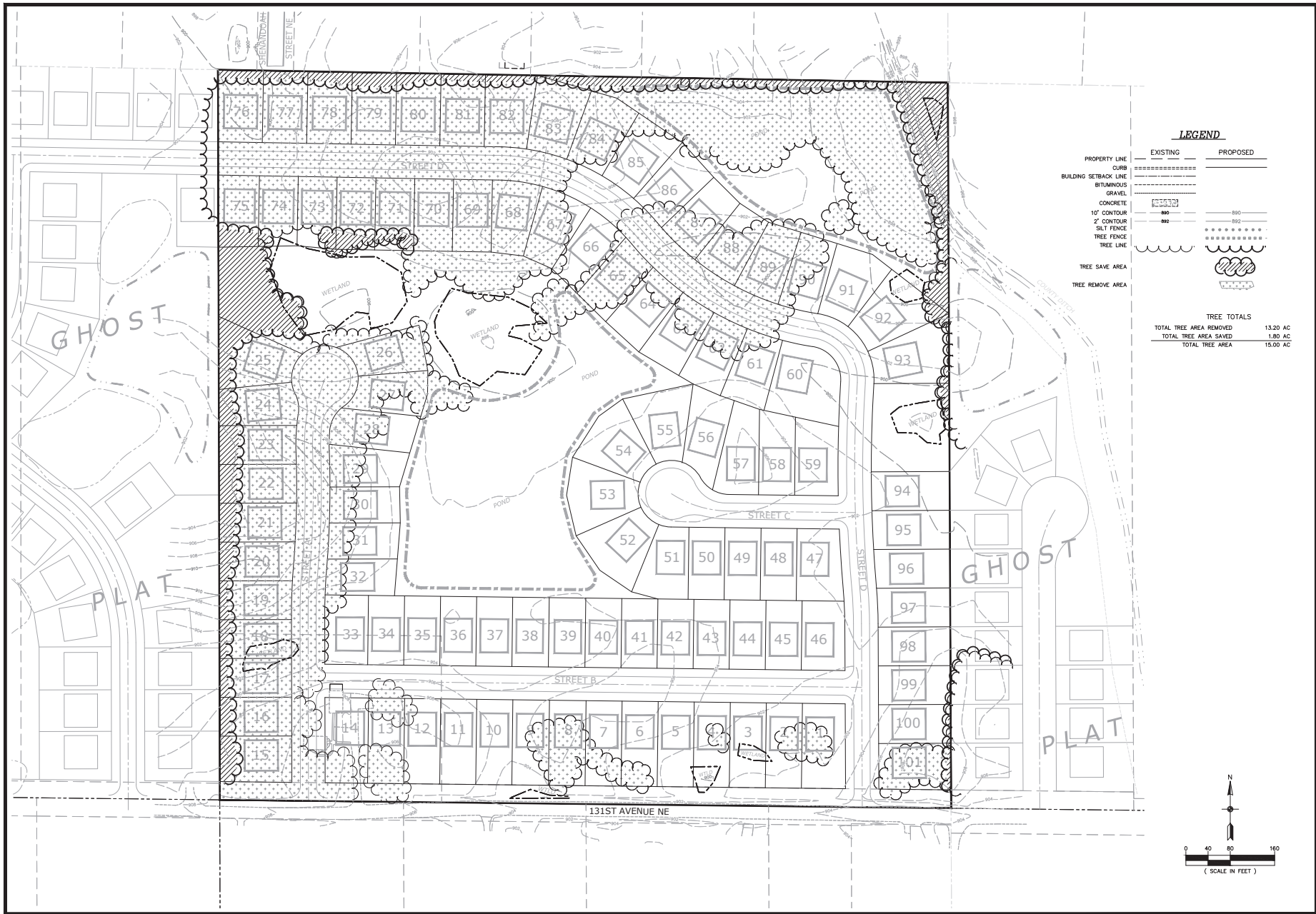
1. Does the Council support a rezoning to Development Flex (DF)?
2. Does the Council have any feedback on the layout of the site (lot sizes, tree preservation, etc.)?
3. Does the Council have any feedback on single-family elevations?
4. Council discussion of 131st Avenue and the potential for the City to participate in the cost.

Attachment List

1. Attachments







To the Honorable Mayor and Members of the Blaine City Council,

Enclosed is the concept plan submittal for the proposed housing development of Montean Meadows for your consideration.

This property has been in my family for nearly sixty years, my parents purchased in the Spring of 1964. We knew for some time that the area we were living in was slated (someday) for city water/sewer development. In the early to mid-2000's several builders and land developers contacted my parents to discuss purchasing the site. Additionally, during this period many Real Estate Professionals were sending blanket letters to the neighborhood to solicit listings in the neighborhood. I recall one letter promising my parents (and Neighbors) \$200,000.00 Per acre. This prompted several neighborhood meetings to discuss the opportunities and how we can move forward as a neighborhood/Community.

Around 2008 there was a change in the market. Being in Real Estate myself I saw this firsthand. From this time to about 2019 I focused on short sales in Real Estate. A short sale occurred when the mortgage amount on the property exceeded the market value of the property. Homes/properties in the area sold significantly short of what was promised in the mid 2000's. During this time the neighborhood meetings disappeared. The number of visits from Real Estate Agents/Home Builders/ and Land Developers significantly reduced. My Mother passed in late 2014 and 4 months later in early 2015 my father passed. I fixed up the home and started renting the home out. The farmland was already being rented out to a local farmer and I continued that relationship.

In April 2018 this site was moved from sewer district 7 into sewer district 6. This decision put the site closer to city water sewer development. This started an uptick of builders and land developers soliciting me and my neighbors. Many of my neighbors were not happy with the offers because they did not match (or come close to) the prices being talked about in the mid 2000's. To be honest, I was not happy with what was being offered as well. Since I owned the property free and clear I was willing to treat the land as an investment in a development project to increase my financial return. I started working with Greg Peterson (Land Developer/REALTOR) because he was willing to help me with that goal. Through Greg I started working with the engineering Company (now known as) Carlson Engineering.

As a result of exploring various options with Greg (and Carlson Engineering) we had some meetings with the city. As time went on, we found that we had some challenges to solve:

1. The upgrade costs for 131st (and lift station costs) were too much to carry on my own.
2. I attempted to work with my neighbors to spread out the upgrade costs for 131st. This did not work with my neighbors because the price offered by the builders/developers where not acceptable to them.
3. During this process the city required the lots to be larger, decreasing the number of lots which in return reduced the productivity of the site, reducing the earning potential and making it more difficult to carry these extra costs.

Through this process and ongoing discussion with the other adjacent landowners it became apparent that they would not be developing their properties anytime soon. As we (myself, Carlson Engineering, and John Peterson (Greg's father)) kept plugging away to find a solution we decided that we would have to go solo (meaning no neighbors joining me in the development venture).

Sometime last year I started speaking with Bob Lyngen (with DR Horton) about this project. DR Horton has been doing a great job of being creative enough to help us on coming closer to our goals for the property. Enclosed in this submittal are the proposed home elevation plans intended for this neighborhood.

Through this process we realized we would have to develop a stronger partnership with the city. On May 22nd we (Myself, John Peterson, Bob Lyngen- Dr Horton & Brian Krystofiak- Carlson Engineering) drafted a proposal with the City Planning Department. I proposed what we need from the city to continue with the project (see attached).

Through meetings with city staff we worked through a few different layouts as we refined this project as presented in the concept plan before you. Tree preservation was discussed with staff and efforts have been made to preserve a strip of existing trees along the north and west property lines (please refer to the provided tree preservation exhibit). Trees are also being preserved around the larger wetlands in the center of the site, as well as the trees along the east side of the ditch, and the existing trees that straddle the east property line (or are just off site). There has been a fair amount of trees loss on the property in recent years due to oak wilt.

As this project progresses, I know that there will be many things to work through. However, I am more hopeful that we will find a solution now that we have a working relationship with Blaine.

Respectfully submitted,

Mark Montean

To: City of Blaine Planning Department

From: Mark Montean – Montean Properties LLC – Owner/Manager

Date: May 22nd, 2025

Subject: 3621 131st Ave. NE Blaine, P.I.D. 02-31-23-21-0002/02-31-23-21-0001

We appreciate the city staff taking the time to meet with us. The Montean family has an exceptionally long relationship with the city of Blaine. My Parents purchased the proposed site before Blaine was a city (Spring 1964). I grew up on the proposed site and it was the only home I knew while growing up. I recall raising crops and cows on the homestead and the proposed site. I enjoyed along with other family members hunting on the property. I was thrilled and excited to hunt my first deer with a bow on the proposed site. The City of Blaine will always be my “hometown” and cherish the memories that I accumulated on the Property.

I want to continue the strong relationship the Montean family has with the City of Blaine. I envision a collaborative process with City Staff on the next phases of development. I started meeting staff (with Greg Peterson) back in 2018 to start the development process. I met with staff on multiple occasions regarding the development items related to the property. I have learned (and realized) that the development of this property is an extremely complicated process involving many public, private entities and consultants.

John Peterson (Greg’s Father) and I are partners now on this project. John will assist me in the city entitlement process. As you are aware, John has a rich history of assisting the City of Blaine (and neighboring communities) with its successful growth and change over the years. I have been working with Brian Krystofiak and his team (with Carlson Civil Engineering) for several years on this project, they have been doing an outstanding job.

I recently have signed a letter of intent (LOI) with D.R. Horton to purchase all the finished lots. I have been partnering w/ Bob Lyngen (Land Acquisitions at DR Horton) and his team to continue with the development process and build executive style homes in Blaine. D.R. Horton has enjoyed the partnership with City of Blaine on the most recent project of Lexington Woods. D.R. Horton looks forward to continuing to build beautiful homes and welcome new homeowners to the City of Blaine.

My partners and I feel optimistic that we can work together to solve the additional costs associated with the property and achieve a situation that will be a win: win for all involved. I would like to start with a proposal that would help us with continuing with the development:

We will agree to upgrade 131st Ave NE from the East side of my property line to Legacy Creek and pay for the lift station. However, we do ask for some needed assistance in the following proposals.

1. Lift Station on Blaine's open Park Land on 131st.
2. City to pay for street upgrades in front of Blaine's open Land.
3. To have no less than 101 lots on the proposed site.
4. For the next 10 years neighbors that hook up to the service of the lift station will pay Montean Properties LLC for their share of the cost of the lift station.

Thank you for taking the time to meet with us and we look forward on helping you with making the City of Blaine grow into the vision you planned!

Sincerely,

 Mark Montean

06/19/25

Mark Montean

Date

Owner of PID 's: 02-31-23-21-0002 & 02-31-23-21-0001

Owner/Manager of Montean Properties LLC



PROPOSAL

Montean - Blaine, MN

DR Horton, Inc. - Minnesota is please to respond to create a community with the Montean Family in the City of Blaine, MN. This unique opportunity will respond to the current demand for new homes. The New Construction community will have 12+ different home styles and elevations available to meet the demand based on the current homes DR Horton is selling in Blaine. The entire selection of homes has modern interior selections available. DR Horton has built and is currently building wonderful communities in Blaine. DR Horton welcomes the opportunity to continue with the partnership with staff , the city planning commission and city council of Blaine.

DEVELOPMENT TEAM

Since 1978, DR Horton has delivered the American dream of homeownership to over one million (1,000,000) families. DR Horton operates in forty-four of the top 50 homebuilding markets in the US and ranks among the top 5 in 35 of these markets. Our team of operating experts are spread across the nation in thirty states and 96 markets.

Builder Magazine has ranked DR Horton as the number one builder nationwide in the "Builders Top 100" every year since 2002. We have brought all our experience and dedication to the Twin Cities, where we have been serving customers since 1994. Locally, our development team has over 100 years of combined experience in residential homebuilding and land development.

DR Horton Project Team Members:

Jim Slaikeu, Division President
(952) 985-7403

John Helmer, Land Manager
jjhelmer@drhorton.com
(952) 985-7401

Mike Suel, Land Development Manager
msuel@drhorton.com
(952) 985-7823

Deb Ridgeway, Land Acquisition Project Manager
dridgeway@drhorton.com
(952) 985-7864

Bob Lyngen, Land Acquisition (**Primary Contact**)
rilyngen@drhorton.com
(763) 300-2391

PROFESSIONAL SERVICES

DR Horton's Minnesota office is in Lakeville. Here, home designs are created in house by our experienced and talented product development team.

Additionally, we work with a preferred group of firms who provide professional site design, surveying, and engineering services.



The Whitney
drhorton.com



The Whitney

5 Bed | 4 Bath | 3 Garage | 3,448 Square Feet | 2 Stories



American Classic A



Prairie D



Northern Craftsman B



Artisan E



The Jordan
drhorton.com



The Jordan

5 Bed | 3 Bath | 3 Garage | 3,003 Square Feet | 2 Stories



American Classic A



Heartland Cottage C



Northern Craftsman B



Prairie D



The Jameson
drhorton.com



The Jameson

5 Bed | 4 Bath | 3 Garage | 3,156 Square Feet | 2 Stories



American Classic A



Prairie D



Northern Craftsman B



Heartland Cottage C

REFERENCES:

1. Kerski, Michael

City of Shakopee, Community Development Director

Email: mkerski@shakopeemn.gov

Phone: 952-233-9346

2. Tina Goodroad

City of Lakeville, Community Development Director

Email: tgoodroad@lakevillemn.gov

Phone: 952-985-4421

SUMMARY

To summarize, the proposed single-family homes will achieve the following:

- Creation of 101 homes attainable to multiple demographics & income groups
- No request for public financing or subsidies
- Preservation of the existing natural areas
- Creation of unique ponding and street designs
- Pedestrian connections with sidewalks in the neighborhood.
- Privately funded and increased tax base for the City of Blaine

PUBLIC COMPANY FINANCIAL REPORT

- <https://www.tradingview.com/symbols/NYSE-DHI/financials-overview/>
- All projects would not require any participation of City or State housing subsidies.
- Fiscal Year 2023, DR Horton closed 82,917 homes.

DR HORTON SERVICES

- Home Mortgage - Title Services - Insurance Agency Services
- Currently ranked 120 on Fortune 500 list

DR Horton appreciates and welcomes the opportunity to build a new Two Story Homes in Blaine, MN attracting diverse groups of buyers with an emphasis on value and trust.

[Home Series | DR Horton](#) (Open hyperlink for DR Horton home building information or go to <https://www.drhorton.com/home-series>)

DR Horton, Together, we are America's Builder.

