



**BOLTON
& MENK**

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June 27, 2023

Mark Konz
Community Development
City of Mankato
10 Civic Center Plaza
Mankato, MN 56001
mkonz@mankatomn.gov

RE: Land Use Amendment Application Narrative – Van Tol Properties Project

Dear Mr. Konz:

Enclosed is the Land Use Amendment Application and associated supporting documents for the proposed re-development of Lots 6 & 7, Hilltop Addition (112 & 116 Dane Street). This area is located along Dane Street between Madison Avenue and Belle Avenue in Mankato. Below is a narrative describing the subject property and Land Use Amendment Request.

Project Description

The area comprising this proposed land use amendment is located along Dane Street between Madison Avenue and Belle Avenue. The parcels are currently addressed as 112 & 116 Dane Street and are platted in the City of Mankato. The owner of this property is Van Tol Properties. Van Tol Properties are the owners of Lots 4-11, Hilltop Addition. They would like to amend the land use map to include two more lots into a commercial land use and re-development of the southwesterly corner of Madison Avenue and Dane Street into a new commercial user.

The Concept Plan included with this application shows the proposed commercial user/coffee shop to be constructed at the corner of Madison Avenue and Dane Street. With this proposed coffee shop being proposed in a B-1 zone we know that the project will also need a conditional use permit which will be applied for at a later date. With the conditional use permit we understand that we will need to supply the appropriate items for site lighting and a detailed landscape plan.

Land Use Amendment Request

Van Tol Properties is requesting a Land Use Amendment to change the guided land use from Low Density Residential to Commercial to allow for the re-development of a new commercial user to be located at the corner Madison Avenue and Dane Street. The parcels are currently located in the City of Mankato. The City's Land Use Plan has shown the area to be guided as Low Density Residential and the homes are currently being rented. Van Tol Property would like to re-development the first four parcels into a new commercial user. Therefore, Van Tol Properties is requesting a change to the Land Use Map to Commercial to support

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their re-development plans. Should this be approved, a Conditional Use Permit will need to be applied for to allow the proposed commercial re-development to be completed.

The Conditional Use Permit applications will include a more detailed design for review and provide an opportunity for additional public input at the requisite public hearing.

Van Tol Properties held neighborhood information meetings on May 18th, 2023, and May 30th, 2023, sending notice to property owners within 350-feet of the site. We also conducted a Traffic Impact Study on May 16, 2023. The report is included in the submittal items for this project. Below are the Goals identified in the City's Land Use Plan. The Amendment request from Low Density Residential to Commercial is in alignment with the Goals as demonstrated below:

1. Retain and enhance the character and quality of established areas and revitalize, rehabilitate, or redevelop areas where such improvement is required or requested.

Response: The proposed re-development of the corner of Madison Avenue and Dane Street will enhance the characteristics of this intersection. Would also provide a better sight corner for the intersection of Madison Avenue and Dane as the new commercial building will be located further back from the intersection than the existing commercial use building.

2. Promote adequate housing alternatives for all income levels and age groups.

Response: N/A this would be a commercial re-development project.

3. Encourage the orderly growth of the community.

Response: N/A this would be a commercial re-development project.

4. Promote infill development for the purpose of obtaining the maximum utilization of existing infrastructure.

Response: This project will promote re-development and will utilize existing infrastructure.

5. Promote the preservation of ravines, bluff lines, wetlands, woodlands, and other environmentally sensitive areas.

Response: N/A. this project does not have any ravines, bluff lines, wetlands, woodlands, and other environmentally sensitive areas.

6. Encourage landscaping and the attractive design of public and private developments.

Response: A detailed landscape plan will be provided with subsequent required applications to show compliance with the City's landscaping and buffer standards. The developer also recognizes the benefit to their residents and adjacent properties by providing a nicely designed site.

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7. Promote complementary land uses and minimize incompatible land uses.

Response: The proposed change is to add two lots that are currently Low Density Residential that abut a Commercial land use. The goal is to expand the Commercial land use for re-development of the commercial corner.

8. Promote efficient use of municipal services.

Response: The proposed commercial re-development would continue to be served by the City of Mankato.

9. Designate adequate vacant land to allow for the growth of residential, commercial, and industrial areas.

Response: N/A. This is not vacant land, but would be a commercial re-development project.

10. Promote the orderly extension of streets and the development of pedestrian/bike corridors.

Response: N/A this would be a commercial re-development project.

11. Stabilize property values by promoting the application of effective land use controls and development standards.

Response: This development will incorporate site and building design interest to ensure the site is visually pleasing for the residents and adjacent properties.

12. Encourage and promote innovations in development techniques in order to obtain maximum livability and excellence in planning and design for all new developments.

Response: The proposed commercial re-development will provide better sight lines at the corner of Madison Avenue and Dane Street. The building will be pushed back from the corner to allow more visibility at the corner.

13. Promote, maintain, and preserve parks and open space.

Response: N/A this would be a commercial re-development project.

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Conclusion

Van Tol Properties has thoughtfully considered the Mankato market, the site, and the viability of the proposed commercial re-development to ensure the site is appropriate and the demand present to pursue this development opportunity. The proposed Commercial use would be a good re-development of the corner of Madison Avenue and Dane Street. We ask that the City support the request to Amend the Land Use from Low Density Residential to Commercial to support the re-development of this property. Thank you for taking the time to review the enclosed application and supporting documents. We look forward to working with the City of Mankato on this project. Please contact me at 507-625-4171 Ext. 3311 or nathan.myhra@bolton-menk.com with any questions or if there is any additional information we can provide in support of this project.

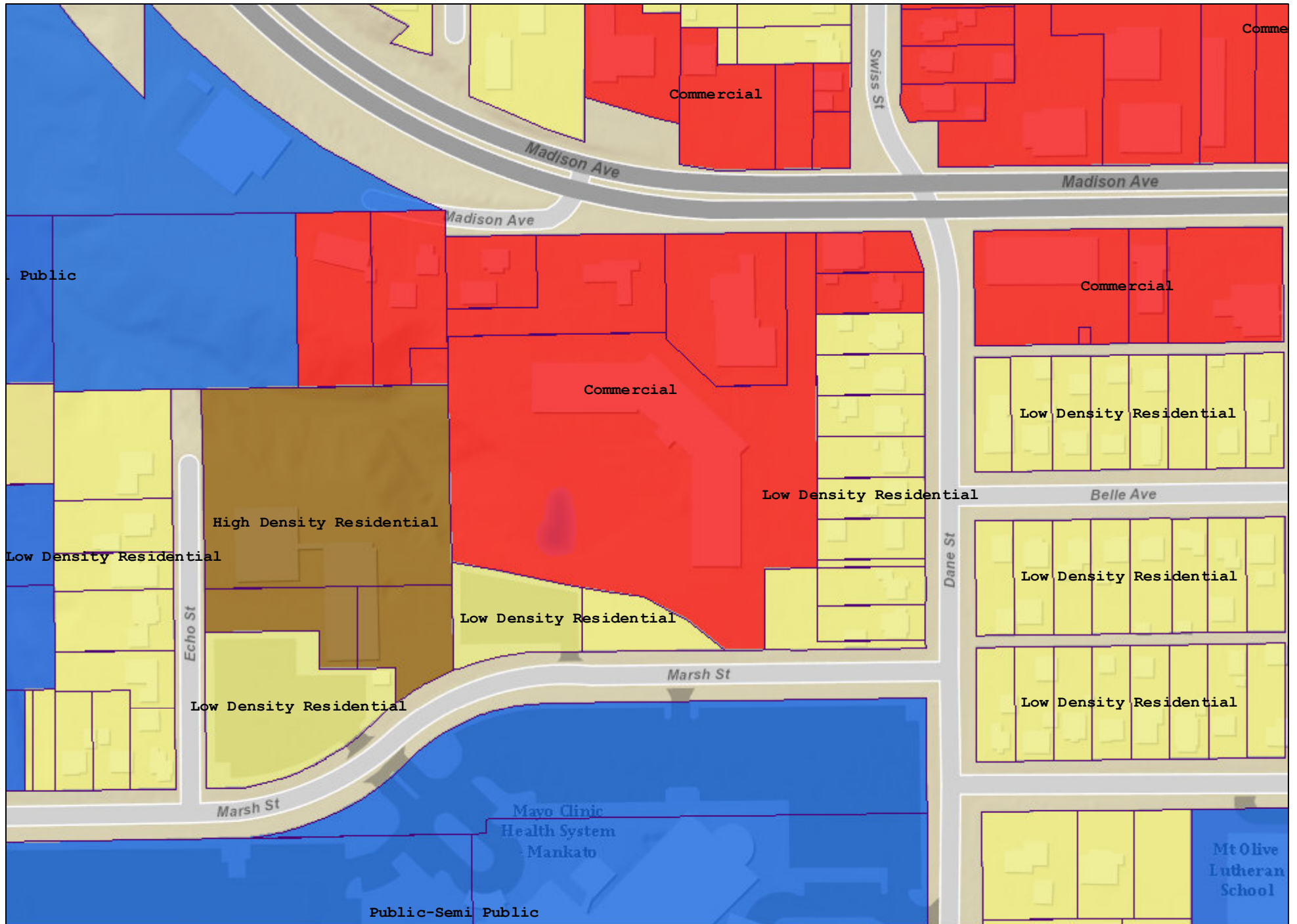
Sincerely,

Bolton & Menk, Inc.

A handwritten signature in black ink, appearing to read "Nate Myhra", with a stylized flourish at the end.

Nate Myhra

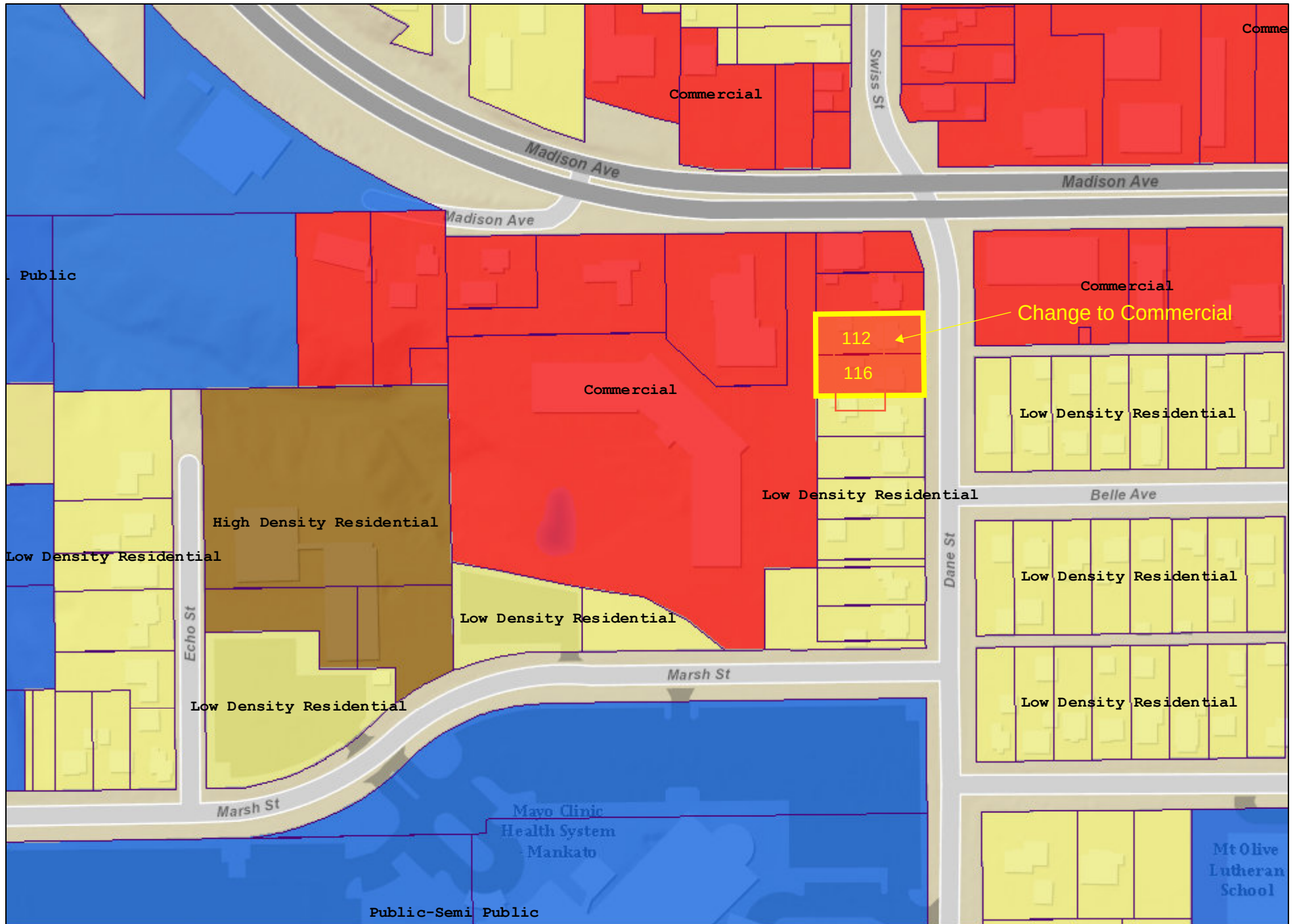
Survey Project Manager



Date: May 2023

Author:

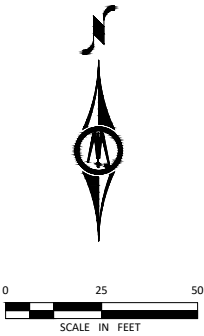
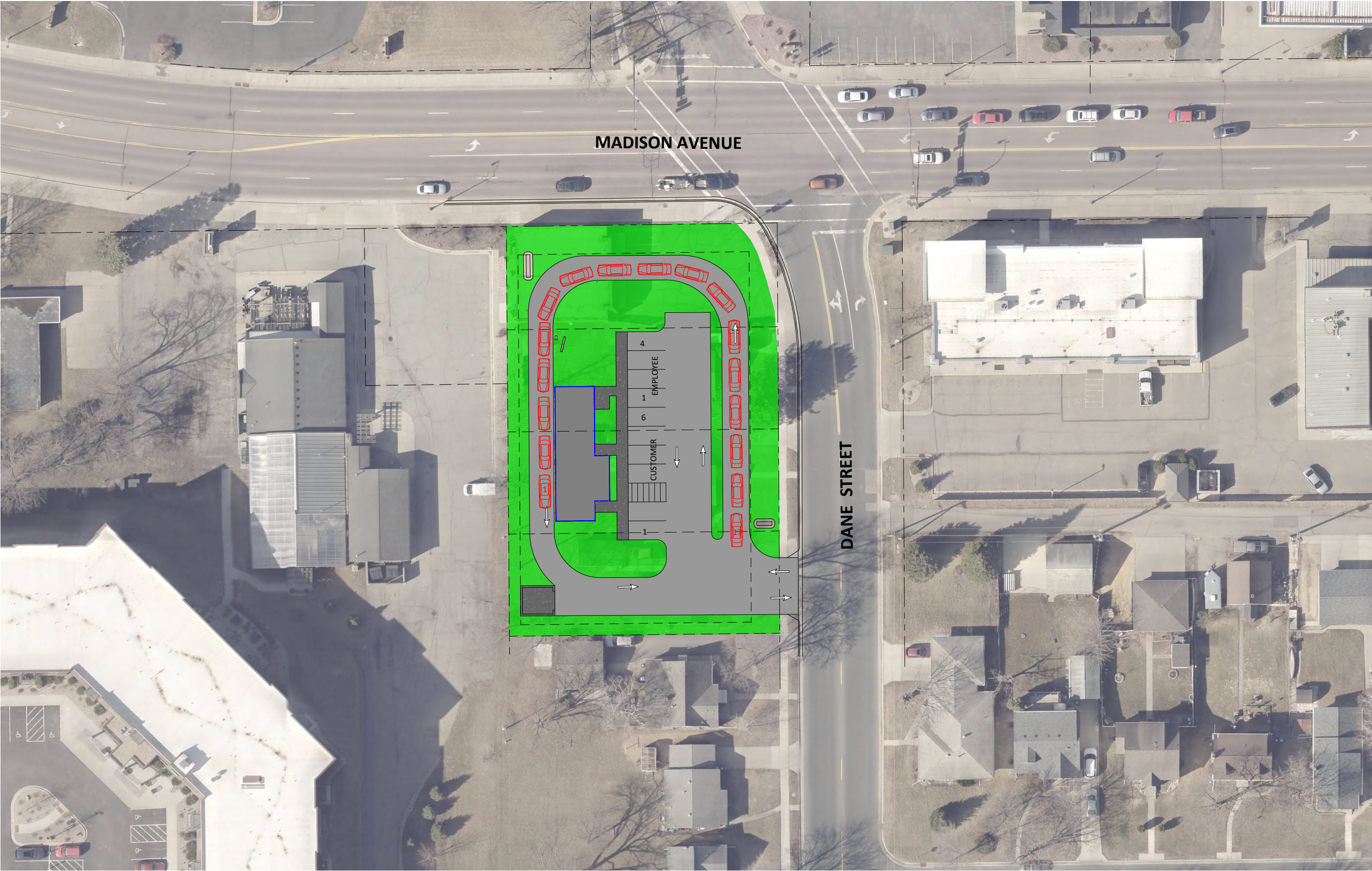
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Date: May 2023

Author:

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Van Tol Properties Neighborhood Meeting #1

Madison Avenue & Dane Street Project

May 18th, 2023 @ 6pm

ATTENDEES:

NAME	ADDRESS		PHONE	E-MAIL
	STREET	CITY		
ENGINEER Bolton & Menk, Inc.	1960 Premier Drive	Mankato, MN 56001		
<i>Donnie & Catherine Bristol</i>	<i>State Farm</i> <i>870 Madison</i>	<i>Mankato</i>	<i>507-</i> <i>345-3663</i>	
<i>KATHY VAN TOL (OWNER)</i>				
<i>KYLE SMITH (DEVELOPER CONSULTANT)</i>				

Van Tol Properties Neighborhood Meeting #1
 Madison Avenue & Dane Street Project
 May 30th, 2023 @ 6pm

ATTENDEES:

NAME	ADDRESS		PHONE	E-MAIL
	STREET	CITY		
ENGINEER Bolton & Menk, Inc.	1960 Premier Drive	Mankato, MN 56001		
Debt Kevin Newmon	885 Madison	"		
Lynne Groves	mail to Box 3347 (101 Knollcrest Dr)	"		
Noel Kantel	1050 MARSH	"		
GENE BIEWEEN "		"		
Donna Stinson	208 Dane St	"		

Van Tol Properties Neighborhood Meeting #1

Madison Avenue & Dane Street Project

May 30th, 2023 @ 6pm

ATTENDEES:

NAME	ADDRESS		PHONE	E-MAIL
	STREET	CITY		
Cindy Winters	120 Sower St.	mankato		ckwinters 2002@yahoo.com