

**ORDINANCE REZONING CERTAIN REAL PROPERTY  
LOCATED IN THE CITY OF MANKATO FROM T, TRANSITION TO  
B-1, COMMUNITY BUSINESS DISTRICT, OR, OFFICE RESIDENTIAL, & R-2, ONE  
AND TWO- FAMILY DWELLING DISTRICT**

**WHEREAS**, that tracts or parcels of land, lying and being in the City of Mankato, County of Blue Earth and State of Minnesota, legally described in Exhibit A and shown in Exhibit B are currently zoned T, Transition by the City of Mankato; and

**WHEREAS**, the owner, has petitioned the City of Mankato for rezoning of specified tracts or parcels of land described in Exhibit A and shown in Exhibit B from T, Transition District to B-1, Community Business District, OR, Office Residential District, and R-2, One and Two- Family Dwelling District; and

**WHEREAS**, the Planning Agency of the City of Mankato has completed a study of the request and made a report (CY 48-24), recommending such rezoning, a copy of which report has been referred to the Council of the City; and

**WHEREAS**, the Planning Commission of the City, on the 20th of November, 2024, following proper notice, held a public hearing regarding the proposed rezoning, the minutes of which hearing have been presented to the Council of the City; and

**WHEREAS**, based upon such staff report, the Planning Commission's recommendations, minutes, and the presentation made to the City Council at the time of the public hearing on this ordinance, the City Council hereby finds and determines that the rezoning of the properties to B-1, Community Business District, OR, Office Residential District, and R-2, One and Two- Family Dwelling District is in the best interest and promotes the health and welfare of the community, and is in conformity with the comprehensive plan of and for the City.

**NOW, THEREFORE**, the City of Mankato, Minnesota does ordain that the tracts shall be and are hereby zoned and classified, pursuant to the provisions of Chapter 10 of the Mankato City Code, as being in and constituting B-1, Community Business District, OR, Office Residential District, and R-2, One and Two- Family Dwelling District.

This ordinance shall, in accordance with the provisions of Sections 2.14 and 5.06 of the Mankato City Charter, become effective 30 days after publication of notice of its adoption.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Najwa Massad  
Mayor

ATTEST: \_\_\_\_\_  
Rena Kopischke, MMC  
City Clerk

# Exhibit A

## DESCRIPTION

The West 30 acres of the SW  $\frac{1}{4}$ , Section 15-108-26, except the South 330 feet of the West 330 feet thereof.

AND

The SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ ;

The S.  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ ;

The SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ ;

The SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , Except the West 30 acres thereof;

All in Section 15, Township 108, Range 26, Blue Earth County, Minnesota, except the following parcels:

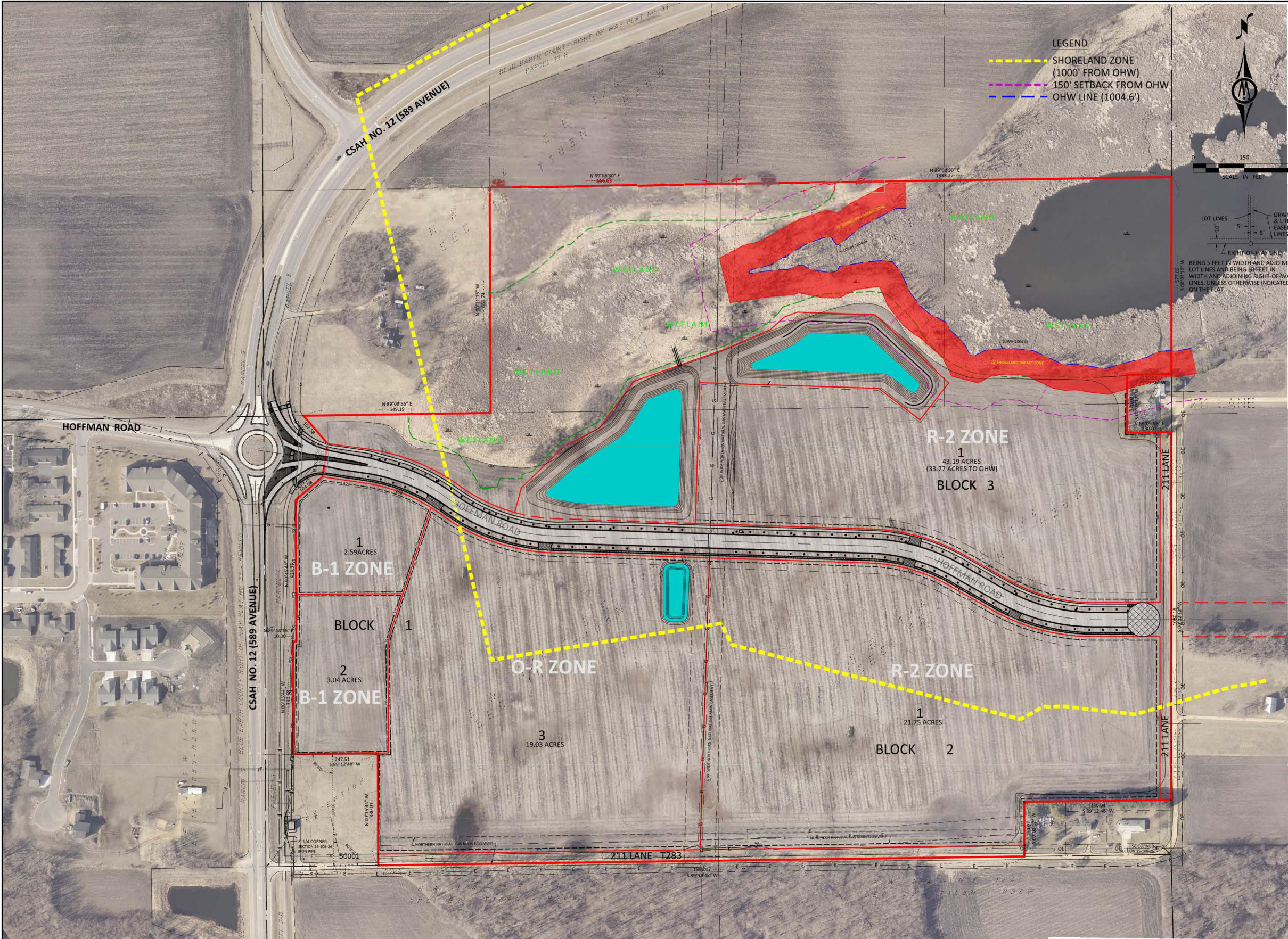
- 1) Commencing at the Southeasterly corner Sec. 15-108-26, thence West along the Section line 190 feet, thence North 130 feet, thence East parallel to the South line of said section 190 feet, thence South along the East line of said Section 130 feet to the place of beginning.
- 2) Commencing on the Section line 190 feet West of the Southeast corner of Section 15, Township 108, Range 26 West; thence West along the Section line 120 feet; thence North 130 feet; thence East parallel to the South line of said Section 120 feet; thence South to the place of beginning.
- 3) All that part of the Southeast Quarter of Section 15, Township 108 North, Range 26 West, described as follows: Commencing at the Southeast corner of said Section; thence West along the South line of said Section, 310.0 feet; thence North and parallel to the East line of Section 15, 130.0 feet to the place of beginning of the following described tract; thence continuing North and parallel to the East line of said Section, 30.0 feet; thence East and parallel to the South line of Section, 120.0 feet; thence South and parallel to the East line of said Section, 30.0 feet; thence West parallel to the South line of said Section, 120.0 feet to the point of beginning.
- 4) That part of the Southeast Quarter of Section 15, Township 108 North, Range 26 West described as follows: Commencing at the Southeast corner of Section 15; thence West along the South line of said Section, 430.0 feet to the point of beginning of the following described tract, thence North parallel to the East line of said Section, 160.0 feet; thence East and parallel to the South line of said Section, 120.0 feet; thence South and parallel to the East line of said Section; 160.0 feet to the South line of said Section; thence West along said South line, 120.0 feet to the place of beginning, subject to existing easements for public roads.
- 5) That part of the Southeast Quarter of Section 15, Township 108 North, Range 26 West, as follows: Commencing at the southeast corner of said Section 15; thence West along the South line of said Section 190.0 feet; thence North and parallel to the East line of Section 15, 130.0 feet to the point of beginning of the following described tract; thence continuing North and parallel to the East line of said Section, 30.0 feet; thence East and parallel to the South line of said Section, 190.0 feet to the East line of said Section; thence South along said East line, 30.0 feet; thence West and parallel to the South line of said Section 190.0 feet to the place of beginning, subject to existing easements for public road.
- 6) Commencing at the NE corner of SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 15, T108N, R26W, thence south along the East line of said Sec. 15, 85.00 feet, thence West 130.00 feet, thence North 170.00 feet, thence East 130.00 feet to the East line of said Sec. 15, thence South along said East line of Sec. 15, 85.00 feet to the point of beginning.

## REZONE

To be known as: Block 1, Lots 1 & 2 of Mesenbrink Subdivision are to be rezoned from T, Transition to B-1, Community Business District. Block 1, Lot 3 of Mesenbrink Subdivision is to be rezoned from T, Transition to OR, Office Residential. Block 2 and block 3 of Mesenbrink Subdivision are to be rezoned from T, Transition to R-2, One- and Two- Family Dwelling District.



Exhibit B



UTILITY & SITE DATA

All Zoning and Setback information was obtained from the City of Mankato Code. For detailed zoning information and specific interpretation of code requirements, contact the City of Mankato.

ZONING:  
Subject property - T, Transitional District  
Proposed Re-zone to R-2, One - and Two - Family Dwelling District

SETBACKS:  
Front  
Main and Accessory Building 30 feet

Side  
Main and Accessory Buildings 6 feet

Rear  
Main and Accessory Building 25 feet

Lot Area (minimum) = 6,000 sq.ft.  
Lot Width (minimum) = 60 feet  
Maximum Ground Coverage = 30% by all structures  
Maximum Building Height = 35 feet

Proposed Re-zone to R-4, Multiple Family Dwelling District

SETBACKS:  
Front  
Main and Accessory Building 25 feet

Side  
Main and Accessory Buildings 6 feet

Rear  
Main and Accessory Building 25% of the lot depth (min. 25 feet to max. 75 feet)

Lot Area (minimum) = 10,000 sq.ft. (for the first 4 units plus 2,000sqft for each unit over 4)  
Lot Width (minimum) = 60 feet  
Maximum Ground Coverage = 35% by all structures  
Maximum Building Height = 45 feet

Proposed Re-zone to B-3, Highway Commercial District

SETBACKS:  
Front  
Main and Accessory Building 15 feet  
Parking Areas 15 feet

Side  
Main and Accessory Buildings 6 feet  
Parking Areas 3 feet

Rear  
Main and Accessory Building 6 feet  
Parking Areas 3 feet

Lot Area (minimum) = 10,000 sq.ft.  
Lot Width (minimum) = 150 feet  
Maximum Ground Coverage = 75% by all structures  
Maximum Building Height = No requirement

LEGAL DESCRIPTION

The West 30 acres of the SW 1/4, Section 15-108-26, except the South 330 feet of the West 330 feet thereof.

AND

The SE 1/4 of the NW 1/4 of the SE 1/4;

The S. 1/2 of the NE 1/4 of the SE 1/4;

The SE 1/4 of the SE 1/4;

The SW 1/4 of the SE 1/4, Except the West 30 acres thereof;

All in Section 15, Township 108, Range 26, Blue Earth County, Minnesota, except the following parcels:

- 1) Commencing at the Southeast corner Sec. 15-108-26, thence West along the Section line 190 feet, thence North 130 feet, thence East parallel to the South line of said section 190 feet, thence South along the East line of said Section 130 feet to the place of beginning.
- 2) Commencing on the Section line 190 feet West of the Southeast corner of Section 15, Township 108, Range 26 West; thence West along the Section line 120 feet; thence North 130 feet; thence East parallel to the South line of said Section 120 feet; thence South to the place of beginning.
- 3) All that part of the Southeast Quarter of Section 15, Township 108 North, Range 26 West, described as follows: Commencing at the Southeast corner of said Section; thence West along the South line of said Section, 310.0 feet; thence North and parallel to the East line of Section 15, 130.0 feet to the place of beginning of the following described tract; thence continuing North and parallel to the East line of said Section, 30.0 feet; thence East and parallel to the South line of Section, 120.0 feet; thence South and parallel to the East line of said Section, 30.0 feet; thence West parallel to the South line of said Section, 120.0 feet to the point of beginning.
- 4) That part of the Southeast Quarter of Section 15, Township 108 North, Range 26 West described as follows: Commencing at the Southeast corner of said Section; thence West along the South line of said Section, 430.0 feet to the point of beginning of the following described tract; thence North parallel to the East line of said Section, 160.0 feet; thence East and parallel to the South line of said Section, 120.0 feet; thence South and parallel to the East line of said Section; 160.0 feet to the South line of said Section; thence West along said South line, 120.0 feet to the place of beginning, subject to existing easements for public roads.
- 5) That part of the Southeast Quarter of Section 15, Township 108 North, Range 26 West, as follows: Commencing at the southeast corner of said Section 15; thence West along the South line of said Section 190.0 feet; thence North and parallel to the East line of Section 15, 130.0 feet to the point of beginning of the following described tract; thence continuing North and parallel to the East line of said Section, 30.0 feet; thence East and parallel to the South line of said Section, 190.0 feet to the East line of said Section; thence South along said East line, 30.0 feet; thence West and parallel to the South line of said Section 190.0 feet to the place of beginning, subject to existing easements for public road.
- 6) Commencing at the NE corner of SE 1/4 of the SE 1/4 of Section 15, T108N, R26W, thence south along the East line of said Sec. 15, 85.00 feet; thence West 130.00 feet, thence North 170.00 feet, thence East 130.00 feet to the Eastline of said Sec. 15, thence South along said East line of Sec. 15, 85.00 feet to the point of beginning.

SURVEYOR'S CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

*Michael M. Eichers*  
Michael M. Eichers  
License Number 46564

11/12/2024  
Date

MESENBRINK SUBDIVISION

PRELIMINARY PLAT  
MANKATO, MINNESOTA



1960 PREMIER DRIVE  
MANKATO, MINNESOTA 56001  
(507) 625-4171

PART OF THE SW 1/4, SECTION 15,  
TOWNSHIP 108 NORTH - RANGE 26 WEST

FOR: MESENBRINK CONSTRUCTION  
& ENGINEERING, INC.