

The Meadows at Monroe

The City of Monroe will soon have a new residential development – “The Meadows at Monroe.” Located on the southwest side of town near the city cemetery, the property is zoned residential and consists of 32 acres. The Planning and Zoning Commission and the City Council recently approved the preliminary plat for this development.

The subdivision will consist of a total of 90 lots. Twenty-four lots will be subdivided for townhomes. These lots will be developed by Dean Van Ryswyk of Van Ryswyk Heating and Plumbing. The townhome lots will be developed in the first phase. All of these lots will be on a cul-de-sac. The private properties will be maintained by a townhome association. Thus, the association will be responsible for mowing and snow removal. The townhome units are planned to be ranch style units. Some units can be built with 3-car garages.

The remaining 66 lots are single family units. These lots will be developed by Tom McKlveen of McKlveen Lumber of Prairie City. The first phase of development will consist of 20 lots. The lot sizes vary but the average lot is approximately one quarter of an acre or 11,000 s.f. In addition, several lots will be considered partial to full walks-outs. The development will have covenants that will establish minimum design guidelines.

The development will be built according to city standards. John Gade, of FOX Engineering, is the engineer for the project. Gade says that the streets will be paved and have curb and gutter. Each lot will have water, storm sewer and sanitary sewer service. In addition, as each lot is developed, the home builder will be required to build sidewalks.

City Council agreed to participate financially in the development of the subdivision by utilizing Tax Increment Financing (TIF). The City successfully used TIF in the past for the Malone Subdivision. The City will be responsible for the grading and paving portions of the project. The Developer will be responsible for all utilities (storm sewer, sanitary sewer, and water mains).

The City has awarded the grading portion of the project to McAninch Corporation of West Des Moines. It is expected that the entire site will be graded and stabilized this fall. The utility improvements (sanitary sewer, storm sewer and water main) will be placed by Dean Van Ryswyk. It is anticipated that the paving will be completed by the Spring of 2006. Thus, lots should be available for home construction by June of 2006.

THE MEADOWS *at Monroe*

- Full Walkout Probable
- Partial Walkout Probable
- No Walkout

