



**MANKATO PLANNING COMMISSION
Regular Meeting July 24, 2024 - 6:00 p.m.
Intergovernmental Center
Mankato Room**

Any person speaking to the Commission shall give to the Secretary of the Commission the NAME and HOME ADDRESS of such person prior to speaking.

1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

3. **APPROVAL OF MINUTES**

1. **June 24, 2024 Planning Commission Meeting Minutes**

4. **OLD BUSINESS**

5. **NEW BUSINESS**

1. CY28-24

CY28-24

Request of Thomas Ponce, on behalf of the property owner, Mesenbrink Construction, for a conditional use permit to allow wetland sequencing and replacement of 7.10 acres of wetland impacts. The subject property is described as part of the West 30 acres of the SW ¼, Section 15-108-26, except the South 330 feet of the West 330 feet thereof, AND The SE ¼ of the NW ¼ of the SE ¼; The S. ½ of the NE ¼ of the SE ¼; The SE ¼ of the SE ¼; The SW ¼ of the SE ¼, Except the West 30 acres thereof; all in Section 15, Township 108, Range 26, Blue Earth County, Minnesota, with some exceptions. (Blue Earth County PID R430915400003 and R430915400009).

The anticipated date of City Council action is August 12, 2024.

2. CY29-24

CY29-24

Request of APX Construction Group for a certificate of design compliance for exterior modifications to a structure located in the Highway Gateway Overlay district. The subject property is described as Lot D, Block 1, except the north 15' of right of way, Scheurer's Sunray Addition. (1531 Madison Avenue, Blue Earth County PID R010916101004).

The final action for this item will be the Planning Commission on July 24, 2024.

3. CY30-24

CY30-24

Request by HDR, on behalf of the property owner, Mayo Clinic Health System, for amendments to the Institutional Overlay District and the approved campus plan. The subject properties are described as Lots 7-22, Block 4, Oaklawn Addition including vacated alley; Lots 7-15 and the easterly 29.84 feet of Lot 16, Block 5 Oaklawn Addition, including vacated Plum Street and vacated alley; Lots 1-7, Block 7, Oaklawn Addition including vacated Hawthorn Avenue and Fair Street and vacated alley; Lots 1-20, Block 8, Oaklawn Addition, Lots 7-21; Lots 2-6, 7, 8, 10 and 12, Block 6, Oaklawn Subdivision and Agency Heights Subdivision; commencing at the northwest corner of the southeast quarter of the northwest quarter, Section 17, Township 108 N, Range 26 W, then south 514.8', west 198' to beginning; West 60 feet of the south 175 feet of the west six acres of the southeast quarter of the northwest quarter north of road, Section 17, Township 108 N, Range 26 W; All area north of road and west six acres of the southeast quarter of the northwest quarter except 3.16 acres; East 52' of the south 150' of the west six acres of the southeast quarter of the northwest quarter north of the road, Section 17, Township 108 N, Range 26 W; Lots 2-20 Saylor Addition; Lots 13-16 Dickinson's Subdivision; Lots 1-12 Thielges Addition; .146 Acres in the northeast quarter of the northwest quarter, Section 17, Township 108 N, Range 26 W, Record Book 156, Page 496; .12 acres in the northeast quarter of the northwest quarter, Section 17, Township 108 N, Range 26 W, Record Book 156, Page 509; Tract 48' X 90' directly rear of the west 48' of Lot 4, Thielges Addition; .094 acres directly in the rear of Lot 5, Thielges Addition, east 2' of Lot 4, Thielges Addition; and west 2' of Lot 6, Thielges Addition; .07 acres directly rear of Lot 6, Thielges Addition; .02 acres directly in rear of Lot 7, Thielges Addition, etal. (1025 Marsh Street). (Blue Earth County PID R010813101049).

The anticipated date of City Council action is September 9, 2024.

4. CY31-24

CY31-24

Request of Cohen Esrey Development Group for an amendment to the current planned unit development to decrease the parking plan from the previously provided 87 stalls to 82 stalls at Lewis Lofts. The subject property is described as Lots 1A, 1B, and 1C of The Neighborhood subdivision (Blue Earth County PID R010813256009, R010813256010, R010813256008, 209 Dewey Lane).

The anticipated date of City Council action is August 12, 2024.

5. CY33-24

CY33-24

Request of David Hruska for a conditional use permit to allow for a restaurant in the CBD-F, Central Business District-Fringe. The subject property is described as Lot 5, Lewis and Meaghers Subdivision (609 S. Front Street, Blue Earth County PID R010918152003).

The anticipated date of City Council action is August 12, 2024

6. **MISCELLANEOUS**

7. **ADJOURNMENT**

Planning Commission Regular Meeting

3. 1.

Meeting Date: 07/24/2024

Title

June 24, 2024 Planning Commission Meeting Minutes

Attachments

Jun 24, 2024 draft PC meeting minutes

**Mankato Planning Commission
Regular Meeting
June 26, 2024**

1. CALL TO ORDER.

Chair Zehnder called the meeting to order at 6:00 p.m.

Commissioners Present: Chair Zehnder, Ms. Johnson, Mr. Wilke, Mr. Meister, Mr. Dieken and Mr. Iddings

Staff Present: Mark Konz – Director of Community Development, Molly Westman-Planning Coordinator, Sydney DePrenger-Planner, Bennett Hanson – Economic Development Specialist, Travis Johnson- Permit Technician.

2. APPROVAL OF AGENDA.

Ms. Johnson made a motion to approve the agenda. Mr. Meister seconded the motion. The motion carried unanimously.

3. APPROVAL OF MINUTES.

Mr. Meister made a motion to approve the minutes from May 22, 2024. Ms. Johnson seconded the motion. The motion carried unanimously.

4. OLD BUSINESS

5. NEW BUSINESS

CY21-24 Request of Julie Oachs, Jrs. Academy, LLC for an amendment to a conditional use permit to allow the construction of an additional structure on the current lot for a childcare facility in the subject property and for a certificate of design compliance for the new structure in the Highway Gateway Overlay District. The subject property is described as the west 181.51 feet of Lot 6, Block 2, Country Club Estates No. 11 (120 Birkdale Drive).

(CY21-24 continued)

Mr. Hansen presented the staff report and reported the following recommended findings:

1. All elevations of the proposed addition are treated consistently with the existing structure and display materials and finishes that conform to the Highway Gateway Overlay standards.
2. The proposal does not interfere with or diminish the use of property in the immediate vicinity, as the use of the property will remain the same.
3. The proposal does not cause undue traffic congestion as the redevelopment plans show expansion of the parking area in conformance with Mankato City Code.
4. The proposal will continue to be served by public facilities and services.
5. There are no known natural or environmental features on the site.
6. The proposal will not jeopardize the public's health, safety, or general welfare.
7. The proposed alterations are a continuation of existing design elements.
8. The proposal will improve the existing landscaping and screening conditions on the property by screening the parking area and providing a conforming transitional yard.

Mr. Hansen reported that based on the findings staff recommends approval of the Amended Conditional Use Permit and the Certificate of Design Compliance with the following conditions:

1. Landscaping shall be installed in accordance with Mankato City Code. A conforming landscaping plan shall be submitted for review and approval prior to installation. At a minimum, the plan shall include a vegetative screening, having an opacity of 80% or greater, along the parking areas on Birkdale Drive, that is in conformance with Section 10.48, Subsection 2, Subpart 5. In addition, landscaping shall be provided in conformance with Section 10.88. This shall include, but not be limited to, evergreen trees at a rate of 1 evergreen tree per 25 lineal feet of lot perimeter length and 1 shade tree per 50 lineal feet of lot perimeter length, and shall be provided on the west, south and east portions of the lot.
2. The applicant shall screen parking areas from adjacent properties in conformance with Section 10.88 of the Mankato City Code.
3. The applicant shall provide a combination of berm and vegetative screening to ensure adequate buffering between the subject property and adjacent residential properties within the transitional yard. Installation of the berm shall occur prior to the request for a certificate of occupancy.

(CY21-24 continued)

4. All new exterior light fixtures shall be of a full-cut, fully shielded style and meet Mankato City Code. Submitted photometric plans shall demonstrate lighting levels at or below the maximum of ½ foot candle at all property lines.
5. All new exterior finishes shall conform to Mankato City Code and shall be applied in a consistent manner with exterior finishes of the existing daycare facility.
6. The applicant shall provide bicycle parking per the standards set forth in Section 10.85 of the Mankato City Code.
7. The dumpster enclosure shall be fully enclosed and be constructed of materials that are complimentary to the structure.

Mr. Wilke thanked the applicant for expanding on a critical child-care need for the community. Mr. Wilke also questioned how many additional slots to the already existing 170 would be added.

The applicant indicated there would be 253 slots in total.

Chair Zehnder opened the public hearing for public comment, with no one wishing to speak, the public hearing was closed.

Mr. Wilke made a motion to adopt the staff's recommended findings and to recommend approval of the amended Conditional Use Permit and the Certificate of Design Compliance. The motion was seconded by Ms. Johnson. The motion carried unanimously.

City Council Agenda Date: July 08, 2024.

CY22-24 Request of Dewey Townhomes, LLC for an amendment to a Planned Unit Development to allow for changes in the townhome phase of the project including, but not limited to, the footprint and the exterior elevations of the 10-plex townhome. The subject property is described as Lot 2, Block 1, The Neighborhood subdivision. (110-144 Dewey Lane, Blue Earth County PID R010813259001).

Ms. DePrenger presented the staff report and reported the following recommended findings:

1. The request is in keeping with the comprehensive planning policies of the City as the underlying land use plan identifies this parcel as "mixed-use commercial." which allows use of multi-family dwellings.

(CY22-24 continued)

2. The proposal does not interfere with or diminish the use of the property in the immediate vicinity.
3. The proposal will not cause undue traffic congestion as the redevelopment plans provide sufficient parking stalls for the units.
4. There are no known historical or architectural resources on the site.
5. There are no known natural or environmental features on the site.
6. It will not cause a negative effect or effect on the city as a whole.
7. To the extent known, the development conforms with all other applicable regulations of the district and other applicable ordinances.
8. The proposal will not jeopardize the public's health, safety, and general welfare.

Ms. DePrenger reported that based on the findings staff recommends approval of the amended Planned Unit Development with the following conditions:

1. The proposed buildings shall be constructed as approved.
2. The applicant shall submit and record a record maintenance plan for all private areas and drives. The document shall address financing of maintenance activities.
3. The applicant shall submit a snow storage plan.
4. The applicant shall prohibit outside storage, refuse, or other debris.
5. The applicant shall provide bike parking.
6. All signage for the site will require additional review. All signage shall conform to the standards set in Mankato City Code section 10.87.
7. All exterior lighting shall conform to Section 10.89 of the Mankato City Code.
8. The development's rental licenses will be limited occupancy; occupancy will be limited to a family or no more than 2 unrelated adults.
9. The applicant shall acquire a rental license prior to occupancy of any rentals.
10. The development shall conform to Section 10.88 of Mankato City Code. The landscaping shall be implemented prior to Certificate of Occupancy.
11. The applicant shall submit a landscaping plan that includes the installation of trees and bushes on the north side of the site.

Chair Zehnder opened the public hearing for public comment, with no one wishing to speak, the public hearing was closed.

Mr. Meister made a motion to adopt staff's recommended findings and to recommend approval of an amended Planned Unit Development. The motion was seconded by Ms. Johnson. The motion carried unanimously.

(CY22-24 continued)

City Council Agenda Date: July 08, 2024

CY23-24 Request of River Bluff Cottages, LLC for a preliminary and final plat review of River Bluff Cottages, and for an amendment to the previously approved Planned Unit Development. The subject property is described as Outlot A, Sibley Parkway (Blue Earth County PID R010813101049).

Ms. Deprenger presented the staff report and reported the following recommended findings for the preliminary and final plat:

1. General Requirements
 1. The site is designed in conformance with the location and widths of streets, the general drainage situation, lot sizes and arrangement.
 2. A grading and drainage plan has been submitted for review by the public works staff.
 3. The Minnesota River is located to the North of the subject property and there are no noted encroachments into the existing areas.
2. Streets
 1. The applicant will not construct any new public streets, rather a driveway will provide access to the development from the already developed Sibley Parkway.
 2. The applicant shall construct a private street to serve the subdivision and assign it the name "Rogers Trail".
3. Easements
 1. The plat maintains the existing drainage, storm, dike and trail easements.
 2. The plat provides the standard easements required in Chapter 11 of the Mankato City Code.
4. Block Standards
 1. The proposed block layout conforms to the previously approved Sibley Parkway subdivision.
5. Lot Standards
 1. The subject parcel is not a corner lot and is not subject to extra width or depth for those purposes.
 2. The proposed lot depicts a development that achieves a front yard setback of 30'.
 3. The side lot lines are as established on the previous Sibley Parkway plat.
 4. The subject development is a double frontage lot and is not, thus, subject to said standards.

(CY23-24 continued)

5. The subject parcel conforms to the parking standards in Chapter 10 of the code.
6. The lot abuts a watercourse and drainage water and is designed to accommodate the existing easements which protect those areas. A condition is included with this approval that, prior to work occurring, the Army Corp of Engineers provide their consent to said development.
6. Public Sites and Open Spaces
 1. Open space was dedicated as part of the Sibley Parkway development.

Ms. Deprenger also reported the findings of the amended Planned Unit Development:

1. The development for the planned unit development will conform to the approved development plan; including all proposed covenants, easements, conditions of approval, and other provisions relating onto the bulk, location, and density of permitted structures, accessory structures, parking, and other public facilities.
2. A condition is included with the approval that requires that all land shown on the approved development plan.

Ms. Deprenger also reported the findings for the amended Planned Unit Development

1. The planned unit development satisfies the intent of the City of Mankato ordinance and does not jeopardize public health, safety, or welfare.
2. The development of the planned unit development will conform to the approved development plan; including all proposed covenants, easements, conditions of approval, and other provisions relating to the bulk, location, and density of permitted structures, accessory structures, parking, and other public facilities.
3. A condition is included with the approval that requires that all land shown on the approved development plan as common open space must be conveyed to trustees provided in the indenture establishing the association or similar organization for the maintenance of the planned unit development.
4. A condition of approval is included for the development of the open space for use of the residents, and no common open space may be put to any use not specified in the approved development plan.
5. The development identifies public benefits, which allows for flexibility from the 25% rental density ordinance.

(CY23-24 continued)

Ms. Deprenger also reported that based on the findings staff recommend the approval of the preliminary plat and final plat.

Ms. Deprenger also reported that based on the findings staff recommends the approval of a planned unit development with the following conditions:

1. The proposed buildings shall be constructed as approved.
2. The development's rental licenses will be limited occupancy; occupancy will be limited to a family or no more than 2 unrelated adults.
3. Applicants shall receive approval from the Army Corp of Engineers for the project prior to the submission of a building permit for the project.
4. The easement areas shall be clearly delineated onsite by a surveyor licensed to do work in the State of Minnesota, and protected using BMP's. BMP's shall be in place prior to construction occurring and a pre-construction meeting with the developer, contractor and City staff will be required prior to construction occurring.
5. The private driveway/street shall be given the name "Rogers Trail" for addressing purposes. The applicant shall install private signage to the specifications provided by the City of Mankato, and the signage shall be installed prior to the issuance of a building permit and shall remain in place and be verified on the final certificate of occupancy.
6. The proposed hammer-head areas shall be clearly identified as a fire accessway only and shall be clearly designated as a no-parking area.
7. Applicant shall provide a refuse plan for the subdivision.
8. The applicant shall provide a snow removal plan. If snow storage is proposed onsite, the plan should depict snow storage areas not in the hammerhead or truck turning area nor in the easement areas.
9. A sidewalk trail connection and a gazebo or other similar gathering feature be included in the planned unit development as an amenity.
10. All exterior light fixtures shall achieve Mankato City Code lighting standards including, but not limited to, full-cut fully shielded light fixtures and a photometric plan shall be submitted demonstrating no more than 1/2 foot candle lighting levels at the property line.
11. All land shown on the approved development plan as common open space must be conveyed to trustees provided in the indenture establishing an association or similar organization for the maintenance of the planned unit development. Applicant shall submit documentation of said association to the City at the time of request for the first building permit for the development.
12. Prior to occupancy, the applicant shall obtain rental licenses for each unit intended for rental purposes.

(CY23-24 continued)

13. Applicant will need to submit a turning wheel radius for emergency vehicles at the time of building permit submittal.

Mr. Dieken questioned the 25% rental density and the public benefit that would be provided if that condition was not applied to this project.

Mr. Konz explained that planning and development should provide a variety of housing types. Both rental and owner occupied align with goals of both the housing and strategic plans.

Mr. Dieken also inquired if any other properties have a similar condition allowing flexibility to the 25% rental density.

Mr. Konz explained that a few different properties have similar conditions allowing for additional rentals including Sibley Parkway and Wings Over White Oak.

Nate Myhra, Bolton & Menk, Inc. Nate was present to discuss the removal of the condition in relation to the sidewalk trail connection. Due to the property being limited to access to the trails because of the core easements, they would like to have that condition removed.

Chair Zehnder indicated that during Ms. Deprenger staff report this had already been discussed.

Chair Zehnder wanted to confirm that the condition about the trail connection no longer applies.

Mr. Konz stated that if we wanted to add an amendment to reaffirm that would be acceptable.

Chair Zehnder opened the public hearing for public comment, with no one wishing to speak, the public hearing was closed.

(CY23-24 continued)

Ms. Johnson made a motion to approve the preliminary and final plat review of River Bluff Cottages, and for an amendment to the previously approved Planned Unit Development. The motion was seconded by Mr. Wilke. The motion passed unanimously.

City Council Agenda Date: July 08, 2024

CY24-24 Request of Mankato Interchange Investment for a Planned Unit Development for a commercial development with shared, private drive access way and shared amenities; for a conditional use permit to allow a drive-thru between the building and the property frontage in the Highway Gateway Overlay District; and for a certificate of design compliance for the construction of three new structures within the Highway Gateway Overlay District. The subject property is described as Lots 1, 2, and 3, Block 1, Victory Commercial Park (Blue Earth County PID R01090430010, R010904300011, R010904300013).

Mr. Konz presented the staff report and reported the following findings related to the planned unit development:

1. The applicant is proposing to utilize efficiencies in development by sharing private utilities, storm water, and access.
2. The planned unit development exceeds 4 acres with Lots 1, 2, and 3 and the 20 feet of Outlot H depicted as an access easement for the site.

Mr. Konz presented the staff report and reported the following findings related to the conditional use permit:

1. The proposed development, including the implementation of the recommended conditions, conforms to the standards of the Highway Gateway Overlay District, as noted under Mankato City Code.
2. The proposed development conforms to the standards of Chapter 10 for the issuance of a conditional use permit.

Mr. Konz reported that based on the findings staff recommends approval of the amended planned unit development with the following conditions:

1. The applicant shall construct the building per the plans approved by the Mankato City Council.

(CY24-24 continued)

2. The applicant shall submit and record a maintenance plan for all private areas, utilities, ponds, and drives. The document shall address financing of maintenance and replacement activities.
3. The applicant shall submit a snow storage plan.
4. The applicant shall prohibit outside storage of refuse or other debris.
5. The applicant shall provide bicycle parking.
6. The applicant shall provide a signage plan.
7. The applicant shall provide cut sheets for all lighting. Lighting shall conform to Section 10.89 of Mankato City Code.
8. The applicant shall conform to Sections 10.48 and 10.88 of Mankato City Code. The landscaping shall be implemented prior to Certificate of Occupancy issuance. All coniferous trees shall be installed at 6 feet tall and shall be in place prior to issuance of the final certificate of occupancy. All deciduous trees will need to be installed at a minimum caliper size of 2.5 inches.
9. The applicant shall submit the final civil plans for Department of Public Works review.
10. The buildings/uses within the proposed planned unit development will not be issued a certificate of occupancy until all streets and private drives are completed and approved by the City of Mankato and the intersection improvements are completed at the intersection of Victory Drive and Hazeltine Road.
11. The private road, storm water facilities, and utilities will be subject to private covenants and/or association agreements. The covenants/agreements shall address private financing of maintenance and future replacement of the private road, storm water facilities, and private utilities. The agreement shall be recorded with Blue Earth County and a recorded copy shall be submitted to the City of Mankato.

Mr. Konz reported that based on the findings staff recommends approval of the conditional use permit to allow a drive-thru located between the building and the street in the Highway Gateway Overlay District with the following conditions:

1. The Applicant shall provide a loading/unloading plan that contemplates deliveries that do not interfere with the pick-up window operation, that does not block parking spaces during operations of the businesses within the development and that does not occupy drive aisles required for ingress/egress to the development.

(CY24-24 continued)

2. Prior to the installation of signage, a separate sign permit shall be obtained for each new proposed sign. A sign permit application will require a development signage plan that includes landlord approval. Signage shall be located on the applicant's property and outside of any utility easement on the property.
3. Landscaping shall be installed in accordance with City Code. At a minimum, the plan shall include a vegetative screening, having an opacity of 80% or greater, a minimum of 4' and a maximum of 8' in height, along all the drive through areas, and the parking lot. In addition, landscaping shall be provided in accordance with section 10.88. This shall include, but not be limited to, 6' tall evergreen trees at a rate of 1 evergreen tree per 25 lineal feet of lot perimeter length and 1 shade tree, 2 ½" caliper, per 50 lineal feet of lot perimeter length.
4. If parking becomes an issue, the resolution shall occur privately among tenants and owners. Parking utilization shall be addressed in the private covenants.
5. Bicycle parking shall be provided at a rate of 5% of the required parking stalls in conformance with the Mankato City Code.
6. If the operation of the drive-thru facility results in traffic hazards or congestion on public streets or alleys, the City Council may order the modification or termination of the drive-thru facility.
7. The snow storage areas shall consider the required landscaping and screening and required parking stalls.
8. All lighting shall achieve the Mankato City Code requirements including, but not limited to full-cut, fully shielded fixtures and a photometric plan shall be provided that demonstrates conformance with the Mankato City Code.
9. A pedestrian connection, per the submitted plans, shall be provided in accordance with the Highway Gateway Overlay standards. A connection shall be provided from the existing sidewalk to the main entrance of the building, and may not traverse through the proposed drive-thru lanes or stacking areas.
10. Seating and employees will be limited to the available parking upon the site.
11. The plans shall be implemented per the plans reviewed by the Mankato Council and the conditions of any resolution approving the proposal.

Chair Zehnder opened the public hearing for public comment, with no one wishing to speak, the public hearing was closed.

(CY24-24 continued)

Mr. Meister made a motion to adopt the findings presented in the staff report and recommended approval of Planned Unit Development for a commercial development with shared, private drive access way and shared amenities; for a conditional use permit to allow a drive-thru between the building and the property frontage in the Highway Gateway Overlay District; and for a certificate of design compliance for the construction of three new structures within the Highway Gateway Overlay District. The motion was seconded by Ms. Johnson. The motion passed unanimously.

City Council Agenda Date: July 08, 2024

CY25-24 Request of Orthopaedic and Fracture Clinic for an amendment to the Planned Unit Development to allow for an approximately 5,000 square foot addition to an existing building within the medical campus and for a certificate of design compliance for the proposed modifications for the property located within the Highway Gateway Overlay District. The subject property is described as Lot 1, Block 1, Mankato Clinic First Addition, etal (1431 Premier Drive).

Mr. Hanson presented the staff report and reported the following recommended findings:

1. The design of building elevations conforms to the guidelines in the underlying districts as proposed. All sides of the building visible to the public will be treated consistently with the materials, color, scale, and architectural features of the existing buildings.
2. The development for the planned unit development will conform to the approved development plan; including all proposed covenants, easements, conditions of approval, and other provisions relating onto the bulk, location, and density of permitted structures, accessory structures, parking, and other public facilities.
3. The proposal does not interfere with or diminish the use of the property in the immediate vicinity.
4. The proposal will not cause undue traffic congestion as the redevelopment plans provide sufficient parking stalls for the units.
5. There are no known historical or architectural resources on the site.
6. There are no known natural or environmental features on the site.
7. It will not cause a negative effect or effect on the city as a whole.

(CY25-24 continued)

8. To the extent known, the development conforms with all other applicable regulations of the district and other applicable ordinances.
9. The proposal will not jeopardize the public's health, safety, and general welfare.

Mr. Hanson reported that based on the findings staff recommends approval of the amended Planned Unit Development and the Certificate of Design Compliance with the following conditions:

1. All new parking stalls shall conform to the setback and screening requirements set forth in Mankato City Code.
2. A Snow Removal Plan shall be submitted in conjunction with the building permit.
3. Landscaping shall be installed in accordance with Mankato City Code.
4. All alterations and additions to existing elevations of the building shall be treated consistently with quality materials and finishes that achieve the Highway Gateway Overlay standards.
5. Minor changes to the exterior materials due to product availability associated with this request may be authorized by the City Manager or designee. Changes must be similar to the original product, style, shape and color and subject to review and approval.

Chair Zehnder opened the public hearing for public comment, with no one wishing to speak, the public hearing was closed.

Ms. Johnson made a motion to adopt the findings presented in the staff report and recommend approval of the amended Planned Unit Development and the Certificate of Design Compliance. The motion was seconded by Mr. Wilke. The motion passed unanimously.

City Council Agenda Date: July 08, 2024

CY26-24 Request of Orion Development, Inc. for a preliminary plat review of The Station. The subject property is described as that part of the easterly 20 acres of the Northeast Quarter of the Northeast Quarter and the North Half of the southeast Quarter of the Southeast Quarter, all in Section 3, Township 108, Range 26, Blue Earth County, Minnesota, lying westerly of the railroad right of way (Blue Earth County PID R430903200005).

(CY26-24 continued)

Mr. Konz presented the staff report and reported the following recommended findings:

General Requirements

1. The site is designed in conformance with the location and widths of streets, the general drainage situation, lot sizes and arrangement.
 1. A drainage study has been submitted to verify compliance with the City drainage requirements.
 2. The site provides storm drains and stormwater ponds that outlet into the city's stormwater facilities at the rates and volumes allowed by the MS4 permit.
 3. On-site wetlands have been delineated.
2. Streets
 1. The street right-of-way widths conform to the standards listed in Chapter 11 of Mankato City code by meeting the right-of-way standards.
3. Easements
 1. The final plat provides the standard easements required in Chapter 11 of the Mankato City Code.
4. Block Standards
 1. The blocks within the subdivision were designed for the intended end use as industrial lots.
5. Lot Standards
 1. The lots within the subdivision are intended for residential and commercial development. The lots are designed in conformance with the standards set forth in Chapter 10.
 2. The concept plans submitted for the industrial development depict areas for off-street loading and off-street parking.
6. Public Sites and Open Spaces
 1. The applicant will be making a \$40,161 payment-in-lieu of parkland dedication.

Mr. Konz reported that based on the findings staff recommends approval of the preliminary plat with the following conditions:

1. A final grading and drainage plan shall be review for review in conjunction with the submittal for the final plat. This shall include review and possible modification to the sanitary sewer force main connection.

(CY26-24 continued)

2. The applicant shall review the proposed sanitary force main connection with the Public Works. Because of potential issues with force main, the developer should explore connection to gravity system to south/west. The City may require the developer to obtain disclosures from each tenant or purchaser regarding the potential adverse impacts from connection to the force main.
3. The site will have water and sewer connection fees to be determined by the City Engineer. Each commercial condo will be required to have a separate meter.
4. Each condo shall all have a separate address.
5. Parkland dedication, in the amount of \$40,161, shall be submitted prior to affixing signatures to a final plat for the development.
6. The applicant shall submit for rezoning, no-loss wetland determination, planned unit development/conditional use permit, and annexation in conjunction with the final plat.

Chair Zehnder opened the public hearing for public comment, with no one wishing to speak, the public hearing was closed.

Mr. Dieken made a motion to adopt the findings presented in the staff report and recommended approval of the preliminary plat. The motion was seconded by Mr. Meister. The motion passed unanimously.

City Council Agenda Date: July 08, 2024

CY27-24 Request of Emily Nepp with permission of the property owner(s) for preliminary plat review of Hotel Mankato Redevelopment plat; for a vacation of an alley described as All that part of the north - south running alley dedicated in Block 14, Map of Mankato, according to the recorded plat thereof, lying north of the Westerly extension of the north line of Lot 7, Block 14, Map of Mankato, according to the recorded plat thereof, City of Mankato, Blue Earth, County, Minnesota; for a conditional use permit to allow two hotels in the CBD-C, Central Business District Core; and for a certificate of design compliance for the construction of a new, approximately 250,00 square foot development including a 168-stall underground parking garage in the Downtown Gateway Overlay District and the Downtown Design District. The subject properties are described as Lot 1, Block 1, Key City Renewal Fifth Addition; and, the easterly 102.5 feet of the Northerly 23 feet of Lot 9 and the Easterly 102.5 feet of Lot 10, Block 14, City of Mankato; and All that part of the north – south running alley dedicated in Block

14, Map of Mankato, according to the recorded plat thereof, lying north of the Westerly extension of the north line of Lot 7, Block 14, Map of Mankato, according to the recorded plat thereof, City of Mankato, Blue Earth County, Minnesota, EXCEPT the west half of said alley adjacent to Lots 3 and 4, Block 14, Map of Mankato; and, The Westerly 55 feet of the Northerly 99 feet of Lots 9 and 10, Block 14, Map of Mankato; and, Commencing at the Southwest Corner of Lot 9, Block 14, Map of Mankato, on the east line of the alley running on the west side of said Lot 9, running thence in a southeasterly direction and at right angles with said alley 55 feet, thence in a northeasterly direction and at right angles with said last mentioned line 33 feet; thence in a northwesterly direction and at right angles with last described line 55 feet and thence in a southwesterly direction and at right angles with said last described line 33 feet to the place of beginning; and, Lot 8, Block 14, Map of Mankato, except the Southerly 6 feet of the Easterly 60 feet; and, The Southerly 43 feet of the Easterly 102 1/2 feet of Lot 9, Block 14, Map of Mankato; and, Beginning at the Southwesterly corner of Lot 8, Block 14, Map Of Mankato, according to the recorded plat thereof; thence easterly 66.00 feet along the southerly line of said Lot 8 to a point on the northerly extension of the westerly line of Lot 4, Spencer's Subdivision Of Lots 6 And 7 In Block 14 Mankato, according to the recorded plat thereof; thence southerly along said northerly extension 12.00 feet to the northwesterly corner of said Lot 4; thence westerly along the westerly extension of the northerly line of said Lot 4 to the westerly line of said Block 14; thence northerly along the westerly line of said Block 14 to the point of beginning; and, All that part of the 12.00 foot alley dedicated per the Spencer's Subdivision Of Lots 6 And 7 In Block 14 Mankato, according the recorded plat (alley being now vacated per recorded document 600CR931) described as follows: Being bound on the west by the northerly extension of the west line of Lot 4 of said Spencer's Subdivision; and, Being bound on the east by a line being 60.00 feet west of the northerly extension of the easterly line of said Spencer's Subdivision (101 E. Main, 121 and 123 E. Main, and 118 S. 2nd Street).

Ms. Westman presented the staff report and reported the following recommended findings pertaining to the requested alley vacation:

1. The owners of the affected properties have petitioned to vacate the noted portion of the alley.

(CY27-24 continued)

2. The applicant has provided notice to the utility companies with a copy of the vacation request and has provided responses from the utility companies. Several utilities are located in the vacated alley and the applicant has provided documentation that the utilities are amenable to relocation. The applicant is responsible for coordination of utility relocation and is responsible for all costs associated with said relocations. Upon relocation of the utilities located in the alley and reconfigured truck turning movements to the satisfaction of the City Engineer's office, the alley is no longer needed for public purposes.
3. The proposed vacation is necessary for the development of the subject parcels.

Ms. Westman presented staff report and reported the following findings in relation to the preliminary plat:

1. General Requirements
 1. The site is designed in conformance with the location and widths of streets as no changes are proposed to the streets, the general drainage situation, lot sizes and arrangement.
 2. Drainage study information has been submitted to the City Engineer to verify compliance with the City drainage requirements.
2. Streets
 1. There are no proposed changes to the public street width or public road right of way associated with the proposed plat.
 2. The applicant has submitted a petition for vacation of a portion of the existing public alley that traverses the proposed development property.
3. Easements
 1. The preliminary plat does not dedicate new easements as the buildings and structures encompass a large portion of the lot to the property line in several locations.
 2. The existing private telephone easement on the subject site will be vacated privately by the easement holder.
 3. The other existing easements on the site are proposed to remain.
4. Block Standards
 1. The one block, one lot subdivision within the subdivision was designed for the intended end use as an urban redevelopment that includes two hotel properties.
5. Lot Standards
 1. The lots within the subdivision are intended for central business district core development. The lots are designed in conformance with the standards set forth in Chapter 10.

(CY27-24 continued)

2. The concept plans submitted for the commercial development depict areas for off-street parking and conditions are included with the approvals that require participation in the Downtown Parking District.
3. The concept plans submitted for the redevelopment project show off-street parking, loading and other such areas to satisfy the requirements of Chapter 10 of the Mankato City Code.
6. Public Sites and Open Spaces
 1. The applicant will not be paying a parkland dedication fee because all parcels within the plat have previously been platted.

Ms. Westman presented the staff report and reported the following recommended findings in relation to the Conditional Use Permit and Certificate of Design Compliance:

1. The proposed use, hotels, in the Central Business District Core, CBD-C, zoning district is considered a Conditional Use Permit in Mankato City Code section 10.43 subd. 3. F.
2. The request is in keeping with the comprehensive planning policies of the City as the underlying land use plan identifies this parcel as "Central Business District", which is in keeping with this request.
3. The proposal does not interfere with or diminish the use of property in the immediate vicinity.
4. The primary structure will continue to be served by public facilities and services, and no utility service provider changes are proposed with this proposal.
5. The proposal does not cause undue traffic congestion as the proposed project. No changes are proposed to the public street system, and consideration for vacation of a portion of the alley has been submitted for consideration. The applicant has provided traffic information that demonstrates that no new turn lanes or traffic improvements are necessary for the anticipated vehicle movements.
6. There are no known historical or architectural resources on the site.
7. There are no known natural or environmental features on the site.
8. It will not cause a negative cumulative effect and effect on the City as a whole.
9. To the extent known, the development, when considered with the recommended conditions, conforms with all other applicable regulations of the district, and other applicable ordinances.
10. The proposal will not jeopardize the public's health, safety, or general welfare.

(CY27-24 continued)

11. The property is located in the Downtown Gateway Overlay District and the Downtown Design District and the proposed value of the project exceeds \$500,000.
12. The design of building elevations conforms to the guidelines when considered with the proposed approving conditions in the underlying district as the use of stone, architectural metal and fiber cement panels and glass conforms to the standards. All sides of the building visible to the public will be treated consistently with quality materials and finishes.

Ms. Westman reported that based on the findings staff recommends approval of the vacation of the alley with the following conditions:

1. All costs associated with the relocation of the utilities will be solely the cost of the developer.
2. The coordination of the relocation of the utilities is the responsibility of the developer.
3. The development shall be responsible for snow removal and maintenance of all private areas, including the area of the vacated alley. Snow storage will not be allowed in public ways.

Ms. Westman reported that based on the findings staff recommends approval of the preliminary plat with the following conditions:

1. At the time of submission of a final plat, all utility company consents, and adjacent property owner legal agreements shall be presented for review and approval.

Ms. Westman reported that based on the findings staff recommends approval of the conditional use permit with the following conditions:

1. Seating in the restaurant, lounge and coffee shop areas will be limited to parking available onsite and to parking the applicant/property owner is providing through the Downtown Parking District.
2. If events are proposed to be held at the development, future review and approval by way of an amended conditional use permit will be required.
3. At the time of the building permit submittal, the applicant shall provide an executed common wall agreement for those surfaces as applicable and shall provide all applicable executed legal documents allowing any encroachments onto the adjacent properties.

(CY27-24 continued)

4. Prior to the submission of a building permit, the applicant/property owner shall have petitioned and received approval to join the Downtown Parking District.
5. Prior to the submission for a building permit, the applicant shall cause to be executed a new operating agreement for the tunnel connection from the proposed new parking garage, for the skyway connection, and for the continued operation of the camera system at the subject property.
6. The applicant shall install a new, city-approved bus stop bench at the current location, along with required ADA enhancements to achieve the current Codes at the location of the current bus stop along Main Street.
7. The applicant shall work with the City of Mankato Public Works department on an acceptable plan for the removal and replacement of the Walnut Street boulevard trees.
8. The applicant shall obtain a license to encroach for all proposed private encroachments on the public right of way. Said license to encroach shall be in place prior to the submission of a building permit.
9. Any tree removal from the public right of way will need to be replaced in conformance with City Ordinance.
10. All closures or impacts to the public way require appropriate permitting and payment of fees prior to work occurring.
11. The applicant shall make improvements to the public ways to accommodate truck turning movements at the direction of the City Engineer's office.
12. The development shall reflect the City Council approved plans. Changes or deviations to the approved plans, outside of minor changes that represent availability of products, will require Council approval. Minor changes to the exterior materials due to product availability associated with this request may be authorized by the City Manager or designee. Minor changes must be similar to the original product, style, shape and color and subject to review and approval.
13. All rooftop mechanical equipment shall achieve Mankato City Code section 10.88 Subd. 10 standards, which state all mechanical equipment located on the roof of any building constructed after the effective date of this chapter and exceeding six (6) feet in height shall be completely screened to the full height of such equipment by a parapet wall or other screening structure constructed of the same or similar materials as the principal building facade.
14. No outside storage of any material is allowed. This includes pallets, trash, boxes, deliveries, refuse containers, or any other exterior components associated with the operation.
15. All refuse containers shall be fully enclosed in conformance with Mankato City Code, or stored entirely within the buildings. This includes all grease collection containers, recycling containers and other associated containers.

(CY27-24 continued)

16. The applicant shall obtain a separate sign permit, and the proposed signage must conform to Mankato City Code.
17. The owner/developer shall have a pre-construction meeting with the neighborhood 30 days prior to construction beginning on the development. The meeting shall address timing, staging areas, and contractor parking.
18. The owner/developer shall have a pre-construction with City staff at least 2 weeks prior to construction beginning on the development.
19. Any desired murals or art will require additional review and approval including by the Twin Rivers Arts Council and the adjacent property owner.

Mr. Dieken inquired if there would be any concerns with parking with this development.

Ms. Westman indicated that based on the Walker Parking Study that was done in 2020, the City Center Ramp and the Eide Bailly parking facility provide sufficient parking capacity in the downtown parking district.

Mr. Konz added that a prior proposal by a separate group required a higher demand for parking than what this current proposal does which was approved by the council. The numbers are smaller than what were previously approved for the site.

Mr. Wilke questioned if this proposal would improve parking demand requirements.

Ms. Westman indicated this proposal brings in more parking stalls and a lesser demand.

Ms. Johnson questioned the location of the HVAC equipment in relation to the Landkamer building.

Ms. Westman indicated the HVAC equipment that Ms. Johnson was asking about is apart of a parcel that is owned by a separate party.

Chair Zehnder inquired in relation to the alley vacation, would that impact deliveries of supplies to the Maes property and the remaining stub of alley would that be privately maintained.

Ms. Westman indicated Mr. Maes has consented to the vacation of the alley and the proposed truck turning movements. City staff has indicated that this will work, and certain conditions may need to be met in order to accommodate larger trucks.

(CY27-24 continued)

Chair Zehnder also questioned if any changes would be made to the TIF that was previously approved.

Ms. Westman indicated that prior to any TIF considerations for this development the zoning approval must be in place. Any required TIF modifications will come back to the planning commission for approval.

Mr. Konz indicated the applicant has started that process.

Tony Frentz, applicant. Tony was present to answer any questions that the commission may have.

Bryan Sowers, applicant. Bryan was also present to answer any questions.

Chair Zehnder inquired if there was any thought given to trying to incorporate the existing building.

Mr. Sowers indicated there were multiple attempts to try and get historic tax credits from the State that were denied. To be able to repurpose and fit that in with the highest and best use strategy created economic challenges especially with the building in its current state.

Mr. Wilke did thank the applicant for coming together with local organizations to add badly needed hotel rooms downtown.

Chair Zehnder opened the public hearing for public comment, with no one wishing to speak, the public hearing was closed.

Mr. Wilke made a motion to adopt the findings presented in the staff report and recommend approval (with conditions) of the vacation of the alley, the preliminary plat, and the conditional use permit. The motion was seconded by Ms. Johnson. The motion passed unanimously.

City Council Agenda Date: August 12, 2024

MISCELLANEOUS

No Miscellaneous items.

ADJOURNMENT

There being no further business, Mr. Wilke moved to adjourn the meeting. The motion was seconded by Mr. Meister and carried unanimously.

The meeting adjourned at 7:55 pm

MINUTES APPROVED.

Chair, Mankato Planning Commission

Meeting Date: 07/24/2024

Title

CY28-24

Request of Thomas Ponce, on behalf of the property owner, Mesenbrink Construction, for a conditional use permit to allow wetland sequencing and replacement of 7.10 acres of wetland impacts. The subject property is described as part of the West 30 acres of the SW ¼, Section 15-108-26, except the South 330 feet of the West 330 feet thereof, AND The SE ¼ of the NW ¼ of the SE ¼; The S. ½ of the NE ¼ of the SE ¼; The SE ¼ of the SE ¼; The SW ¼ of the SE ¼, Except the West 30 acres thereof; all in Section 15, Township 108, Range 26, Blue Earth County, Minnesota, with some exceptions. (Blue Earth County PID R430915400003 and R430915400009).

The anticipated date of City Council action is August 12, 2024.

Applicant

The applicant is John Mesenbrink, Mesenbrink Construction.

Request

The applicant is seeking a conditional use permit which will allow wetland replacement on the subject site.

Location

The subject property is located on the easterly side of CSAH 12, also known as 589th Avenue, near the eastern terminus of Hofman Road's roundabout. It is legally described as part of the West 30 acres of the SW ¼, Section 15-108-26, except the South 330 feet of the West 330 feet thereof, AND The SE ¼ of the NW ¼ of the SE ¼; The S. ½ of the NE ¼ of the SE ¼; The SE ¼ of the SE ¼; The SW ¼ of the SE ¼, Except the West 30 acres thereof; all in Section 15, Township 108, Range 26, Blue Earth County, Minnesota, with some exceptions. The associated Blue Earth County parcel identification numbers are R430915400003 and R430915400009.

Existing Land Use

The subject property is currently an agricultural field and the northern portion is an existing wetland.

Zoning

The subject parcel is currently zoned Agriculture as it is located in Mankato Township. Upon annexation, rezoning to reflect the underlying Land Use Plan designations will be required.

Other Board or Commission

In early 2023, the City of Mankato received a development proposal, known as Mesenbrink Mixed-Use Development Project, located on an approximately 105-acre parcel (to be annexed into the City of Mankato) in Blue Earth County, Minnesota. The proposed project would construct a new mixed-use development consisting of retail space, apartment units, and single-family residential units. The area was previously subject to an environmental review for this area as part of the Greater East Mankato Infill Service District AUAR. The Greater East Mankato Infill Service District AUAR approval has expired, and therefore the applicant conducted the Environmental Assessment Worksheet (EAW).

The EAW documented the purpose and need of the project along with the anticipated social, economic, and environmental effects. The EAW was made available for public and agency review beginning on February 7, 2023. In addition to the standard comment period, staff notified the adjacent property owners and rental properties of the EAW and held an open house on March 1, 2023, to gather additional comments.

An original electronic copy of the EAW is available for review at the City's website at: <https://www.mankatomn.gov/home/showpublisheddocument/12958/638107513590968202>.

The comment period ended on March 9, 2023. The applicant submitted responses to the comments submitted during the comment period of the EAW. The responses can be found in the [Findings of Fact and Conclusions](#). The City Council adopted a resolution making a negative declaration on the need for an Environmental Impact Statement.

Following the EAW review, Mesenbrink Construction & Engineering, Inc. requested a Land Use Amendment to change the guided land use from Public/Semi-Public to Medium Density Residential to allow for a mixed-use development including single-family dwellings, apartment units, and commercial uses. At the time, the City's Land Use Plan showed the area to be guided as Public/Semi-Public. Mesenbrink Construction & Engineering, Inc. submitted plans for the development of this site with a mix of low-, medium-, and high density residential and commercial development and is requesting a change to the Land Use Plan and Map to Medium Density Residential to support their development request. The City Council approved the Land Use Plan amendment on July 24, 2023.

On April 8, 2024 the City of Mankato City Council approved the preliminary plat with the following conditions:

1. At the time of submission for a final plat, the applicant shall provide a complete draft copy of the proposed property owners association documents and deed restrictions, covenants, and permanent easements or other instruments. The documents shall address, but are not limited to, private streets, private utilities, current and future building envelopes, future additions, and how this will be privately managed. Membership in the property owners association shall be mandatory and in accordance with all applicable shoreland standards. The deed restriction shall properly address future vegetative and topographic alterations, construction of additional buildings, and shall ensure the long-term preservation and maintenance of open space in accordance with the shoreland and DNR criteria.
2. The applicant shall enter into a subdivision agreement addressing public improvements within the subdivision including Hoffman Road, 211th Lane, and public storm water facilities within the subdivision.
3. The applicant will be responsible for all required permitting and authorization for the proposed improvements associated with the natural gas easement. Written authorization from the easement holder acknowledging the proposed development, and providing consent for the proposed improvements, shall be in place prior to the submission of a final plat.
4. Block configuration shall be modified to achieve Mankato City Code standards of not more than 1,200 feet.
5. Prior to the submission of a final plat or planned unit development request for the parcel, a Notice of Decision shall be in place authorizing the proposed wetland impacts.
6. Prior to submission of a final plat or a planned unit development, the applicant shall have applied for and obtained all necessary Public Waters Work Permit(s) from the Department of Natural Resources, DNR, for the proposed project.
7. Applicant shall install signs at the required open space area at intervals acceptable to the DNR, and other applicable parties.
8. The applicant shall submit a request for the desired residential rental density within the new low-density residential areas, and this shall proceed for review along with the ordinance amendment for rezoning, platting, etc. for the development.
9. Bulk, height, setback, density, coverage, parking and other underlying zoning district criteria will apply to the subject lots and blocks.
10. Approval of this preliminary plat does not imply future approval of wetland replacement plans or planned unit developments or other future zoning requests.

On May 13, 2024, the Mankato City Council passed a resolution authorizing the subject property for annexation.

On June 5, 2024, the subject parcels were officially annexed to the City of Mankato.

Environmentally Sensitive Areas

The northern portion of the subject area contains a public water, a wetland and, as a result, the property is subject to the City's shoreland ordinance. There are also wetlands located throughout the site in the currently farmed agricultural field, which the applicant is seeking to remove with this request.

Public Utilities

The subject parcels are proposed to be served by public utilities, including the installation of a sanitary sewer at a depth of 30 to 35 feet to allow for a gravity fed sewer system to serve a future connection to the City of Eagle Lake.

City Code

Mankato City Code section 10.82, subd. 11 provides wetland standards: https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTXSTGEAP_S10.82SPPRAPSPPECOUS

Minnesota Rule Chapter 8420, Wetland Conservations, provides regulatory guidance on wetland evaluations: <https://www.revisor.mn.gov/rules/8420/>

Site Plan Review Comments

The Site Plan and Traffic Advisory Committee reviewed the request at their July 9, 2024 meeting and provided the following comments. The applicant's response is also included below.

1. Applicant should be aware of the deferred assessments in relation to this project. Typically, as part of the subdividers agreement this will become active and collection will take place. *Applicant's response: Noted. Owner is aware of the deferred assessments and understands it will need to be part of the development agreement.*

Review

Thomas Ponce, agent, on behalf of the property owner, Mesenbrink Construction, is seeking a conditional use permit to allow wetland sequencing and replacement of 7.10 acres of wetland impacts. The subject property is described as part of the West 30 acres of the SW ¼, Section 15-108-26, except the South 330 feet of the West 330 feet thereof, AND The SE ¼ of the NW ¼ of the SE ¼; The S. ½ of the NE ¼ of the SE ¼; The SE ¼ of the SE ¼; The SW ¼ of the SE ¼, Except the West 30 acres thereof; all in Section 15, Township 108, Range 26, Blue Earth County, Minnesota, with some exceptions. (Blue Earth County PID R430915400003 and R430915400009).

Mesenbrink Construction proposes the construction of a mixed-use development located on approximately 105 acres in Blue Earth County. The project development plan includes constructing the project from west to east, starting with retail/residential units on the west side of the property. Then the development transitions into apartment units in the middle of the development, finishing with single family homes on the east side of the property.

Annexation of the development property to the city of Mankato occurred on June 5, 2024. The City of Mankato City Council approved a preliminary plat with conditions on April 8, 2024. Included in those conditions was a requirement that prior to the submission of a final plat or further approvals for the site, wetland impact and replacement approvals be in place.

The applicant has submitted a conditional use permit application to the City of Mankato which seeks approval for permanent impacts to 7.10 acres of wetland areas on the subject development property. Mankato City Code section 10.82 subd. 11 states that sequencing and replacement plan decisions under Minnesota Rules, Parts 8420.0520 through 8420.0550, shall be treated as a conditional use. In addition to City of Mankato approval, all wetland impacts will be required to be properly permitted through the Minnesota Department of Natural Resources (DNR), Wetland Conservation Act of Minnesota (WCA) and Section 404 of the Clean Water Act (CWA).

The site was evaluated for wetlands prior to its annexation, and a total of 12 wetland basins were determined to be located in the subject development area having a total area of 7.10 acres. Basin 1 is the only wetland under the jurisdiction of the DNR, and the Clean Water Act (CWA).

The remaining eleven wetlands are only under the jurisdiction of the WCA. These eleven wetlands have historically been in crop rotation and have been heavily degraded by the removal of wetland hydrology and hydrophytic plant communities. Due to the degradation that has occurred, these wetlands are eligible for sequencing flexibility. MN Rule 8420.0520, Subpart 7a.A.1, allows for flexibility in sequencing if the wetlands to be impacted have been degraded to the point where replacement of it would result in a certain gain in functional and public value. There are several highly functional wetland banks in the Le Sueur River watershed with available wetland credit. Impacts to wetlands as a result of this project are proposed for mitigation within the same major watershed, allowing a functional lift to the watershed.

The sequencing exercise requires that impacts to wetland areas are required to be avoided and minimized if practical alternatives exist. The following no-build and alternative and total wetland avoidance alternatives have been provided.

1. No Build: The no build alternative was considered for this project to avoid impacts to wetlands. The no-build alternative would avoid impacts to wetlands. This project is in accordance with the City of Mankato's Land Use Plan and is designed to meet the continued growth of the City. Additional multiple-family and single-family units are needed to meet the growing population in this area. If this project is not completed, the City will not receive the benefit of the expanded residential capacity that this project would provide. The no-build alternative is not considered feasible for these reasons.
2. Alternative Site Layout – Total Wetland Avoidance: An alternative site layout was considered. The alternative site layout would result in 62 single-family residential homes versus 106 in the proposed development, which is a 42% reduction. It would also result in the loss of approximately 228 multifamily residences versus the proposed. The alternative layout also loses the clubhouse and pool amenities that are present in the proposed project. The Mankato Code of Ordinance requires no less than 2 parking spaces per multifamily unit. The alternative site layout is unable to meet that requirement.

Additional multiple-family and single-family units are needed to meet the growing population in this area. With the reduced housing in the alternative site plan, the City would not meet the demands of the projected growth of 335 to 350 households per year.

Avoidance of Basin 1 could be achieved by installing the culvert outfall upgradient of Basin 1. Due to the existing slope at the edge of Basin 1, scouring would likely occur, leading to sedimentation in Basin 1. This option would have an indirect impact leading to sedimentation and downgradient water quality loss. For the reason stated above is considered not a feasible alternative.

Wetlands (basins) 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, and 15 are isolated and degraded seasonally flooded basins. These basins receive hydrology primarily from spring rains and snow melt. Development on the property (increased impervious surface) in the vicinity of the wetlands and diversion of stormwater would result in losing the hydrology necessary to maintain the wetland hydrology (water table within 12-inches of the surface for 14 consecutive days during the growing season).

The City of Mankato and City of Eagle Lake have an agreement that as the cities grow together, efforts will be made to direct Eagle Lake's sewage to the Mankato sewage treatment plants. This entails including the necessary sanitary sewer infrastructure into all future development. As part of this plan, this development proposes the installation of sanitary sewer at a depth of 30 to 35 feet to allow for a gravity fed sewer system from Eagle Lake. The cost of this large and deep installation to meet the growth demands is expensive. In November 2022, the Mankato City Council adopted Ordinance No. O-2022-1114-16, creating Mankato City Code Chapter 10, Section 10.65, "Shoreland Overlay District." This ordinance reduced the original concept for this development by approximately 200. The reduction of units and the required depth of the sanitary sewer interceptor, leave the preferred plan as the only viable option to achieve the goals of the city and developer. Further reducing units would render this development and the construction of the interceptor pipe infeasible.

For all of the above reasons, the alternative site plan is not considered a feasible alternative.

The applicable standards require that unavoidable impacts to wetland areas be minimized to the greatest extent practical. The following minimization efforts were included through the design process:

- Sediment and erosion control procedures will followed with the project
- Stormwater ponds were designed to MPCA standards
- Basin 1 will be impacted to the least extent possible
- Buffers will be maintained from the Public Water Basin Ordinary High Water Level (OHWL)
- Equipment will not be stockpiled in Basin 1

- Disturbed areas will be revegetated as soon as possible

Permanent wetland impacts are proposed for replacement and mitigation through a federal and state approved wetland bank with approved credits available at a ratio of 2:1 for a total of 14.20 credits. The following siting was used to determine the banks:

- On-site mitigation is not viable because the wetland mitigation site would be connected to the stormwater treatment system to maintain hydrology. Even with proper treatment of stormwater, the stormwater input to a restored wetland would have adverse effects on the native plant community. The pollutants that still remain in the treated stormwater would promote growth of aggressive species such as reed canary grass and hybrid cattail.
- Bank #1720 is in the same Bank Service Area (BSA 9), the same major watershed (Le Sueur River - 32), and the same County as the wetland impacts. The required 14.20 wetland credits are available and will be drawn from this bank. As a replacement, the applicant is proposing to purchase wetland bank credits at a ratio of 2:1, thus 14.2 wetland bank credits, from a wetland bank located Blue Earth County in the same major watershed and the same bank service area.

In May 2024, the applicant prepared hydrology modeling for the subject development, and well as adjacent impacting developments. The results showed that the temporary water surface elevation increase rose slightly, a .37 foot bounce from historical to proposed conditions, with the impervious increases across the drainage area. The applicant is working with the Minnesota Department of Natural Resources (DNR) through a Public Waters permit on the proposed impacts to the Unnamed Lake as a result of the development, and, as was required in the preliminary platting requirements, the Public Waters permit will be required to be in place prior to the submission for a final plat or additional zoning actions.

The proposed impacts were reviewed by the Technical Evaluation Panel (TEP), which consists of City staff, staff from the Blue Earth County Soil and Water Conservation District, staff from the State of Minnesota Board of Water and Soil Resources and staff from the Department of Natural Resources. During their meeting on July 17, 2024, the TEP found that the applicable standards for sequencing and replacement were achieved. The TEP recommended conditions of approval which include that the final site plan containing the hydrologic capacity satisfying the DNR requirements shall be provided, if modeling through the DNR Public Waters permit process, or for other reasons, requires additional or different wetland impacts, additional review and approval through the TEP will be required, and that previous conditions of approval on the preliminary plat be adhered to including that the applicant shall install stalls along the wetland boundary.

Findings

Staff submits the following findings:

1. The proposed request, sequencing and replacement for wetland impacts, is considered a Conditional Use Permit in Mankato City Code section 10.82 subd. 11.
2. The request is in keeping with the comprehensive planning policies of the City as the underlying land use plan identifies this parcel as having the uses that are proposed in the overall development plan.
3. The proposal does not interfere with or diminish the use of property in the immediate vicinity.
4. The development will be served by public facilities and services.
5. The proposal, wetland impacts, does not cause undue traffic congestion.
6. There are no known historical or architectural resources on the site.
7. The proposal seeks to preserve the unnamed lake wetland basin located on the northerly side of the parcel. The wetlands proposed for impact and replaced are wetlands that have historically been in crop rotation and have been heavily degraded by the removal of wetland hydrology and hydrophytic plant communities.
8. It will not cause a negative cumulative effect and effect on the City as a whole.
9. To the extent known, the development, when considered with the recommended conditions, conforms with all other applicable regulations of the district, and other applicable ordinances.
10. The proposal will not jeopardize the public's health, safety, or general welfare.
11. The proposal conforms to the Wetland Conservation Act.

Recommendation

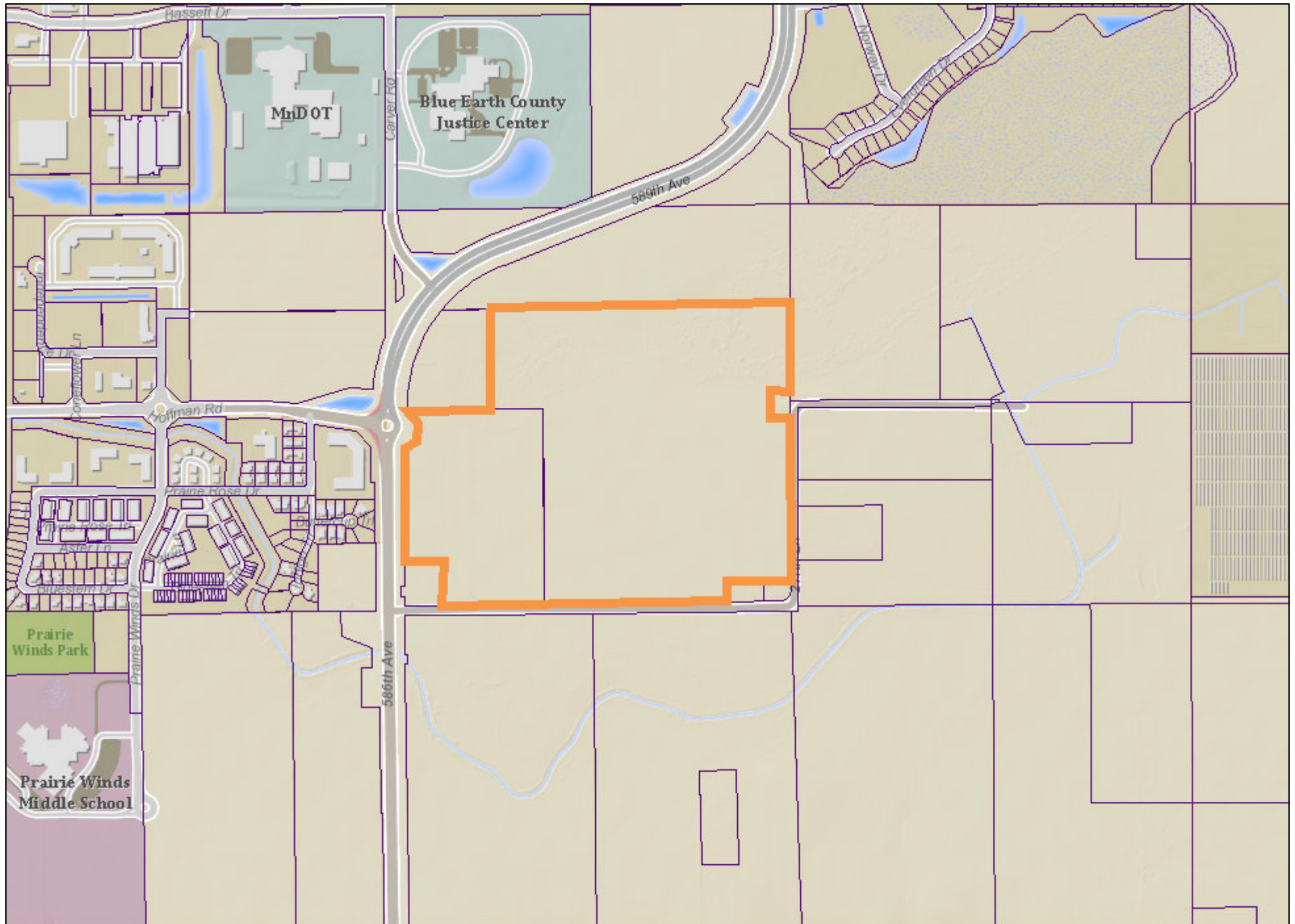
Staff recommends approval of the conditional use permit to allow wetland sequencing and replacement for 7.10 acres of wetland impacts with the following conditions:

1. The final DNR approved site plan that includes the hydrologic capacity shall be provided to the City of Mankato.
2. If modeling through the DNR Public Waters permit process, or for other reasons, requires different or additional wetland impact(s), additional review and approval by an amended conditional use permit and review and approval through the City of Mankato Technical Evaluation Panel (TEP) will be required.
3. The preliminary plat conditions of approval shall be adhered to, and those conditions are as follows:
 1. At the time of submission for a final plat, the applicant shall provide a complete draft copy of the proposed property owners association documents and deed restrictions, covenants, and permanent easements or other instruments. The documents shall address, but are not limited to, private streets, private utilities, current and future building envelopes, future additions, and how this will be privately managed. Membership in the property owners association shall be mandatory and in accordance with all applicable shoreland standards. The deed restriction shall properly address future vegetative and topographic alterations, construction of additional buildings, and shall ensure the long-term preservation and maintenance of open space in accordance with the shoreland and DNR criteria.
 2. The applicant shall enter into a subdivision agreement addressing public improvements within the subdivision including Hoffman Road, 211th Lane, and public storm water facilities within the subdivision.
 3. The applicant will be responsible for all required permitting and authorization for the proposed improvements associated with the natural gas easement. Written authorization from the easement holder acknowledging the proposed development, and providing consent for the proposed improvements, shall be in place prior to the submission of a final plat.
 4. Block configuration shall be modified to achieve Mankato City Code standards of not more than 1,200 feet.
 5. Prior to the submission of a final plat or planned unit development request for the parcel, a Notice of Decision shall be in place authorizing the proposed wetland impacts.
 6. Prior to submission of a final plat or a planned unit development, the applicant shall have applied for and obtained all necessary Public Waters Work Permit(s) from the Department of Natural Resources, DNR, for the proposed project.
 7. Applicant shall install signs at the required open space area at intervals acceptable to the DNR, and other applicable parties.
 8. The applicant shall submit a request for the desired residential rental density within the new low-density residential areas, and this shall proceed for review along with the ordinance amendment for rezoning, platting, etc. for the development.
 9. Bulk, height, setback, density, coverage, parking and other underlying zoning district criteria will apply to the subject lots and blocks.
 10. Approval of this preliminary plat does not imply future approval of wetland replacement plans or planned unit developments or other future zoning requests.

Attachments

General Location Map
Aerial Plan
Replacement Plan Application

General Location Map

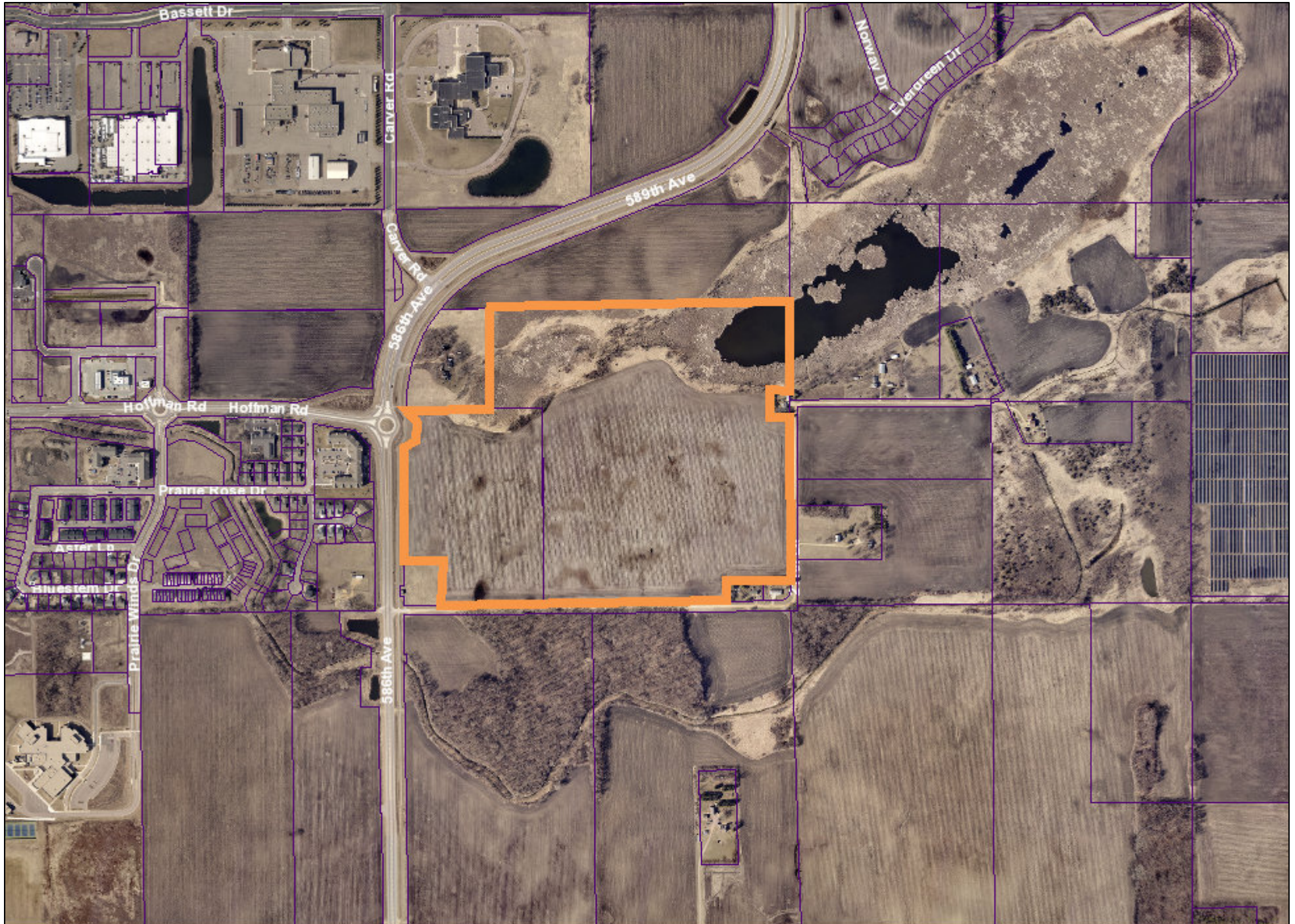


Date: February 2024

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

Aerial Location Map



Date: February 2024

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.



Mesenbrink Mixed-Use Development

Replacement Plan Amendment 1

Mesenbrink Construction
June 27, 2024

Submitted by:
Bolton & Menk, Inc.
1960 Premier Drive
Mankato, MN 56001
P: (507) 625-4171
F: (507) 625-4177



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Appendix

EXHIBIT 1 – REGIONAL LOCATION MAP
EXHIBIT 2 – USGS LOCATION MAP
EXHIBIT 3 – SITE LAYOUT MAP
EXHIBIT 4 – PROPOSED WETLAND IMPACTS MAP
EXHIBIT 6 – ALTERNATIVE SITE LAYOUT - AVOIDANCE

HYDROLOGY STUDY SUMMARY TABLE
PLAN SET SELECTION

PART ONE: Applicant Information

If applicant is an entity (company, government entity, partnership, etc.), an authorized contact person must be identified. If the applicant is using an agent (consultant, lawyer, or other third party) and has authorized them to act on their behalf, the agent's contact information must also be provided.

Applicant/Landowner Name:	John Mesenbrink Mesenbrink Construction		
Mailing Address:	7765 175 th Street, Prior Lake, MN 55372		
Phone:	(612) 968-3800		
E-mail Address:	jemmbc@mesenbrinkconstruction.com		

Authorized Contact (do not complete if same as above):

Mailing Address:

Phone:

E-mail Address:

Agent Name:	Chad Ponce Natural Resources Specialist Bolton & Menk, Inc.		
Mailing Address:	116 N. Markley St., Suite 101, Greenville, SC 29601		
Phone:	(843) 286-3631		
E-mail Address:	Chad.ponce@bolton-menk.com		

PART TWO: Site Location Information

County: Blue Earth

City/Township: Mankato

Parcel ID and/or Address: See Location Map

Legal Description (Section, Township, Range): Section 15, T108N, R26W

Lat/Long (decimal degrees):

Attach a map showing the location of the site in relation to local streets, roads, highways.

Approximate size of site (acres) or if a linear project, length (feet): Approximately 105 acres

If you know that your proposal will require an individual Permit from the U.S. Army Corps of Engineers, you must provide the names and addresses of all property owners adjacent to the project site. This information may be provided by attaching a list to your application or by using block 25 of the Application for Department of the Army permit which can be obtained at:

http://www.mvp.usace.army.mil/Portals/57/docs/regulatory/RegulatoryDocs/engform_4345_2012oct.pdf

PART THREE: General Project/Site Information

If this application is related to a delineation approval, exemption determination, jurisdictional determination, or other correspondence submitted **prior to** this application then describe that here and provide the Corps of Engineers project number.

Jacobson Environmental, PLLC completed a delineation of the property in November 2021, identifying 12 wetlands at the site. A Type & Boundary application was submitted in December 2021. An NOD (LGU Project # PL2021195) was received for the Type and Boundary application in February 2022. An Approved Jurisdictional Determination (MVP-2021-01197-DAS) was received from the Army Corps of Engineers on March 2, 2023 for the site. The AJD determined that Wetlands 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, and 15 are non-jurisdictional and therefore do not require a Corps permit to impact these wetlands.

Comments received by the TEP on June 24, 2024 are addressed on Page 3 of this amended application.

Describe the project that is being proposed, the project purpose and need, and schedule for implementation and completion. The project description must fully describe the nature and scope of the proposed activity including a description of all project elements that effect aquatic resources (wetland, lake, tributary, etc.) and must also include plans and cross section or profile drawings showing the location, character, and dimensions of all proposed activities and aquatic resource impacts.

*Mesenbrink Construction proposes the construction of a mixed-use development located on approximately 105 acres in Blue Earth County (to be annexed into the City of Mankato). The annexation was approved by the City Council and annexation was sent to the State of Minnesota. The location of the Proposed Project is depicted on **Figure 1**, "Regional Location," and **Figure 2**, "USGS Location." The existing property is primarily of agricultural use. In the northeast corner of the property contains part of an unnamed lake (07007100 as per the DNR). Mesenbrink Construction is proposing to develop the property from west to east starting with retail/residential units on the west side of the property. Then transition into apartment units in the middle of the development. Finishing with single family homes on the east side of the property. The development plans for the Proposed Project are depicted on **Figure 3**, "Site Layout Map." The construction of the development would utilize traditional construction methods such as earth-moving equipment. Utilities within the Study Area would be installed as per the City of Mankato guidelines. The construction of the development is planned to begin 2024 with finishing of the project to be determined. Construction is anticipated to commence in 2024, with full build-out completed over the course of five to ten years, depending on economic conditions.*

The City of Mankato and City of Eagle Lake have an agreement that as the cities grow together, efforts will be made to direct Eagle Lake's sewage to the Mankato sewage treatment plants. This entails including the necessary sanitary sewer infrastructure into all future development. As part of this plan, this development proposes the installation of sanitary sewer at a depth of 30 to 35 feet to allow for a gravity fed sewer system from Eagle Lake.

The purpose of the Proposed Project is to provide additional housing and commercial property in the City of Mankato. The Proposed Project would also provide an extension of sanitary sewer and watermain to services to the future development of the property to the east (in the proposed extension of Hoffman Road to the east). The proposed mixed-use development follows the City of Mankato's Land Use Plan for the development of retail/residential, multiple-family residential, and single-family residential. According to the Mankato Area Housing Study Update, dated August 2022, the City of Mankato will have an estimated growth of 335 to 350 households per year. Vacancy rates for multiple-family units within the City of Mankato are currently low, necessitating the construction of additional multiple-family units.

The proposed project is in a growing and desirable area of Mankato. Growth in this area has led to the construction of Rosa Parks Elementary School and Prairie Winds Middle School. Both of these schools are state of the art and highly desirable schools for children and parents in the area.

In November 2022, the Mankato City Council adopted Ordinance No. O-2022-1114-16, creating Mankato City Code Chapter 10, Section 10.65, "Shoreland Overlay District." Effective as of January 1, 2023, the purpose of this Ordinance is to guide the subdivision, use, and development of shorelands of public waters in Minnesota. A portion of the Study Area is located within a Shoreland Overlay District, as defined in Minnesota Rules, Parts 6120.2500 – 6120.3900, as land located within 1,000 feet from the ordinary high water level (OHWL) of a lake, pond, or flowage.

All local and State regulations—including a 150-foot setback from the OHWL of public waters, depicted on Figure 3, "Site Layout Map"—related to Shoreland Overlay Districts would be followed throughout the implementation of the Proposed Project. The residential portions of the Proposed Project would be designated as a Planned Unit Development (PUD) overlay district.

*A portion of Basin 1, below the OHWL shown on Figure 3, is a Public Water Wetland. Impacts below the OHWL of the Public Water Wetland would be avoided, and a 150-foot setback would be maintained from the OHWL of the wetland. Impacts to Basin 1 outside of the OHWL (0.01 acre) will be limited to the installation of a stormwater outfall discharging from a sediment basin. All other wetlands are considered isolated and heavily degraded as a result of agricultural activities. These wetlands would be completely filled to allow for development. The locations of wetlands are shown on **Figure 3** and the attached NOD and AJD.*

The Proposed Project was submitted to the Minnesota Department of Natural Resources (MnDNR) Division of Ecological & Water Resources for Natural Heritage Information System (NHIS) review in Fall 2023. NHIS review determined that the Proposed Project would not negatively affect any known occurrences of State-listed rare features. For more information, please refer to the Natural Heritage Letter and Project Report (MCE #2023-00848; received on November 8, 2023).

Additionally, the United States Fish and Wildlife Service's (USFWS) online Information for Planning and Consultation (IPaC) tool identified one Federally-listed endangered species (Northern Long-Eared Bat), one candidate species (Monarch Butterfly), and one migratory bird (Bald Eagle) that may be located within the Study Area.

No State-listed threatened species, endangered species, species of special concern, or rare features were identified within the

Study Area. Thus, no adverse impacts to these communities are anticipated as a result of the Proposed Project.

Hydrology Study

A hydrology study was completed in May 2024. Three models were created to determine the combined impacts of the Drummer, Generations Creek, and Mesenbrink Developments. The historic model reflects conditions before any of the previous developments were constructed. The existing model reflects the build-out of the Drummer and Generations Creek projects. And the proposed model reflects full buildout of all three development areas, which includes the Mesenbrink Development.

The model results were as expected across the historic, existing, and proposed model. The bounce, or temporary water surface elevation increase, rose slightly with the impervious increases across the Lake's drainage area. In the 24-hour, 100-year storm the water surface elevation goes from 1007.16 in the historical model to 1007.29 in the existing and 1007.53 in the proposed. The elevations are increasingly varied with larger storm events.

A 0.37 foot bounce increase from historical to proposed conditions will not permanently impact Unnamed Lake. The increased bounce will discharge through County Ditch No. 12 and the lake elevation will quickly return to normal.

The peak elevation of County Ditch No. 12 increases less than 0.1 feet in the 24-hour, 100-year storm from historical to proposed conditions. This increased flow will stay within the defined ditch channel and not cause any adverse impacts to surrounding habitat, wildlife, or property.

Further downstream, the water surface elevation impacts return to at or below historic conditions. Crossings near Prairie Wind Drive and Highway 22 are modeled to be slightly lower than historic conditions due to increased rate control and volume control in the Generations Creek Development.

The hydrology study table is included as an attachment.

Regarding hydrology of onsite seasonally flooded basins and impacts to offsite wetlands to the south:

Basin 2, Basin 6, and Basin 9 are located on the southern side of the subject site at the property line, north of 211th Ln. These wetlands are isolated seasonally flooded basins. Wetlands on the south side of 211th Ln have not been delineated. There are no existing culverts below 211th Ln which would provide a continuous surface connection between the onsite wetlands and the assumed wetlands on the south side of 211th Ln. See the existing drainage map below.

When the site is developed, stormwater from impervious surfaces will be diverted to the stormwater ponds to the north. The hydrology information provided in comment response 1 describes the effects of the stormwater inputs to the PWI and downstream outfall.

Permitting and Sequencing Information

All wetland impacts would be properly permitted through the MNDNR, Wetland Conservation Act of Minnesota (WCA) and Section 404 of the Clean Water Act (CWA). A sequencing analysis is required as part of this permitting process. The only wetland under the jurisdiction of the MNDNR and CWA is Basin 1. Sequencing analysis is necessary only for impacts to Basin 1.

The remaining eleven wetlands are only under the jurisdiction of the WCA. Historically, these wetlands have been in crop rotation and have been heavily degraded by the removal of wetland hydrology and hydrophytic plant communities. Due to the degradation that has occurred, these wetlands are eligible for sequencing flexibility. MN Rule 8420.0520, Subpart 7a.A.1, allows for flexibility in sequencing if the wetlands to be impacted have been degraded to the point where replacement of it would result in a certain gain in functional and public value. There are several highly functional wetland banks in the Le Sueur River watershed with available wetland credit. Impacts to wetlands as a result of this project would be mitigated for within the same major watershed, allowing a functional lift to the watershed.

Permanent wetland impacts will be mitigated for through a federal and state approved wetland bank with approved credits available at a ratio of 2:1 for a total of 14.20 credits. The following siting was used to determine the banks:

- On-site mitigation is not viable because the wetland mitigation site would be connected to the stormwater treatment system to maintain hydrology. Even with proper treatment of stormwater, the stormwater input to a restored wetland would have adverse effects on the native plant community. The pollutants that still remain in the treated stormwater would promote growth of aggressive species such as reed canary grass and hybrid cattail.*
- Bank #1720 is in the same Bank Service Area (BSA 9), the same major watershed (Le Sueur River - 32), and the same County as the wetland impacts. The required 14.20 wetland credits are available and will be drawn from this bank.*

PART FOUR: Aquatic Resource Impact¹ Summary

If your proposed project involves a direct or indirect impact to an aquatic resource (wetland, lake, tributary, etc.) identify each impact in the table below. Include all anticipated impacts, including those expected to be temporary. Attach an overhead view map, aerial photo, and/or drawing showing all of the aquatic resources in the project area and the location(s) of the proposed impacts. Label each aquatic resource on the map with a reference number or letter and identify the impacts in the following table.

Aquatic Resource ID (as noted on overhead view)	Aquatic Resource Type (wetland, lake, tributary etc.)	Type of Impact (fill, excavate, drain, or remove vegetation)	Duration of Impact Permanent (P) or Temporary (T) ¹	Size of Impact ²	Overall Size of Aquatic Resource ³	Existing Plant Community Type(s) in Impact Area ⁴	County, Major Watershed #, and Bank Service Area # of Impact Area ⁵
Basin 1	Wetland	Fill	P	0.01 ac	N/A	Type 1	Blue Earth, 32, 9
Basin 2	Wetland	Fill	P	0.069 ac	N/A	Type 1	Blue Earth, 32, 9
Basin 3	Wetland	Fill	P	1.63 ac	N/A	Type 1	Blue Earth, 32, 9
Basin 4	Wetland	Fill	P	0.327 ac	N/A	Type 1	Blue Earth, 32, 9
Basin 5	Wetland	Fill	P	0.267 ac	N/A	Type 1	Blue Earth, 32, 9
Basin 6	Wetland	Fill	P	0.620 ac	N/A	Type 1	Blue Earth, 32, 9
Basin 7	Wetland	Fill	P	0.325 ac	N/A	Type 1	Blue Earth, 32, 9
Basin 8	Wetland	Fill	P	0.148 ac	N/A	Type 1	Blue Earth, 32, 9
Basin 9	Wetland	Fill	P	1.71 ac	N/A	Type 1	Blue Earth, 32, 9
Basin 10	Wetland	Fill	P	1.30 ac	N/A	Type 1	Blue Earth, 32, 9
Basin 12	Wetland	Fill	P	0.119 ac	N/A	Type 1	Blue Earth, 32, 9
Basin 15	Wetland	Fill	P	0.575 ac	N/A	Type 1	Blue Earth, 32, 9
Total:	Wetland	Fill	P	7.10 ac	N/A	Type 1	Blue Earth, 32, 9

¹If impacts are temporary; enter the duration of the impacts in days next to the "T". For example, a project with a temporary access fill that would be removed after 220 days would be entered "T (220)".

²Impacts less than 0.01 acre should be reported in square feet. Impacts 0.01 acre or greater should be reported as acres and rounded to the nearest 0.01 acre. Tributary impacts must be reported in linear feet of impact and an area of impact by indicating first the linear feet of impact along the flowline of the stream followed by the area impact in parentheses). For example, a project that impacts 50 feet of a stream that is 6 feet wide would be reported as 50 ft (300 square feet).

³This is generally only applicable if you are applying for a de minimis exemption under MN Rules 8420.0420 Subp. 8, otherwise enter "N/A".

⁴Use *Wetland Plants and Plant Community Types of Minnesota and Wisconsin* 3rd Ed. as modified in MN Rules 8420.0405 Subp. 2.

⁵Refer to Major Watershed and Bank Service Area maps in MN Rules 8420.0522 Subp. 7.

If any of the above identified impacts have already occurred, identify which impacts they are and the circumstances associated with each:

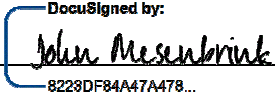
N/A

¹ The term "impact" as used in this joint application form is a generic term used for disclosure purposes to identify activities that may require approval from one or more regulatory agencies. For purposes of this form it is not meant to indicate whether or not those activities may require mitigation/replacement.

PART FIVE: Applicant Signature

☐ Check here if you are requesting a pre-application consultation with the Corps and LGU based on the information you have provided. Regulatory entities will not initiate a formal application review if this box is checked.

By signature below, I attest that the information in this application is complete and accurate. I further attest that I possess the authority to undertake the work described herein.

Signature:  Date: June 6, 2024
8228DF84A47A478...

I hereby authorize **Bolton & Menk, Inc** to act on my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this application.

Attachment C

Avoidance and Minimization

Project Purpose, Need, and Requirements. Clearly state the purpose of your project and need for your project. Also include a description of any specific requirements of the project as they relate to project location, project footprint, water management, and any other applicable requirements. Attach an overhead plan sheet showing all relevant features of the project (buildings, roads, etc.), aquatic resource features (impact areas noted) and construction details (grading plans, storm water management plans, etc.), referencing these as necessary:

Mesenbrink Construction proposes the construction of a mixed-use development located on approximately 105 acres in Blue Earth County (to be annexed into the City of Mankato). The annexation was approved by the City Council and annexation was sent to the State of Minnesota. The location of the Proposed Project is depicted on Figure 1, "Regional Location," and Figure 2, "USGS Location." The existing property is primarily of agricultural use. In the northeast corner of the property contains part of an unnamed lake (07007100 as per the DNR). Mesenbrink Construction is proposing to develop the property from west to east starting with retail/residential units on the west side of the property. Then transition into apartment units in the middle of the development. Finishing with single family homes on the east side of the property. The development plans for the Proposed Project are depicted on Figure 3, "Proposed Improvements." The construction of the development would utilize traditional construction methods such as earth-moving equipment. Utilities within the Study Area would be installed as per the City of Mankato guidelines. The construction of the development is planned to begin 2024 with finishing of the project to be determined. Construction is anticipated to commence in 2024, with full build-out completed over the course of five to ten years, depending on economic conditions.

The purpose of the Proposed Project is to provide additional housing and commercial property in the City of Mankato. The Proposed Project would also provide an extension of sanitary sewer and watermain to services to the future development of the property to the east (in the proposed extension of Hoffman Road to the east). The proposed mixed-use development follows the City of Mankato's Land Use Plan for the development of retail/residential, multiple-family residential, and single-family residential. According to the Mankato Area Housing Study Update, dated August 2022, the City of Mankato will have an estimated growth of 335 to 350 households per year. Vacancy rates for multiple-family units within the City of Mankato are currently low, necessitating the construction of additional multiple-family units.

Permitting and Sequencing Information

All wetland impacts would be properly permitted through the MNDNR, Wetland Conservation Act of Minnesota (WCA) and Section 404 of the Clean Water Act (CWA). A sequencing analysis is required as part of this permitting process. The only wetland under the jurisdiction of the MNDNR and CWA is Basin 1. Sequencing analysis is necessary only for impacts to Basin 1. Impacts to Basin 1 are not greater than 1/10 of an acre therefore mitigation is not expected to be required from the Corps. The impact to Basin 1 does require mitigation according to WCA. That impact is included in the impact summary and will be mitigated along with other impacts at the site at a ratio of 2:1 for a total of 14.20 credits.

The remaining eleven wetlands are only under the jurisdiction of the WCA. Historically, these wetlands have been in crop rotation and have been heavily degraded by the removal of wetland hydrology and hydrophytic plant communities. Due to the degradation that has occurred, these wetlands are eligible for sequencing flexibility. MN Rule 8420.0520, Subpart 7a.A.1, allows for flexibility in sequencing if the wetlands to be impacted have been degraded to the point where replacement of it would result in a certain gain in functional and public value. There are several highly functional wetland banks in the Le Sueur River watershed with available wetland credit. Impacts to wetlands as a result of this project would be mitigated for within the same major watershed, allowing a functional lift to the watershed.

Avoidance. Both the CWA and the WCA require that impacts to aquatic resources be avoided if practicable alternatives exist. Clearly describe all on-site measures considered to avoid impacts to aquatic resources and discuss at least two project alternatives that avoid all impacts to aquatic resources on the site. These alternatives may include alternative site plans, alternate sites, and/or not doing the project. Alternatives should be feasible and prudent (see MN Rules 8420.0520 Subp. 2 C). Applicants are encouraged to attach drawings and plans to support their analysis:

1. No Build: *The no build alternative was considered for this project to avoid impacts to wetlands. The no build alternative would avoid impacts to wetlands. This project is in accordance with the City of Mankato's Land Use Plan and is designed to meet the continued growth of the City. Additional multiple-family and single-family units are needed to meet the growing population in this area. If this project is not completed, the City will not receive the benefit of the expanded residential capacity that this project would provide. The no build alternative is not considered feasible for these reasons.*

2. Alternative Site Layout – Total Wetland Avoidance: *An alternative site layout was considered as shown on **Figure 5**. The alternative site layout would result in 62 single-family residential homes vs 106 in the proposed, that is 42% reduction. It would*

also result in the loss of approximately 228 multi-family residences vs the proposed. The alternative layout also loses the club house and pool amenities that are present in the proposed project. The Mankato Code of Ordinance requires no less than 2 parking spaces per multi-family unit. The alternative site layout is unable to meet that requirement.

Additional multiple-family and single-family units are needed to meet the growing population in this area. With the reduced housing in the alternative site plan, the City would not meet the demands of the projected growth of 335 to 350 households per year.

Avoidance of Basin 1 could be achieved by installing the culvert outfall upgradient of Basin 1. Due to the existing slope at the edge of Basin 1, scouring would likely occur, leading to sedimentation in Basin 1. This option would have an indirect impact leading to sedimentation and downgradient water quality loss. For the reason stated above is considered not a feasible alternative.

Wetlands (Basins) 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, and 15 are isolated and degraded seasonally flooded basins. These basins receive hydrology primarily from spring rains and snow melt. Development on the property (increased impervious surface) in the vicinity of the wetlands and diversion of stormwater would result in losing the hydrology necessary to maintain the wetland hydrology (water table within 12-inches of the surface for 14 consecutive days during the growing season).

The City of Mankato and City of Eagle Lake have an agreement that as the cities grow together, efforts will be made to direct Eagle Lake's sewage to the Mankato sewage treatment plants. This entails including the necessary sanitary sewer infrastructure into all future development. As part of this plan, this development proposes the installation of sanitary sewer at a depth of 30 to 35 feet to allow for a gravity fed sewer system from Eagle Lake. The cost of this large and deep installation to meet the growth demands is expensive. In November 2022, the Mankato City Council adopted Ordinance No. O-2022-1114-16, creating Mankato City Code Chapter 10, Section 10.65, "Shoreland Overlay District." This ordinance reduced the original concept for this development by approximately 200. The reduction of units and the required depth of the sanitary sewer interceptor, leave the preferred plan as the only viable option to achieve the goals of the city and developer. Further reducing units would render this development and the construction of the interceptor pipe infeasible.

For all of the above reasons, the alternative site plan is not considered a feasible alternative.

Minimization. Both the CWA and the WCA require that all unavoidable impacts to aquatic resources be minimized to the greatest extent practicable. Discuss all features of the proposed project that have been modified to minimize the impacts to water resources (see MN Rules 8420.0520 Subp. 4):

Minimization efforts were included through the design process, including the following:

- Sediment and erosion control procedures will followed as shown in the attached plan set*
- Stormwater ponds were designed to MPCA standards*
- Basin 1 will be impacted to the least extent possible*
- Buffers will be maintained from the Public Water Basin OHWL*
- Equipment will not be stockpiled in Basin 1*
- Disturbed areas will be revegetated as soon as possible*

Off-Site Alternatives. An off-site alternatives analysis is not required for all permit applications. If you know that your proposal will require an individual permit (standard permit or letter of permission) from the U.S. Army Corps of Engineers, you may be required to provide an off-site alternatives analysis. The alternatives analysis is not required for a complete application but must be provided during the review process in order for the Corps to complete the evaluation of your application and reach a final decision. Applicants with questions about when an off-site alternatives analysis is required should contact their Corps Project Manager.

This site was chosen for development because of its proximity to area schools, other residential neighborhoods, and commercial facilities. These parcels are owned by the applicant. All other adjacent properties are either owned by other development firms or private entities that are unwilling to sell. Therefore, the proposed parcels are the only available options for development with access to US Highway 14, TH 22, and CSAH 12, the main arteries in the eastern portion of the City of Mankato.

Sequencing flexibility is applicable to Wetlands (Basins) 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, and 15 per MN Rule 8420.0520, Subpart 7a.A.1

Attachment D

Replacement/Compensatory Mitigation

Complete this part **if** your application involves wetland replacement/compensatory mitigation not associated with the local road wetland replacement program. Applicants should consult Corps mitigation guidelines and WCA rules for requirements.

Replacement/Compensatory Mitigation via Wetland Banking. Complete this section if you are proposing to use credits from an existing wetland bank (with an account number in the State wetland banking system) for all or part of your replacement/compensatory mitigation requirements.

Wetland Bank Account #	County	Major Watershed #	Bank Service Area #	Credit Type (if applicable)	Number of Credits
1720	Blue Earth	32	9	SWC	14.2

Applicants should attach documentation indicating that they have contacted the wetland bank account owner and reached at least a tentative agreement to utilize the identified credits for the project. This documentation could be a signed purchase agreement, signed application for withdrawal of credits or some other correspondence indicating an agreement between the applicant and the bank owner. *However, applicants are advised not to enter into a binding agreement to purchase credits until the mitigation plan is approved by the Corps and LGU.*

Project-Specific Replacement/Permittee Responsible Mitigation. Complete this section if you are proposing to pursue actions (restoration, creation, preservation, etc.) to generate wetland replacement/compensatory mitigation credits for this proposed project.

WCA Action Eligible for Credit ¹	Corps Mitigation Compensation Technique ²	Acres	Credit % Requested	Credits Anticipated ³	County	Major Watershed #	Bank Service Area #

¹Refer to the name and subpart number in MN Rule 8420.0526.

²Refer to the technique listed in *St. Paul District Policy for Wetland Compensatory Mitigation in Minnesota*.

³If WCA and Corps crediting differs, then enter both numbers and distinguish which is Corps and which is WCA.

Explain how each proposed action or technique will be completed (e.g. wetland hydrology will be restored by breaking the tile.....) and how the proposal meets the crediting criteria associated with it. Applicants should refer to the Corps mitigation policy language, WCA rule language, and all associated Corps and WCA guidance related to the action or technique:

N/A

Attach a site location map, soils map, recent aerial photograph, and any other maps to show the location and other relevant features of each wetland replacement/mitigation site. Discuss in detail existing vegetation, existing landscape features, land use (on and surrounding the site), existing soils, drainage systems (if present), and water sources and movement. Include a topographic map showing key features related to hydrology and water flow (inlets, outlets, ditches, pumps, etc.):

N/A

Attach a map of the existing aquatic resources, associated delineation report, and any documentation of regulatory review or approval. Discuss as necessary:

N/A

For actions involving construction activities, attach construction plans and specifications with all relevant details. Discuss and provide documentation of a hydrologic and hydraulic analysis of the site to define existing conditions, predict project outcomes, identify specific project performance standards and avoid adverse offsite impacts. Plans and specifications should be prepared by a licensed engineer following standard engineering practices. Discuss anticipated construction sequence and timing:

N/A

For projects involving vegetation restoration, provide a vegetation establishment plan that includes information on site preparation, seed mixes and plant materials, seeding/planting plan (attach seeding/planting zone map), planting/seeding methods, vegetation maintenance, and an anticipated schedule of activities:

N/A

For projects involving construction or vegetation restoration, identify and discuss goals and specific outcomes that can be determined for credit allocation. Provide a proposed credit allocation table tied to outcomes:

N/A

Provide a five-year monitoring plan to address project outcomes and credit allocation:

N/A

Discuss and provide evidence of ownership or rights to conduct wetland replacement/mitigation on each site:

N/A

Quantify all proposed wetland credits and compare to wetland impacts to identify a proposed wetland replacement ratio. Discuss how this replacement ratio is consistent with Corps and WCA requirements:

N/A

By signature below, the applicant attests to the following (only required if application involves project-specific/permittee responsible replacement):

- All proposed replacement wetlands were not:
 - Previously restored or created under a prior approved replacement plan or permit
 - Drained or filled under an exemption during the previous 10 years
 - Restored with financial assistance from public conservation programs
 - Restored using private funds, other than landowner funds, unless the funds are paid back with interest to the individual or organization that funded the restoration and the individual or organization notifies the local government unit in writing that the restored wetland may be considered for replacement.
- The wetland will be replaced before or concurrent with the actual draining or filling of a wetland.
- An irrevocable bank letter of credit, performance bond, or other acceptable security will be provided to guarantee successful completion of the wetland replacement.
- Within 30 days of either receiving approval of this application or beginning work on the project, I will record the Declaration of Restrictions and Covenants on the deed for the property on which the replacement wetland(s) will be located and submit proof of such recording to the LGU and the Corps.

Applicant or Representative: N/A

Title:

Signature: N/A

Date:



Standard Credit Withdrawal Form

Minnesota Wetland Bank Program

(Incomplete forms may be returned unprocessed)

1. Credit User		This space for BWSR use only.
Name: John Mesenbrink	Organization/Company (if any): Mesenbrink Construction	
Address: 7765 175 th Street Prior Lake, MN 55372	Phone: 612-968-3800	
	E-mail: jemmbc@mesenbrinkconstruction.com	
If others should receive withdrawal verification email, please include their email below (e.g., Consultants, partners, etc.):		

2. Wetland Impact Information			
Project Name: Mesenbrink Mixed-Use Development		Project Type: Other	ACRES of Impact: 7.1
City (if applicable): Mankato	County: Blue Earth	Sec/Twp/Range: (Project Center) Sec. 15 T. 108N R. 26W	Major Watershed No./Bank Service Area (BSA): 32 / 9
WCA LGU Name:		Majority Impact Wetland Type: 1 - Seasonally Flooded Basin	Majority HGM Class: Unknown
Corps of Engineers Letter/Email Received? ☒ Yes ☐ No		If Yes, Corps File No.: (e.g. 2021-00101-ABC) MVP-2021-01197-DAS	If Yes, is Corps Replacement Required? ☐ Yes ☒ No ☐ Unknown
Comments: Corps regulated impacts not >0.01 acre			

3. Credits to be Withdrawn				
Bank Account No./Name: 1720		Bank County: Blue Earth	Bank BSA: 9	
Credit Subgroup	Wetland Type/Plant Community Type	Federally Approved?	Cost per Credit	Credit Amounts
C	4 - Deep Marsh	Yes	\$65,000	14.2000
---Select---	---Select---	---Select---	\$	
---Select---	---Select---	---Select---	\$	
---Select---	---Select---	---Select---	\$	
---Select---	---Select---	---Select---	\$	
Per Credit Withdrawal Fee by BSA			Total Credits: 14.2000	
Enter Bank Account's BSA			Withdrawal Fee and hit Tab key: (Withdrawal Fee X total credits)	
BSA 1 \$520	BSA 6 \$1,083	\$2,628.00	Withdrawal Fee:	\$37,317.60
BSA 2 \$371	BSA 7 \$1,992	Easement Stewardship Fee:	(Easement Stewardship fee x total credits)	
BSA 3 \$725	BSA 8 \$2,577	\$302	Stewardship Fee:	\$4,288.40
BSA 4 \$1,412	BSA 9 \$2,628		Total Fees:	\$41,606.00
BSA 5 \$685	BSA 10 \$3,099			

Please make checks payable to the Minnesota Board of Water and Soil Resources. BWSR does not accept cash.

Project Name: Mesenbrink Mixed-Use Development

After completing all necessary fields, select "Request Signatures" option in the Home tab of your toolbar to convert your agreement to a PDF version and add your digital signature. See these [instructions](#) if you do not know how to create a digital signature.

4. WCA Authorization *(Must include representative's name and email address)*

By signing below, the identified Wetland Conservation Act Local Government Unit (LGU) representative attests that the LGU has approved the use of the credits in Box 3 for wetland replacement/mitigation.

WCA LGU:

Representative's Name:

Email Address:

Signature:

Date:

5. Other Agency/Program Authorization *(Must include representative's name and email address)*

By signing below, the identified agency representative attests that the agency has approved the use of the credits in Box 3 for wetland replacement/mitigation.

Agency:

Representative's Name:

Email Address:

Signature:

Date:

6. Credit User Signature

By signing below the credit user attests that they have secured use of the credits in Box 3 from the account holder for wetland replacement/mitigation.

Signature:

Date:

7. Account Holder Signature *(Must include seller/manager name and email address)*

By signing below the account holder authorizes BWSR to withdraw the credits identified in Box 3 from their account to satisfy wetland replacement/mitigation requirements for the credit user indicated in Box 1. The account holder attests that the identified credits have not been sold or used by a different credit user.

Seller/Manager:

Email Address:

Signature:

Date:

SEND COMPLETED FORM AND FEE PAYMENT TO:

Wetland Bank Administration
Minnesota Board of Water and Soil Resources
520 Lafayette Road North
Saint Paul, MN 55155

**Mesenbrink Mixed-Use Development
Bank #1720 – Church Farm**

**PURCHASE AGREEMENT
FOR
WETLAND BANKING CREDITS**

THIS AGREEMENT is made this **29th** of **May 2024** between

Andy Walser (Seller) and **John Mesenbrink** (Buyer).

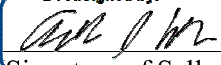
1. Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller, the wetland banking credits (Credits) from mitigation bank #1720 as listed below:

Credits to be Sold					
Credit Subgroup	Wetland Type/Plant Community Type		Cost per Credit	Credit Amounts	Purchase Amount
C	Deep Marsh		\$65,000	14.2	\$923,000
TOTAL:				14.2	\$923,000
Per Credit Withdrawal Fee by BSA			Enter the Withdrawal Fee for the BSA of the account:		
BSA 1 \$520	BSA 6 \$1,083				(Withdrawal Fee x total credits)
BSA 2 \$371	BSA 7 \$1,992	2,628	Withdrawal Fee:	\$37,317.60	
BSA 3 \$725	BSA 8 \$2,577	Easement Stewardship Fee:			(Easement Stewardship fee x total credits)
BSA 4 \$1,412	BSA 9 \$2,628	\$302 per credit	Stewardship Fee:	\$4,288.40	
BSA 5 \$685	BSA 10 \$3,099	Total Fees:			\$41,606
BWSR fee policy: http://www.bwsr.state.mn.us/wetlands/wetlandbanking/fee_and_sales_data/Wetland_Banking_Fee_Policy_Effective_June1_2017.pdf					

2. Seller represents and warrants as follows:
- The Credits are deposited in an account in the Minnesota Wetland Bank administered by the Minnesota Board of Water and Soil Resources (BWSR) pursuant to Minn. Rules Chapter 8420.0700-.0755.
 - Seller owns the Credits and has the right to sell the Credits to Buyer.
3. Buyer will purchase from the Seller a total of **14.2** wetland credits at a rate of **\$65,000 per credit**. The Buyer will pay the Seller a total of **\$923,000** for the Credits, as follows:
- \$50,000 as earnest money, to be paid when this Agreement is signed; and
 - The balance of \$873,000 to be paid on the Closing Date listed below (Line 5).

Mesenbrink Mixed-Use Development
Bank #1720 – Church Farm

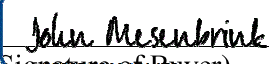
4. Buyer agrees to pay a withdrawal fee of **\$37,317.60** and Easement Stewardship Fee of **\$4,288.40** to the State of Minnesota. The Buyer will execute a check made out for this amount, payable to the **Board of Water and Soil Resources**, at the time that the permit application is approved by the LGU.
5. The closing of the purchase and sale shall occur upon approval of the plat or no later than April 15th, 2025. Upon payment of the balance of the purchase price, Seller will sign a fully executed Application for Withdrawal of the Credits in the form specified by BWSR, provide a copy of the Application for Withdrawal to the Buyer and forward the same to the BWSR along with the check for the Withdrawal Fee.
6. Buyer will apply to Blue Earth County (LGU) for approval of a replacement plan utilizing the Credits as the means of replacing impacted wetlands. If the LGU does not approve the Buyer’s application for a replacement plan utilizing the Credits, then either Buyer or Seller may cancel this Agreement by giving written notice to the other. In this case neither Buyer nor Seller shall have any further obligations under this Agreement.

DocuSigned by:


(Signature of Seller)

May 29, 2024

(Date)

DocuSigned by:


(Signature of Buyer)

June 5, 2024

(Date)



Landowner Statement and Contractor Responsibility For Work in Wetlands or Public Waters



MN Statutes Sections 103G.2212 and 103G.241 stipulate that an agent or employee of another may not:

- 1) drain, excavate, or fill a wetland, wholly or partially; or
- 2) construct, reconstruct, remove, or make any change in any reservoir, dam, or the course, current, or cross-section of any public water;

unless the agent or employee has obtained a signed statement from the property owner stating that any permit or wetland replacement plan required for the work has been obtained, or that a permit or replacement plan is not required; **AND** this statement is mailed to the appropriate office with jurisdiction over the wetland or public water prior to initiating the work (see next page for information on where to send this notification).

This form is a notification only and is not an application or authorization for any activities described in it.

1. PROJECT INFORMATION

Project will affect (check all that apply):

☒ Lake, Watercourse, or Public Waters Wetland ☒ Non-Public Waters Wetland ☐ Wetland of Unknown Jurisdiction

Address or description of project location (attach map if necessary):

Legal address

Mankato, MN 56001 (See Location Map)

County	Gov't Lot(s)	Quarter Section(s)	Section(s)	Township(s)	Range(s)	Lot, Block, Subd.
Blue Earth			15	108N	26W	

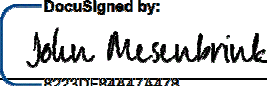
Description of proposed work (include sketch and/or attach additional pages if needed):

*Mesenbrink Construction proposes the construction of a mixed-use development located on approximately 105 acres in Blue Earth County (to be annexed into the City of Mankato). The location of the Proposed Project is depicted on **Figure 1**, "Regional Location," and **Figure 2**, "USGS Location." Mesenbrink Construction is proposing to develop the property from west to east starting with retail/residential units on the west side of the property. Then transition into apartment units in the middle of the development. Finishing with single family homes on the east side of the property. The development plans for the Proposed Project are depicted on **Figure 3**, "Site Layout Map." Construction is anticipated to commence in 2024, with full build-out completed over the course of five to ten years, depending on economic conditions.*

2. LANDOWNER STATEMENT

I certify that, as the owner of the property listed on this form (check one):

- ☒ I have obtained all permits or approvals required to perform the work described above.
☐ No permits or approvals are required for this work.

Property Owner (Print Name) John Mesenbrink Mesenbrink Construction		Address 7765 175th Street Prior Lake, MN 55372	
Signature  DocuSigned by: 8223DF84A47A478...		Date June 6, 2024	Phone Number and E-mail Address (Optional) (612) 968-3800

3. CONTRACTOR VERIFICATION

By signing below, I verify that I have received a signed copy of this form and will be performing the indicated work as described above.

Company and Individual Performing Proposed Work (Print)	Address	
Signature	Date	Phone Number and E-mail Address (Optional)

Note: The contractor is responsible for ensuring this form is mailed to the appropriate office when complete.

This statement is invalid if any of the above information is not supplied or is inaccurate. Work in violation of this notification requirement is a separate and independent offense from other violations of Minnesota Statutes chapter § 103G and is a misdemeanor punishable by fines up to \$1,000 and/or 90 days in jail. The State Department of Natural Resources (DNR) Commissioner also has the authority to require restoration of any work done without the necessary permits or approvals or work that is beyond what was authorized.

4. INFORMATION AND RESOURCES

A Wetland Conservation Act (WCA) replacement plan is required for any wetland draining, excavation, or filling activity that is not exempt under Minnesota Rules Chapter 8420.0420. A DNR Waters permit is required for any work in public waters.

National wetland inventory maps are available for review at the County Soil and Water Conservation District (SWCD) office and online at <http://www.fws.gov/wetlands/Data/Mapper.html>. Many wetlands are not identified on the maps but are still restricted from draining, excavating, or filling. If you are unsure the proposed work will affect a wetland, contact your local government unit(LGU) or SWCD for assistance.

Public Waters of the State of Minnesota include the channel to the top of the channel bank for watercourses and the basin from the ordinary high water level waterward for public waters (i.e. lakes) and public waters wetlands. Public waters inventory maps are available for review at the County Auditor's office, DNR Division of Waters regional offices, and online at http://www.dnr.state.mn.us/waters/watermgmt_section/pwi/download.html.

General information about public waters, wetlands, and related regulations are available on the DNR website at <http://mndnr.gov> and the MN Board of Water and Soil Resources (BWSR) website at <http://www.bwsr.state.mn.us>.

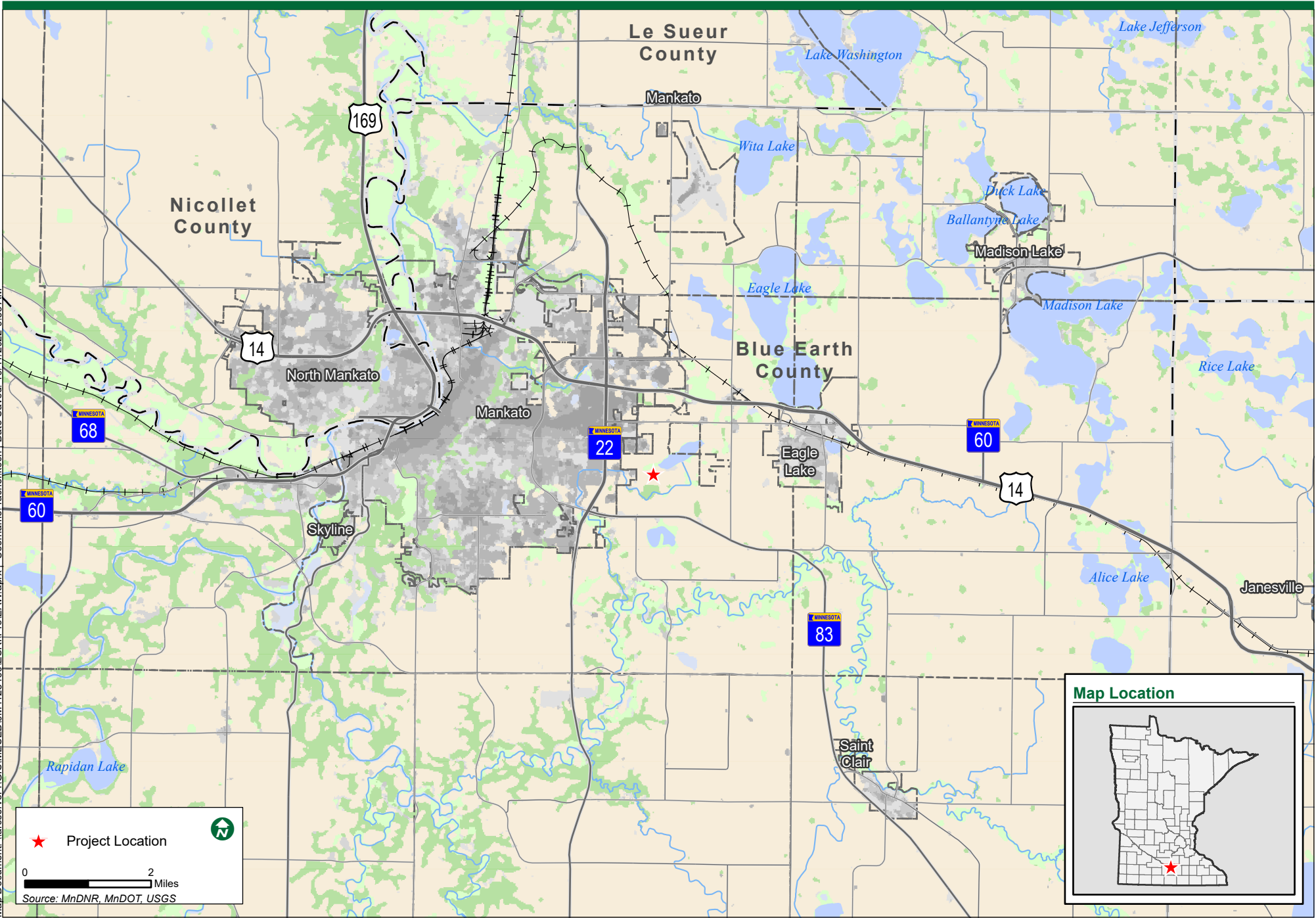
5. WHERE TO SEND THIS NOTIFICATION

- For work in public waters (lake, watercourse, or public waters wetland), send this completed form to the DNR Regional Enforcement Office serving the project's area. See below for DNR regional office information. A map of DNR regions can be found on the DNR website at: http://files.dnr.state.mn.us/aboutdnr/dnr_regions.pdf
- For work in any wetland that is not a public waters wetland, send this completed form to the WCA LGU with jurisdiction over the project area. The LGU is usually the County or SWCD, except in urban areas the City is often the LGU. Contact any of these local governments or BWSR for assistance. BWSR also maintains a list of LGUs on its website at: <http://www.bwsr.state.mn.us/directories/WCA.pdf>.
- If it is not known if the wetland is a public waters wetland, send the completed form to both the DNR Regional Enforcement Office and the WCA LGU.

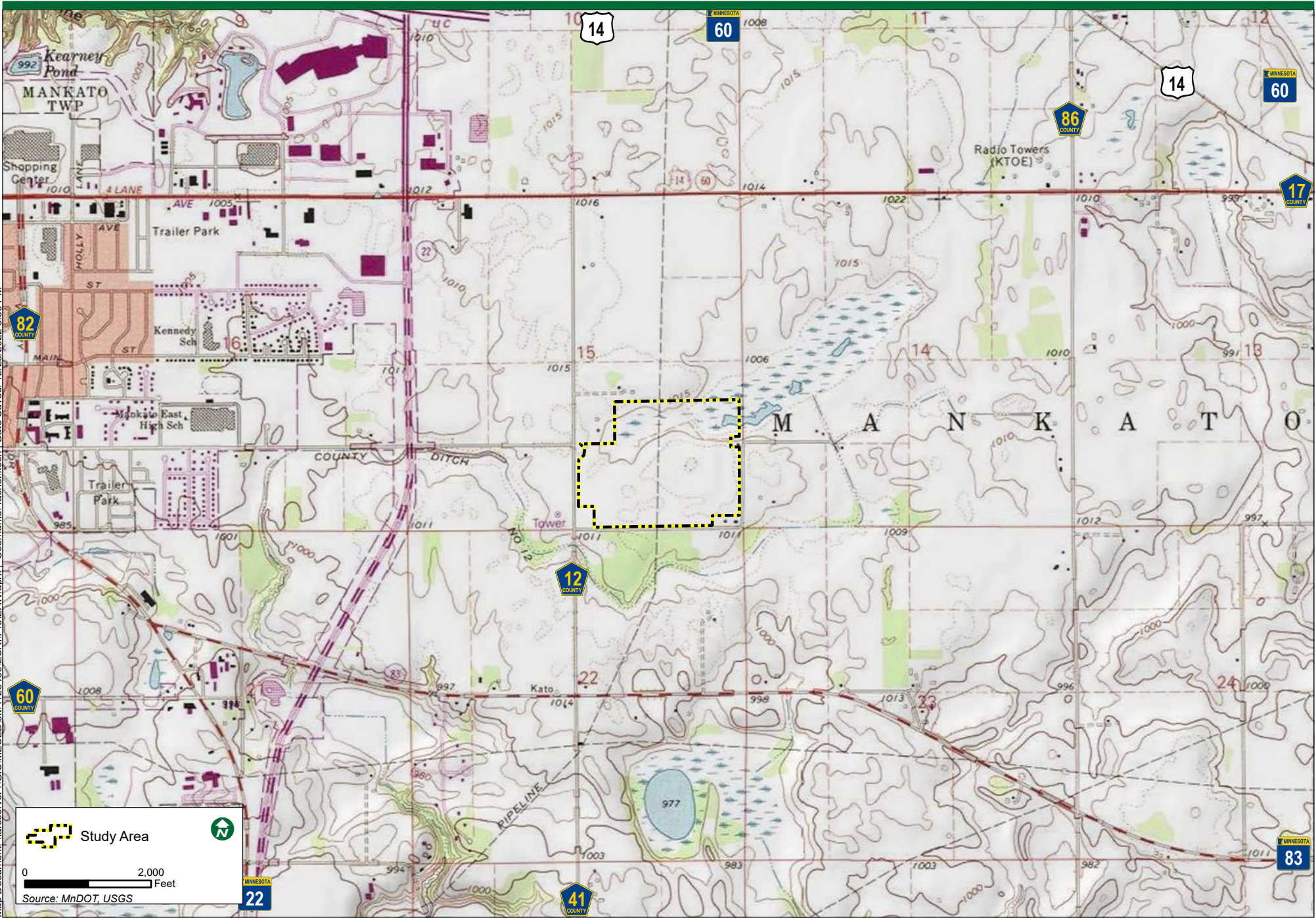
Department of Natural Resources Regional Offices

<u>Northwest Region:</u> 2115 Birchmont Beach Rd. NE Bemidji, MN 56601 Phone: 218-308-2700	<u>Northeast Region:</u> 1201 E. Hwy. 2 Grand Rapids, MN 55744 Phone: 218-327-4455	<u>Central Region:</u> 1200 Warner Road St. Paul, MN 55106 Phone: 651-259-5800	<u>Southern Region:</u> 261 Hwy. 15 South New Ulm, MN 56073 Phone: 507-359-6000
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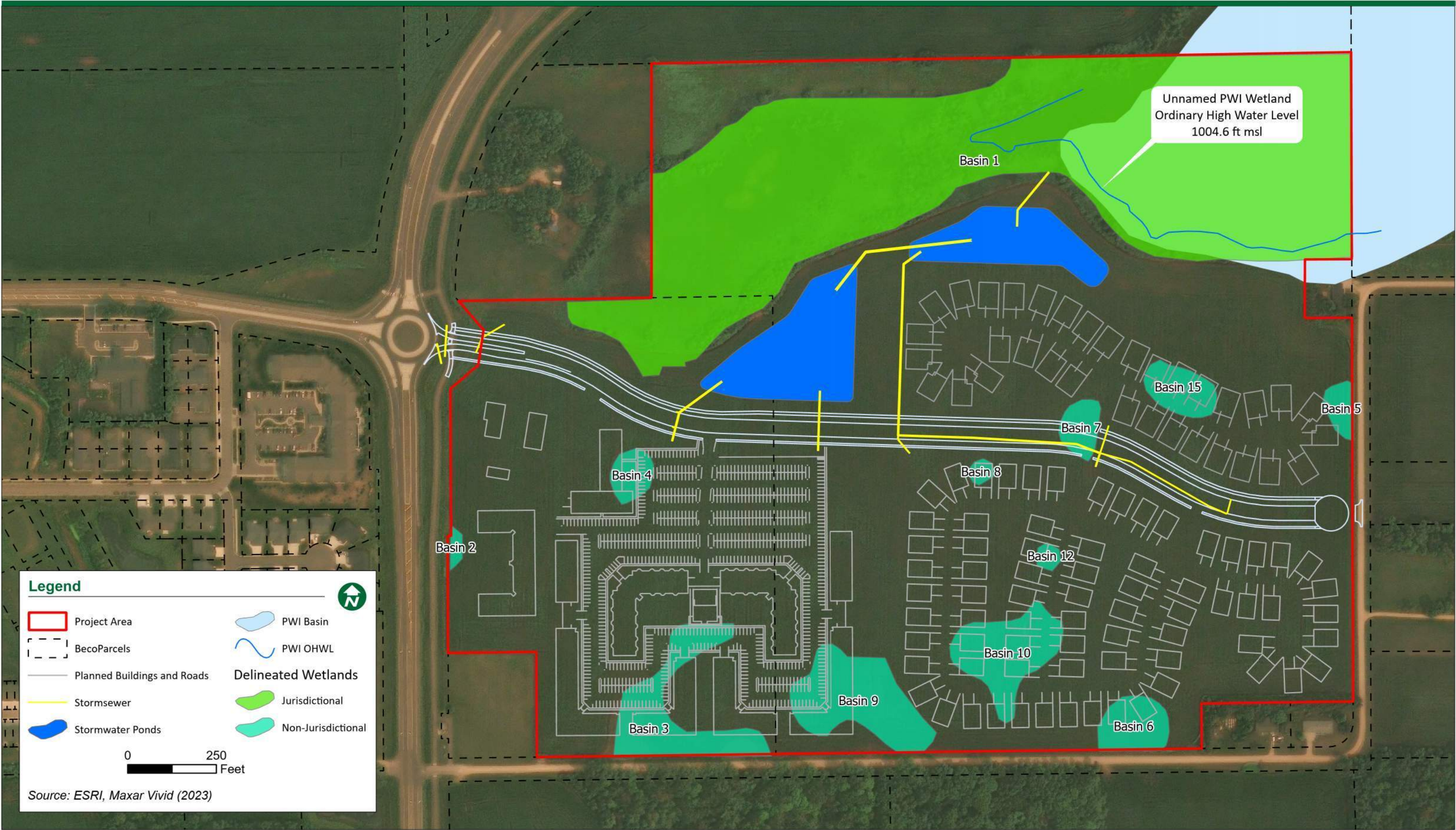
Appendix



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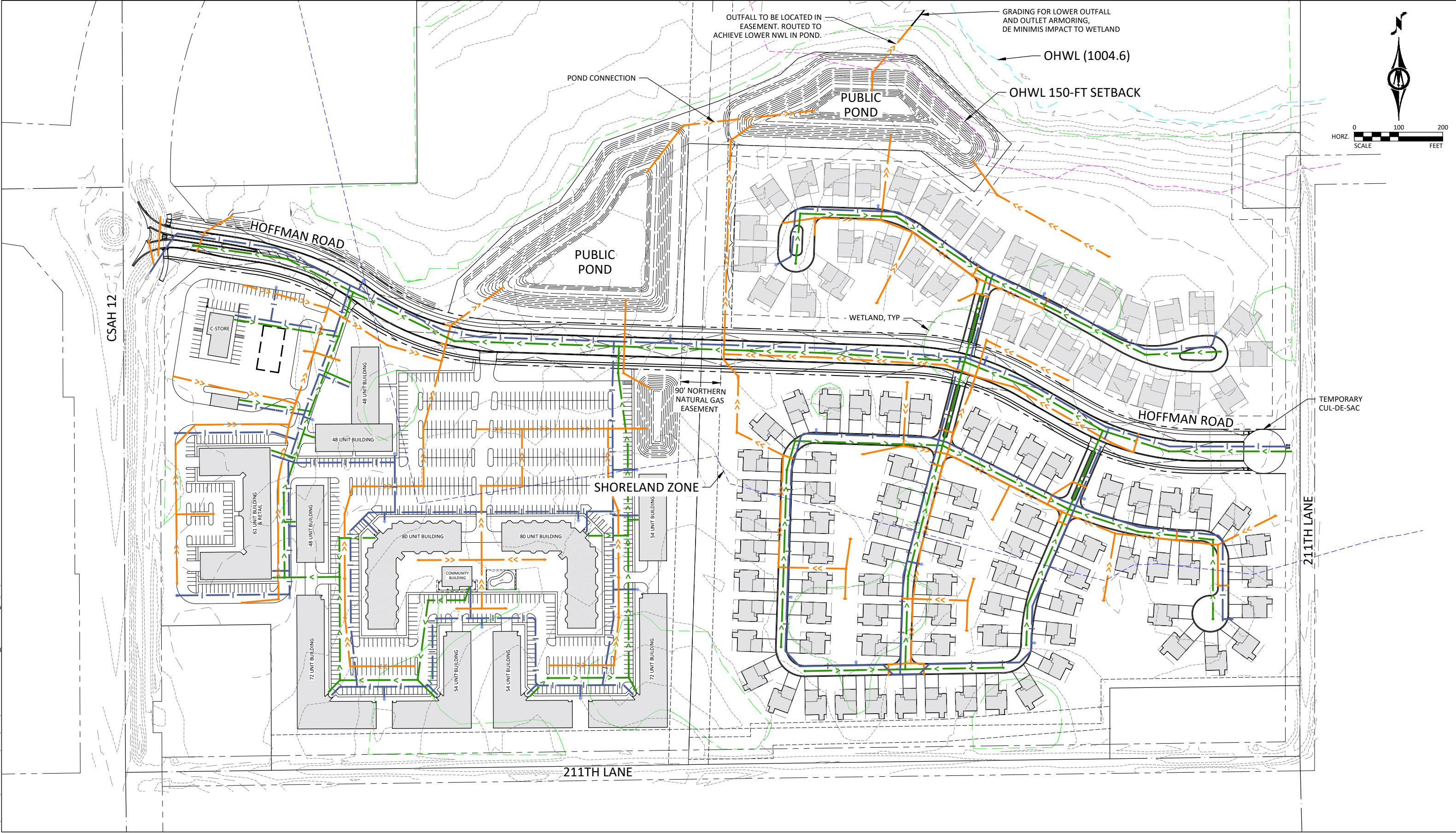


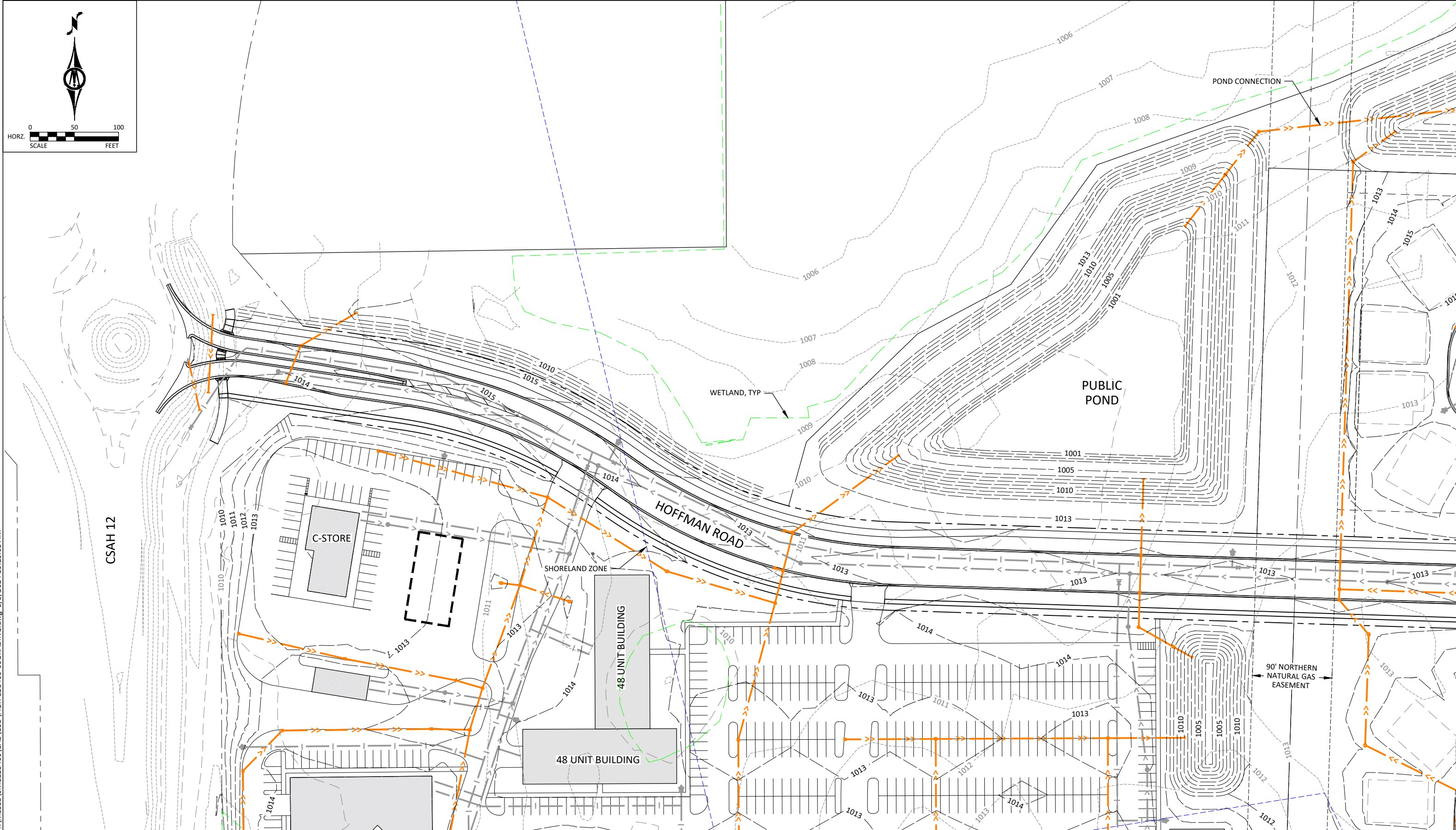


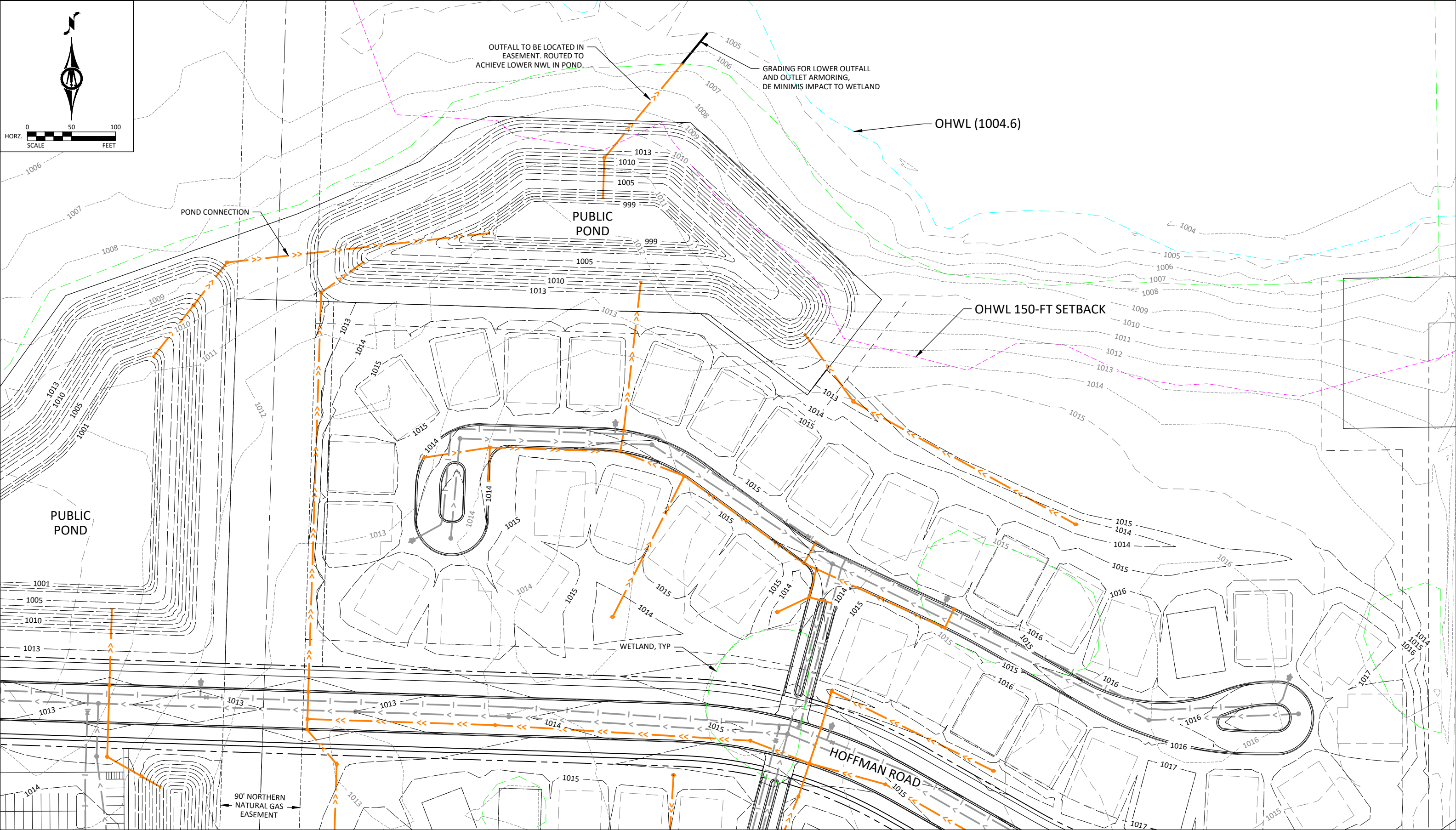


Unnamed Lake Water Surface Elevation Comparison								
Model	Return Frequency	Node	Stor-19	Jun-04	Jun-06	Jun-13	Jun-07	Jun-08
		Location / Crossing	Unnamed Lake	Field Entrance	CSAH 12	Prairie Rose Drive	Prairie Wing Drive	Highway 22
Historical Model (Pre-2022 Conditions)	24-HR	5-yr	1005.72	1005.57	1002.47	1001.38	1001.00	999.58
		10-yr	1006.00	1005.97	1003.49	1002.02	1001.51	999.91
		25-yr	1006.42	1006.83	1005.01	1002.97	1002.26	1000.34
		50-yr	1006.78	1007.56	1006.21	1003.72	1002.85	1000.63
		100-yr	1007.16	1008.34	1007.41	1004.55	1003.48	1000.91
		500-yr	1008.15	1011.25	1010.33	1006.43	1004.97	1001.54
	48-HR	5-yr	1005.81	1005.67	1002.38	1001.33	1000.96	999.55
		10-yr	1006.05	1005.94	1003.17	1001.81	1001.34	999.81
		25-yr	1006.45	1006.55	1004.40	1002.58	1001.96	1000.17
		50-yr	1006.79	1007.12	1005.42	1003.22	1002.47	1000.45
		100-yr	1007.17	1007.74	1006.50	1003.90	1002.99	1000.71
		500-yr	1008.18	1010.06	1009.09	1005.65	1004.38	1001.32
	72-HR	5-yr	1005.81	1005.51	1001.78	1000.98	1000.68	999.37
		10-yr	1006.05	1005.83	1002.43	1001.39	1001.02	999.62
		25-yr	1006.42	1006.27	1003.43	1002.03	1001.53	999.95
		50-yr	1006.75	1006.61	1004.26	1002.55	1001.96	1000.20
		100-yr	1007.11	1007.02	1005.16	1003.12	1002.41	1000.44
		500-yr	1008.04	1008.42	1007.40	1004.60	1003.56	1000.98
Existing Model (Includes Groh Farm & Generations Creek Subdivisions)	24-HR	5-yr	1005.80	1005.63	1002.48	1001.39	1001.00	999.59
		10-yr	1006.09	1006.02	1003.50	1002.03	1001.51	999.91
		25-yr	1006.52	1006.87	1005.02	1002.97	1002.25	1000.33
		50-yr	1006.89	1007.53	1006.22	1003.72	1002.84	1000.62
		100-yr	1007.29	1008.37	1007.42	1004.55	1003.47	1000.90
		500-yr	1008.31	1011.28	1010.32	1006.42	1004.95	1001.52
	48-HR	5-yr	1005.90	1005.76	1002.41	1001.35	1000.97	999.56
		10-yr	1006.15	1006.04	1003.19	1001.82	1001.34	999.81
		25-yr	1006.56	1006.61	1004.42	1002.59	1001.96	1000.17
		50-yr	1006.92	1007.17	1005.44	1003.23	1002.46	1000.44
		100-yr	1007.31	1007.79	1006.52	1003.90	1002.99	1000.70
		500-yr	1008.35	1010.13	1009.10	1005.65	1004.36	1001.30
	72-HR	5-yr	1005.90	1005.59	1001.81	1000.99	1000.70	999.38
		10-yr	1006.14	1005.91	1002.46	1001.40	1001.03	999.63
		25-yr	1006.53	1006.37	1003.46	1002.04	1001.54	999.96
		50-yr	1006.86	1006.73	1004.30	1002.57	1001.96	1000.20

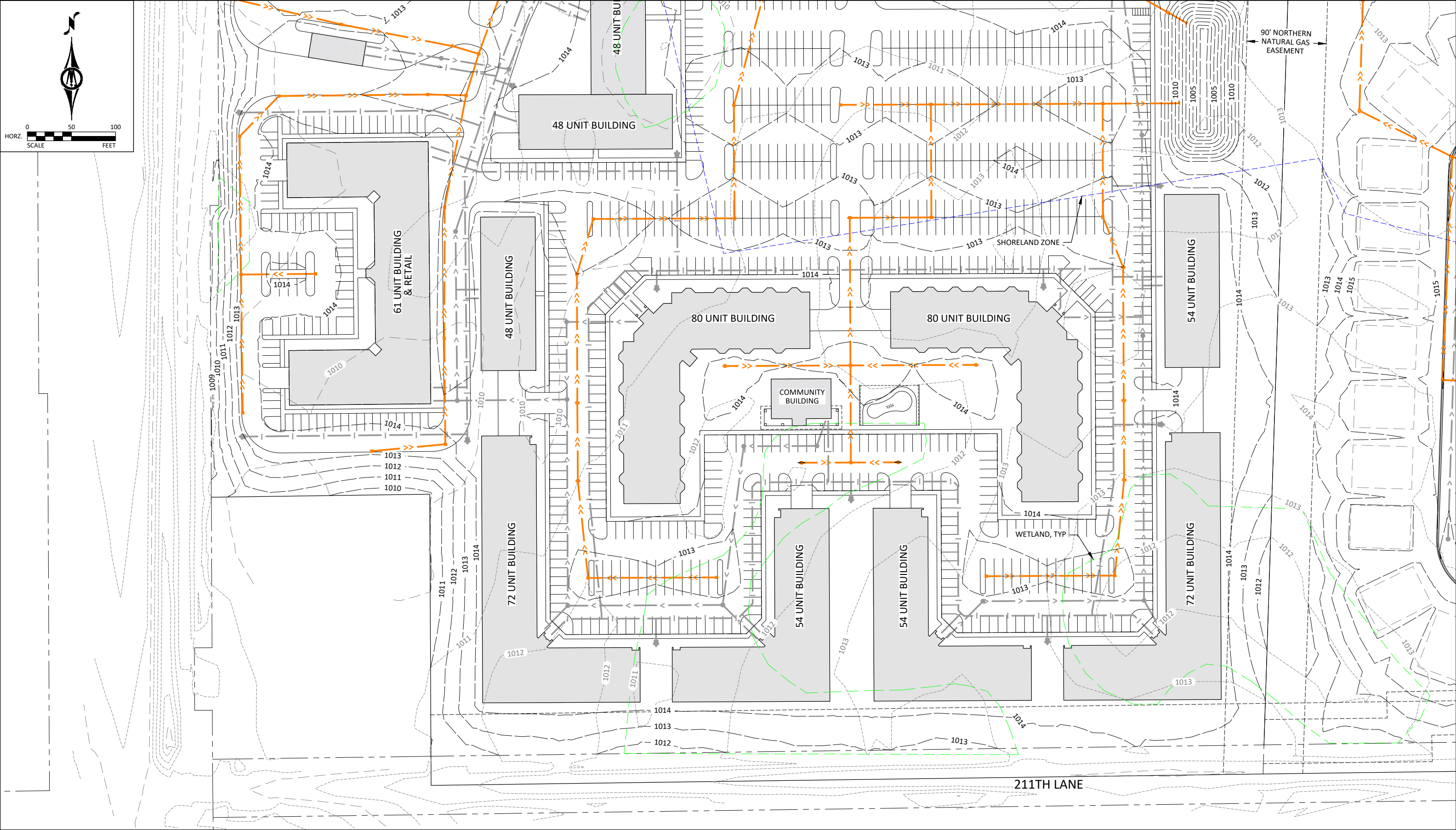
		100-yr	1007.23	1007.12	1005.19	1003.13	1002.41	1000.44
		500-yr	1008.19	1008.51	1007.43	1004.61	1003.56	1000.98
Proposed Model (Mesenbrink Development)	24-HR	5-yr	1005.93	1005.73	1002.36	1001.31	1000.94	999.54
		10-yr	1006.24	1006.08	1003.36	1001.91	1001.42	999.86
		25-yr	1006.71	1006.90	1004.83	1002.82	1002.14	1000.27
		50-yr	1007.11	1007.55	1006.01	1003.53	1002.70	1000.55
		100-yr	1007.53	1008.34	1007.19	1004.31	1003.29	1000.83
		500-yr	1008.63	1011.20	1009.94	1006.06	1004.70	1001.43
	48-HR	5-yr	1006.04	1005.86	1002.31	1001.27	1000.91	999.51
		10-yr	1006.32	1006.17	1003.07	1001.72	1001.26	999.76
		25-yr	1006.76	1006.68	1004.27	1002.46	1001.85	1000.11
		50-yr	1007.14	1007.23	1005.26	1003.06	1002.34	1000.38
		100-yr	1007.56	1007.83	1006.31	1003.69	1002.84	1000.63
		500-yr	1008.67	1010.09	1008.79	1005.34	1004.14	1001.22
	72-HR	5-yr	1006.33	1009.45	1006.30	1003.40	1002.42	1000.34
		10-yr	1006.65	1011.33	1007.61	1004.23	1003.03	1000.62
		25-yr	1007.16	1014.08	1009.43	1005.32	1003.88	1000.97
		50-yr	1007.58	1015.28	1010.84	1006.13	1004.60	1001.25
		100-yr	1008.03	1016.03	1011.87	1006.81	1005.38	1001.53
		500-yr	1009.14	1017.06	1013.39	1008.37	1007.28	1002.66

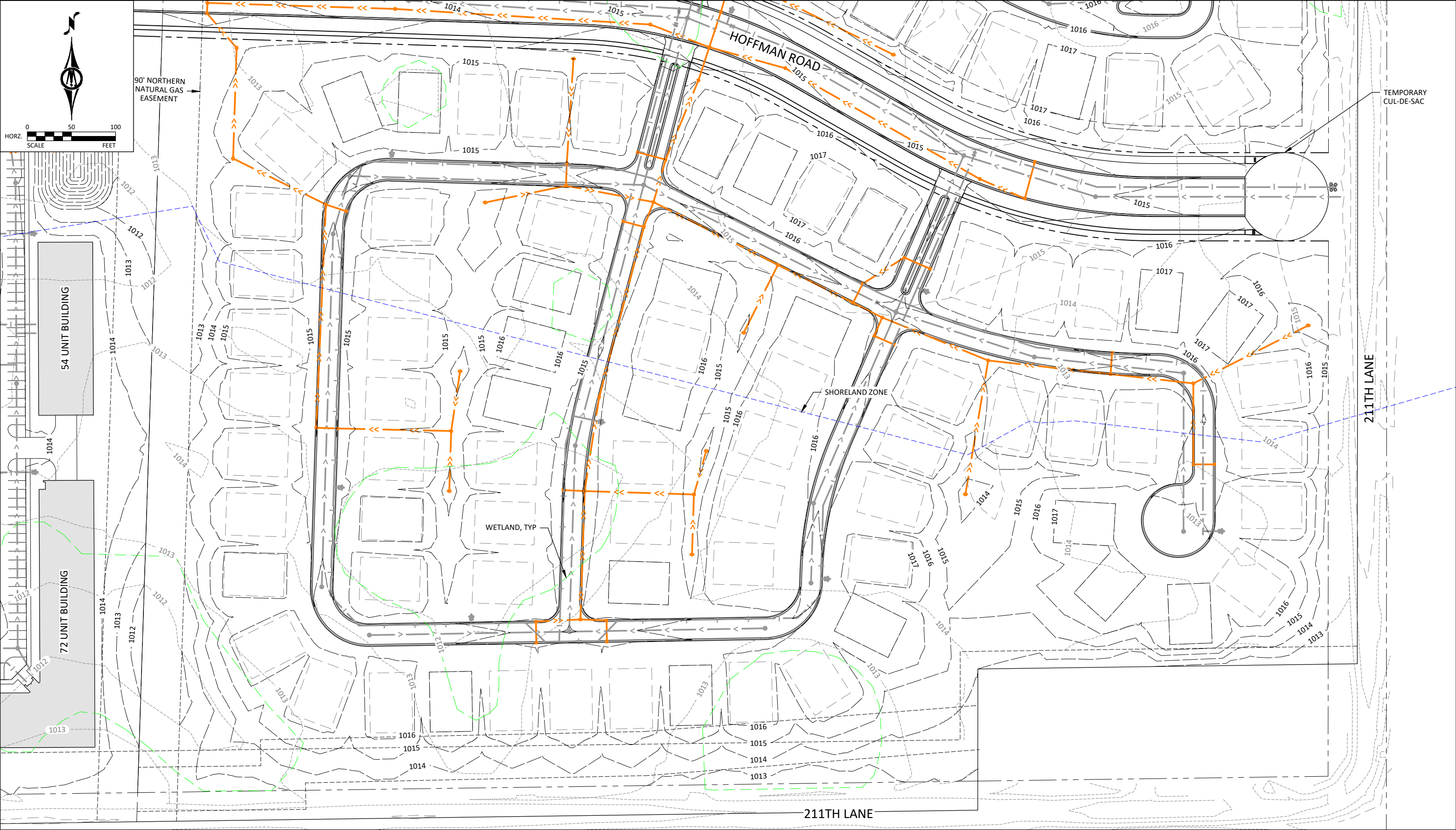






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Meeting Date: 07/24/2024

Title

CY29-24

Request of APX Construction Group for a certificate of design compliance for exterior modifications to a structure located in the Highway Gateway Overlay district. The subject property is described as Lot D, Block 1, except the north 15' of right of way, Scheurer's Sunray Addition. (1531 Madison Avenue, Blue Earth County PID R010916101004).

The final action for this item will be the Planning Commission on July 24, 2024.

Applicant

The applicant is APX Construction Group.

Request

The applicant is requesting a review for a certificate of design compliance for exterior modifications to a structure located in the Highway Gateway Overlay district.

Location

The subject property is described as Lot D, Block 1, except the north 15' of right of way, Scheuer's Sun.

Zoning

The property is zoned B-1, Community Business District.

Environmentally Sensitive Areas

There are no known environmentally sensitive areas known.

Public Utilities

The site is served by public utilities.

City Code

Mankato City Code Section 10.48 subd. 3 regarding the Highway Gateway Overlay District can be found here:
https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTVCODI_S10.48GTGAOVDI

Site Plan Review Comments

The Site Plan and Traffic Advisory Committee met on July 9th, 2024 and submitted the following comments:

1. If applicant is reconstructing the parking lot, a drainage plan will need to be provided. The driveways located on Belle Ave can be consolidated if pavement improvements related to a parking lot reconstruction are being conducted. *We are not currently reconstructing the parking lot.*
2. Applicant should be aware if each suite is going to have their own meter, we would want that process to begin as soon as possible. The 2-inch Meter located on the property currently is going to be tested this week. Applicant should contact Carie Becker at 507-387-8520 for further information. *Noted. We will be hiring separate meters and will process accordingly.*
3. The suites address numbers that will be assigned will be suite 100 for APX and suite 200 for Herdstar. City of Mankato *approved of suite numbers*
4. If you have not already done so, please log in to the online portal and make payment for the notification fees from this project. *Noted.*

Review

The applicant, APX Construction Group, is requesting a review for a certificate of design compliance for an existing structure in the Highway Gateway Overlay district. The subject property is described as Lot D, Block 1, except the north 15' of right of way, Scheuer's Sun.

The exterior work will be under 500,000 dollars, per Mankato City Code 10.48, this project is only required to be reviewed by the Planning Commission and will not need to be forwarded on to the City Council for review.

The property is located in the Highway Gateway District and requires a Certificate of Design Compliance. As with other construction in the Highway Gateway Overlay District, the construction of new buildings requires a Certificate of Design Compliance to ensure that all construction activities within the District will enhance the visual and aesthetic character of the Gateways in accordance with the Urban Design Guidelines adopted as part of the City's Land Use Plan. The Highway Gateway Overlay District is intended to promote high quality design in Mankato's major entryways into the City. The design features and standards are intended to create a positive first impression upon entering the City, and to establish an image and character that is uniquely Mankato's.

The previous use of the property was Johnson Outdoors until November 2023. The future use of the building will need to conform to the uses

in the underlying zoning district.

The applicant is utilizing the existing building and adding new exterior finishes. There are no proposed additions to the building. The exterior finishes being proposed are metal panels that are applied horizontally and vertically, stone panels in the shade Silver Shadow, and existing brick stained gray.

The proposed rendering also shows some vertical aspects to the building by implementing building appendages and different building height elevations. They are also proposing adding a skylight.

The floor plan for the building shows future tenant space, offices, bathrooms, and storage and mechanical spaces. There will be a main level and a lower level in this building.

Findings

Staff respectfully find the following:

1. The request is in keeping with the comprehensive planning policies of the City as the underlying land use plan identifies this parcel as "commercial."
2. The proposal does not interfere with or diminish the use of property in the immediate vicinity.
3. The proposal is currently served by public facilities and services and will continue to be.
4. The proposal does not cause undue traffic congestion as there are no changes in the number of employees which would require additional parking, and no other changes are proposed to the site access, or traffic patterns.
5. There are no known historical or architectural resources on the site.
6. There are no known natural or environmental features on the site.
7. It will not cause a negative cumulative effect and effect on the City as a whole as the current and future use will need to comply with city code.
8. To the extent known, the development conforms with all other applicable regulations of the district, and other applicable ordinances.
9. The proposal will not jeopardize the public's health, safety, or general welfare.
10. The property is located in the Highway Gateway Overlay District and the proposed value of the project does not exceed \$500,000 by Mankato City Code Chapter 10.48, this project only requires review of the Planning Commission.

Recommendation

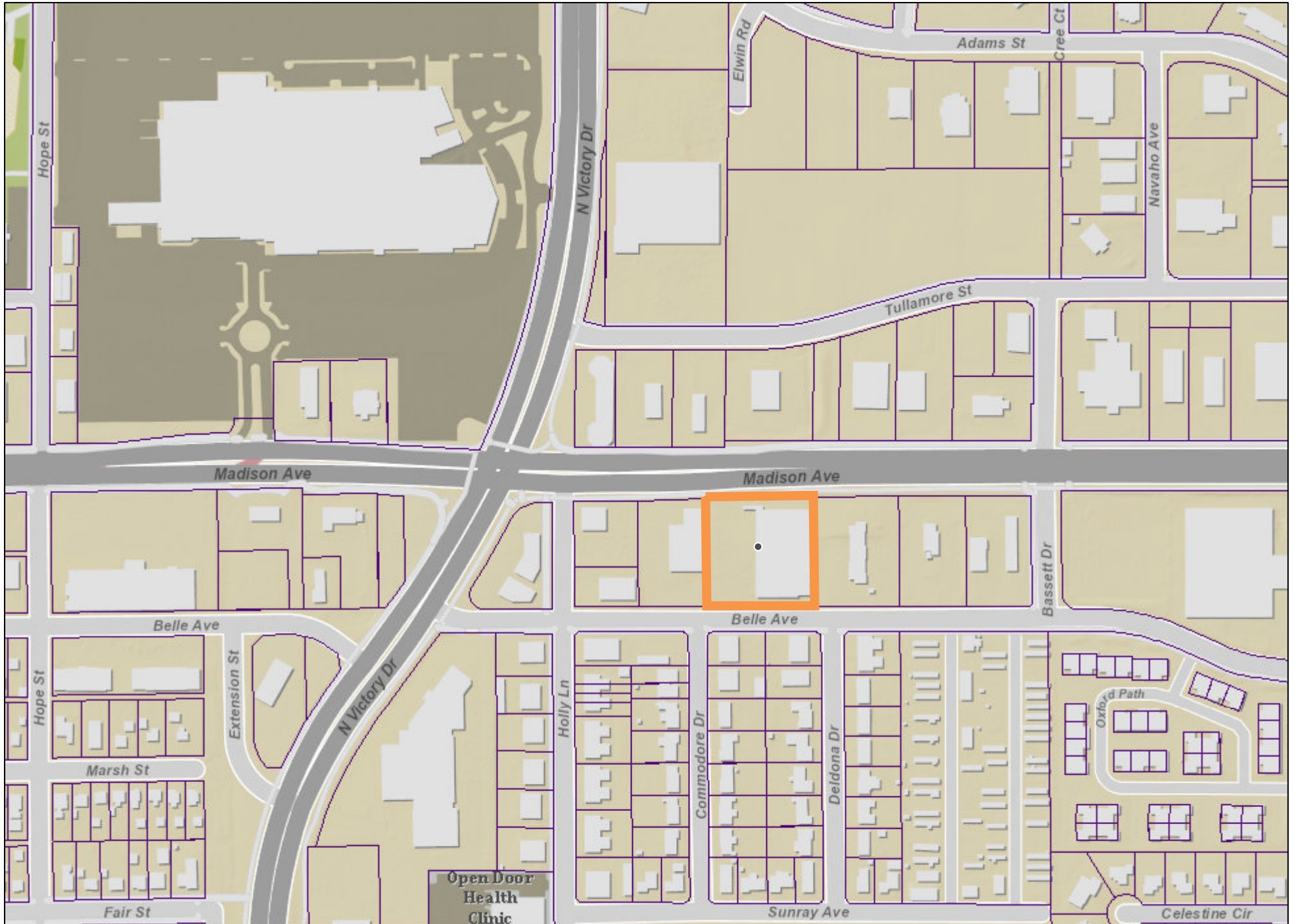
Staff recommends the approval of the certificate of design compliance with the following conditions:

1. The elevations shall conform to the submitted elevations approved by the Planning Commission.
2. A sign permit will be required for all proposed exterior signage and shall adhere to Mankato City Code Section 10.87.
3. All new lighting fixtures shall conform to Mankato City Code Section 10.89.
4. All new exterior finishes shall conform to the Mankato City Code. Exterior architectural metal panels shall have concealed fasteners and shall not be exposed.

Attachments

General Location Map
Aerial Location Map
Site Plan
Exterior Elevations
Renderings North/East
Renderings South
Material Sample Board
Floor Plans

General Location Map



Date: July 2024

Author:

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Aerial Map

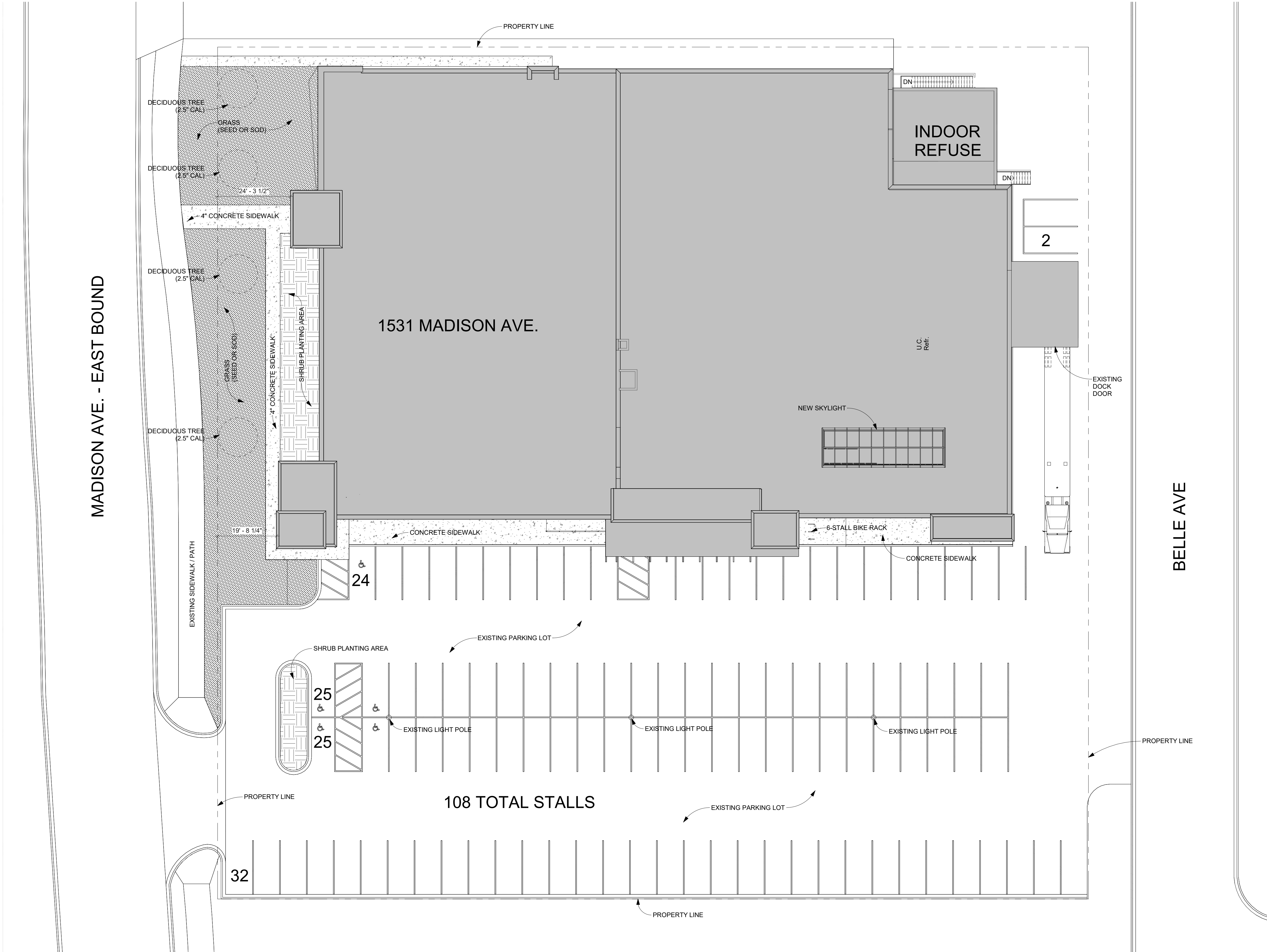


Date: July 2024

Author:

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6/25/2024 12:50:09 PM



1 ARCHITECTURAL SITE PLAN
AS1.1 SCALE: 1/16" = 1'-0"

PARKING CALCULATIONS		
GENERAL OFFICE (1 STALL PER 250 SF):	22,000 SF / 250	= 89 STALLS REQUIRED
INDUSTRIAL - MANUFACTURING:		
EMPLOYEES ON MAJOR SHIFT	= 15	
FOUR OFF-STREET STALLS	= 4	
TOTAL STALLS	= 19 STALLS REQUIRED	
TOTAL PARKING STALLS REQUIRED	= 108	
TOTAL PARKING STALLS PROVIDED	= 108	
SIX (6) BICYCLE STALL RACK PROVIDED		

ARCHITECT OF RECORD

OLESON+HOBBIE
ARCHITECTS, LLC

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330 Stadium Road, Suite 202, Mankato, MN 56001
T: 507.385.1158

CONSULTANT

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.

Dennis Hobbie
Dennis G. Hobbie, AIA

Dated: 5.10.2024 Reg. No. 47091

1531 MADISON AVE.
RENOVATION

1531 MADISON AVE
MANKATO, MN 56001

REVISIONS XX

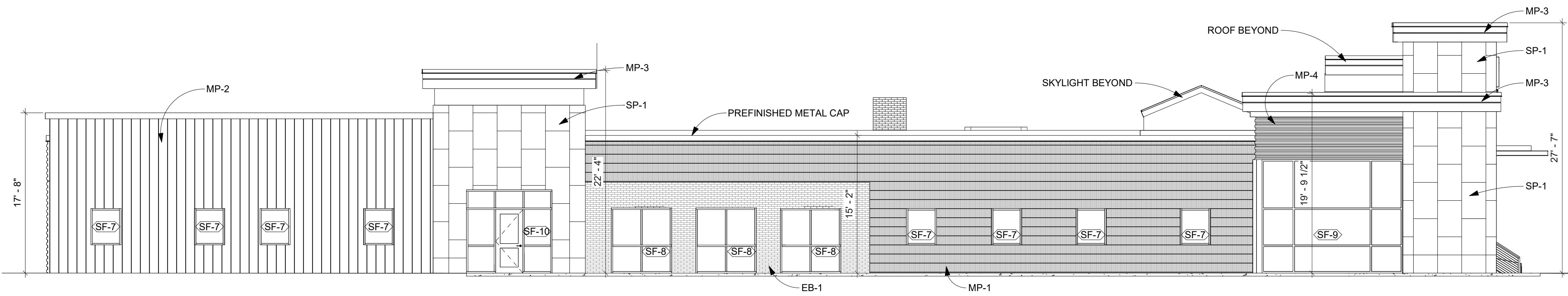
PROJECT # 23-089MK
DATE 5/10/24
DRAWN BY Author
CHECKED BY Checker
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SHEET TITLE

ARCHITECTURAL
SITE PLAN

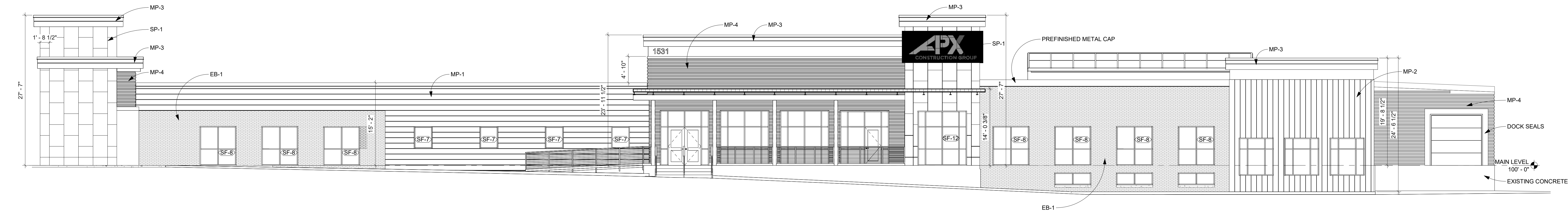
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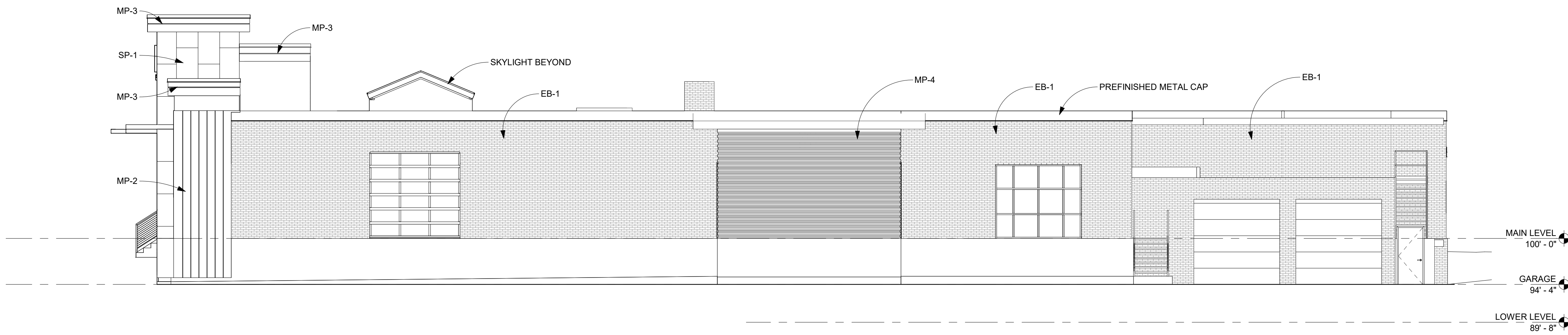




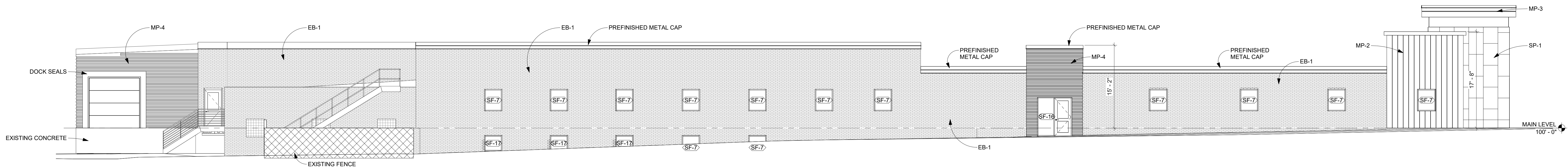
2 NORTH ELEVATION - OVERALL
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION - OVERALL
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES	
EXTERIOR MATERIALS:	
EB-1	EXISTING BRICK - STAINED GRAY
SP-1	STONE PANEL: ALABAMA STONE - SILVER SHADOW - FLEURI CUT - HONED
MP-1	METAL PANEL: METL-SPAN IW-13A SINGLE-SKIN WALL PANEL (HORIZONTAL)
MP-2	METAL PANEL: METL-SPAN IW-10A SINGLE-SKIN WALL PANEL (VERTICAL)
MP-3	METAL PANEL: METL-SPAN IW-40A SINGLE-SKIN WALL PANEL (HORIZONTAL)
MP-4	METAL PANEL: METL-SPAN STYLE-RIB SINGLE-SKIN WALL PANEL (HORIZONTAL)

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Dennis G. Hobbie, AIA

Dated: 5.10.2024 Reg. No. 47091

**1531 MADISON AVE.
RENOVATION**

**1531 MADISON AVE
MANKATO, MN 56001**

REVISIONS **XX**

1 06/20/2024 Exterior Package

PROJECT # 23-089MK

DATE 5/10/24

DRAWN BY BMS, DGH

CHECKED BY DGH

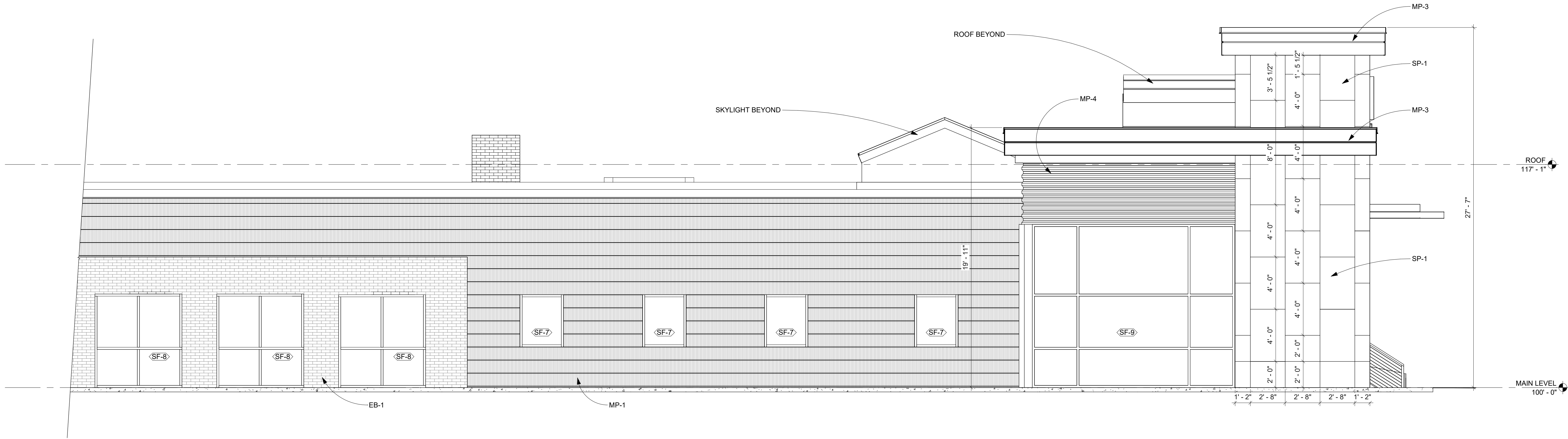
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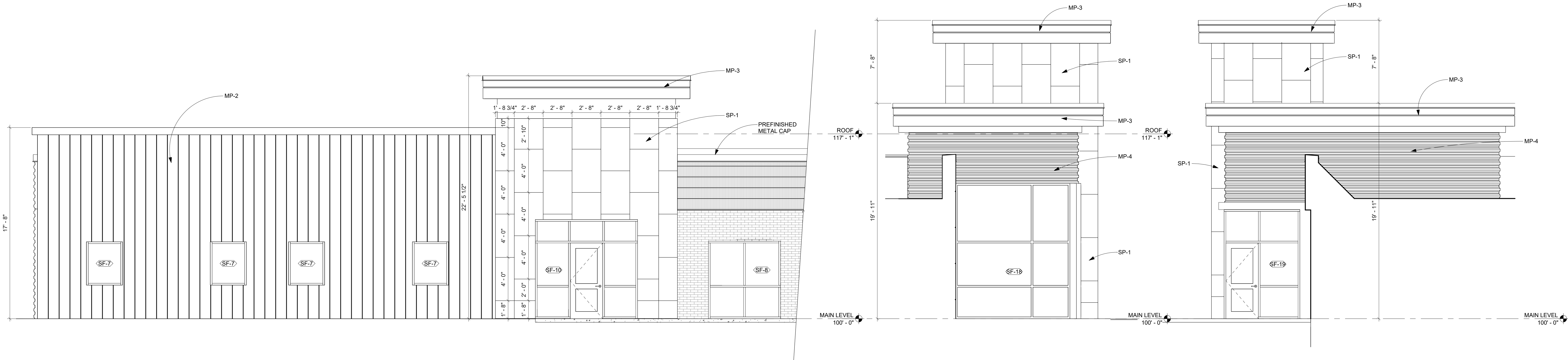
**EXTERIOR
ELEVATIONS -
OVERALL**

SHEET

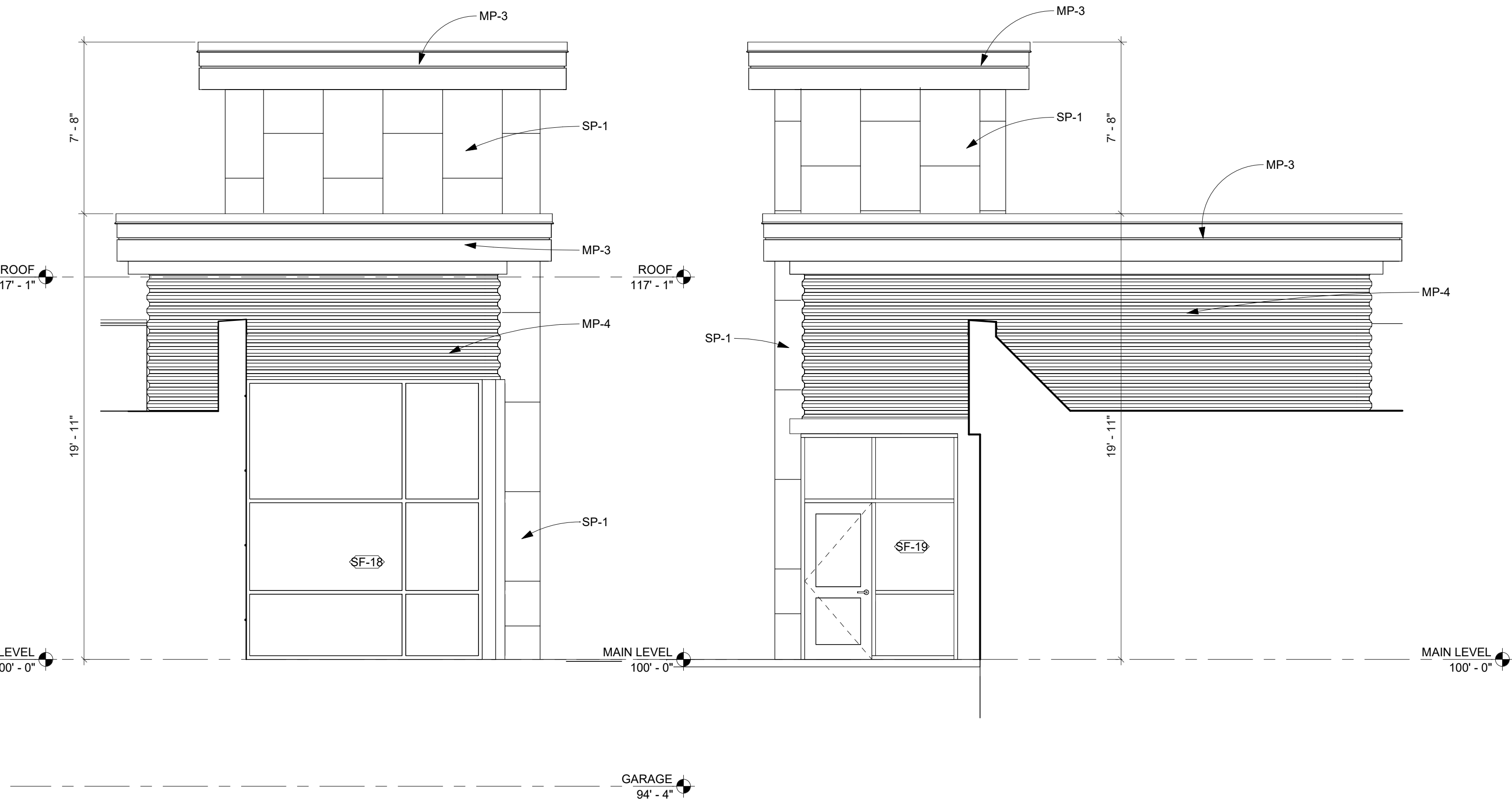
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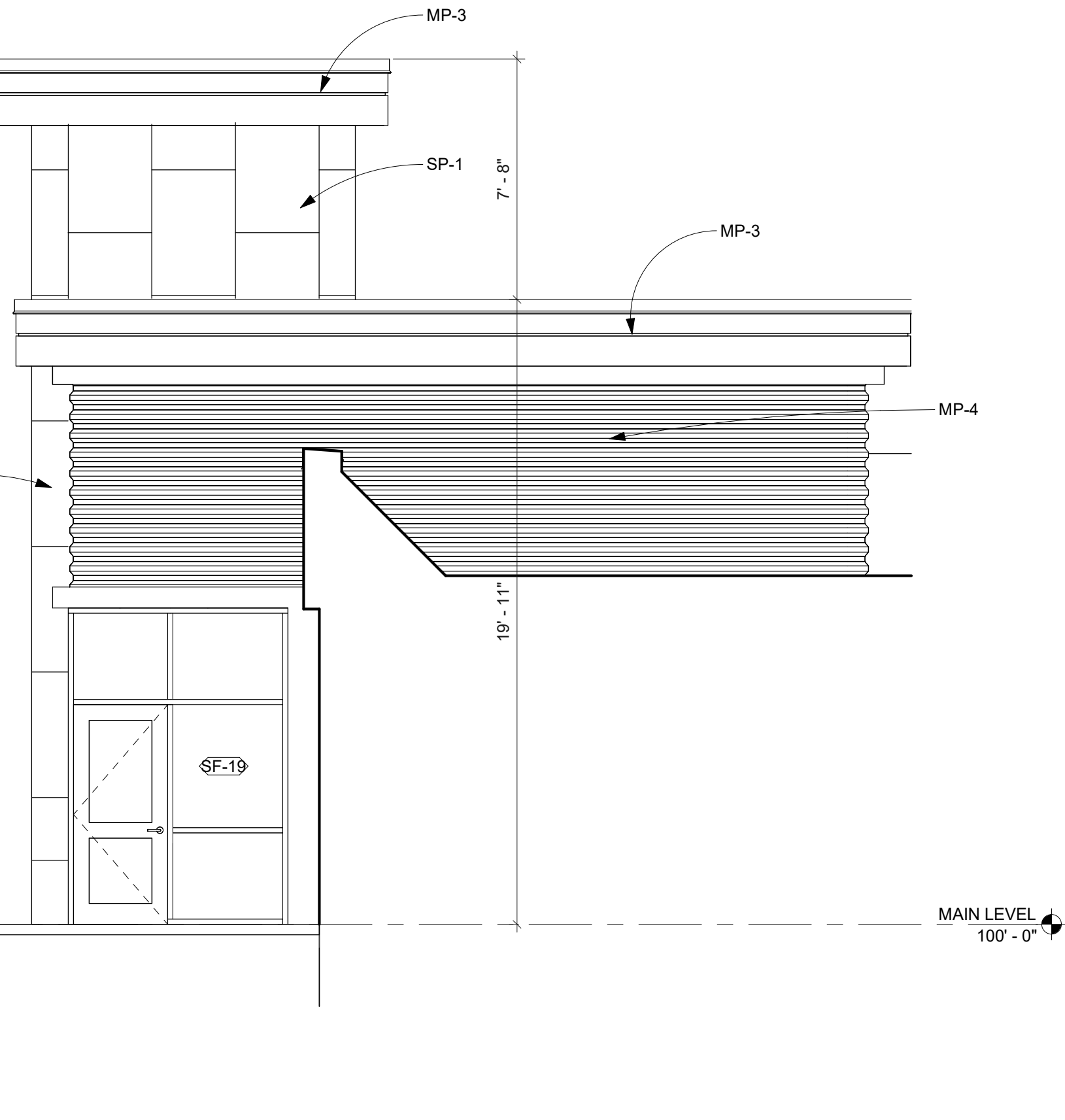
1 PARTIAL NORTH ELEVATION - WEST
SCALE: 1/4" = 1'-0"



2 PARTIAL NORTH ELEVATION EAST
SCALE: 1/4" = 1'-0"



3 PARTIAL EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 PARTIAL SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES	
EXTERIOR MATERIALS:	
EB-1	EXISTING BRICK - STAINED GRAY
SP-1	STONE PANEL: ALABAMA STONE - SILVER SHADOW - FLEURI CUT - HONED
MP-1	METAL PANEL: METL-SPAN IW-13A SINGLE-SKIN WALL PANEL (HORIZONTAL)
MP-2	METAL PANEL: METL-SPAN IW-10A SINGLE-SKIN WALL PANEL (VERTICAL)
MP-3	METAL PANEL: METL-SPAN IW-40A SINGLE-SKIN WALL PANEL (HORIZONTAL)
MP-4	METAL PANEL: METL-SPAN STYLE-RIB SINGLE-SKIN WALL PANEL (HORIZONTAL)

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1531 MADISON AVE.
RENOVATION

1531 MADISON AVE
MANKATO, MN 56001

REVISIONS	
1	06/20/2024 Exterior Package

PROJECT #	23-089MK
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CHECKED BY	DGH
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SHEET TITLE	

EXTERIOR
ELEVATIONS

GENERAL NOTES

EXTERIOR MATERIALS:
EB-1 EXISTING BRICK - STAINED GRAY
SP-1 STONE PANEL: ALABAMA STONE - SILVER SHADOW - FLEURI CUT - HONED
MP-1 METAL PANEL: METL-SPAN IW-13A SINGLE-SKIN WALL PANEL (HORIZONTAL)
MP-2 METAL PANEL: METL-SPAN IW-10A SINGLE-SKIN WALL PANEL (VERTICAL)
MP-3 METAL PANEL: METL-SPAN IW-40A SINGLE-SKIN WALL PANEL (HORIZONTAL)
MP-4 METAL PANEL: METL-SPAN STYLE-RIB SINGLE-SKIN WALL PANEL (HORIZONTAL)

ARCHITECT OF RECORD

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1531 MADISON AVE. RENOVATION

1531 MADISON AVE MANKATO, MN 56001

REVISIONS

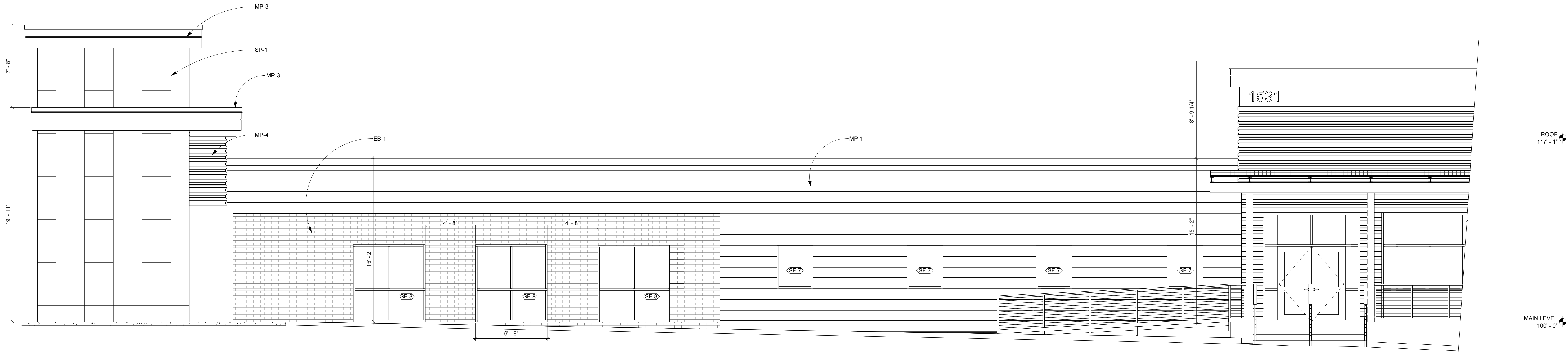
1 06/20/2024 Exterior Package

PROJECT # 23-089MK
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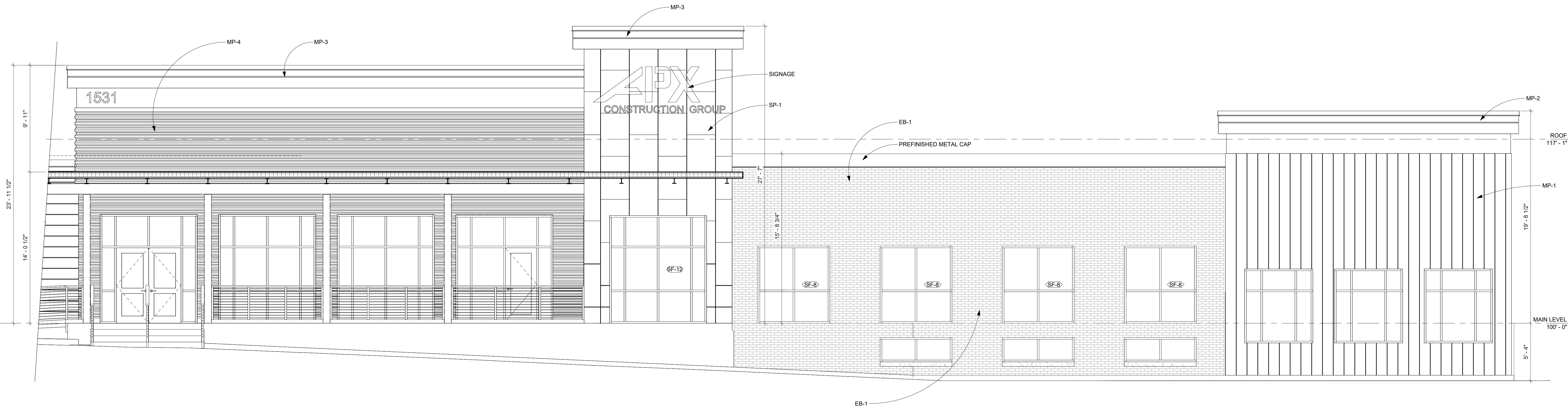
EXTERIOR ELEVATIONS

SHEET

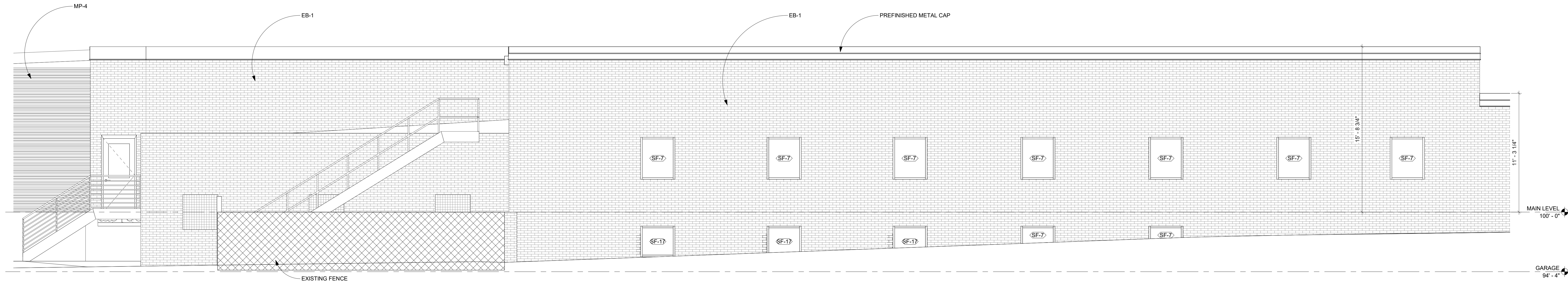
A3.3



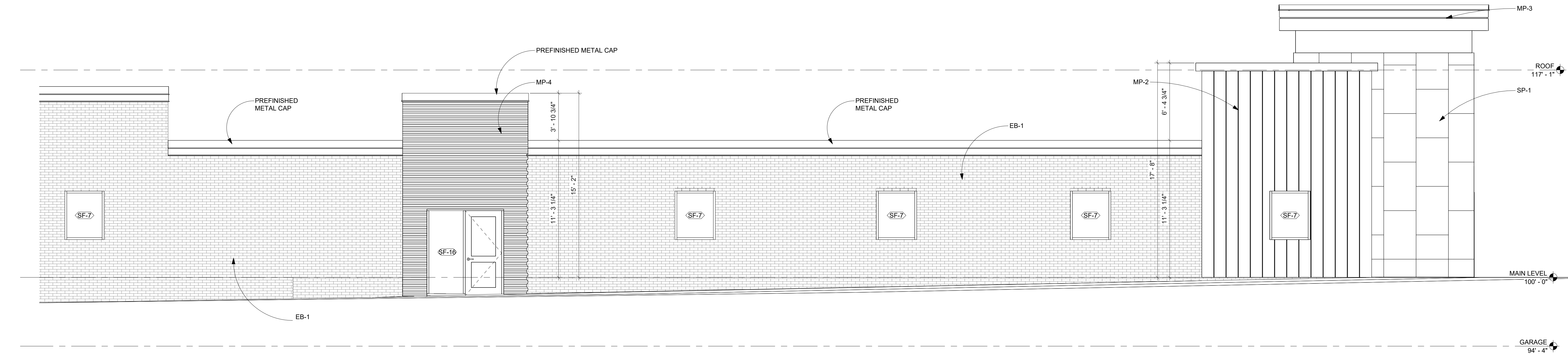
1 WEST ELEVATION - NORTH
A3.3 SCALE: 1/4" = 1'-0"



3 WEST ELEVATION - SOUTH
A3.3 SCALE: 1/4" = 1'-0"



1 PARTIAL EAST ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



2 PARTIAL EAST ELEVATION - NORTH
SCALE: 1/4" = 1'-0"

GENERAL NOTES	
EXTERIOR MATERIALS:	
EB-1	EXISTING BRICK - STAINED GRAY
SP-1	STONE PANEL: ALABAMA STONE - SILVER SHADOW - FLEURI CUT - HONED
MP-1	METAL PANEL: METL-SPAN IW-13A SINGLE-SKIN WALL PANEL (HORIZONTAL)
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MP-3	METAL PANEL: METL-SPAN IW-40A SINGLE-SKIN WALL PANEL (HORIZONTAL)
MP-4	METAL PANEL: METL-SPAN STYLE-RIB SINGLE-SKIN WALL PANEL (HORIZONTAL)

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RENOVATION

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MANKATO, MN 56001

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EXTERIOR
ELEVATIONS

SHEET

A3.4



NORTHEAST CORNER RENDERING



NORTH RENDERING



NORTH RENDERING



EAST RENDERING

1531 MADISON AVE.
RENOVATION

EXTERIOR RENDERINGS - 1

OLESON
+ HOBIE
ARCHITECTS
LLC



NORTHWEST CORNER RENDERING



EAST RENDERING



EAST RENDERING



SOUTH RENDERING

1531 MADISON AVE.
RENOVATION

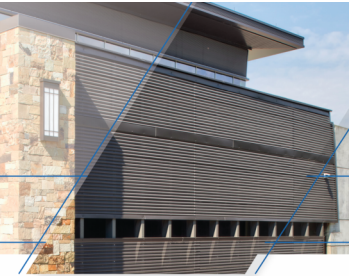
EXTERIOR RENDERINGS - 2

OLESON
+HOBBIE
ARCHITECTS
LLC



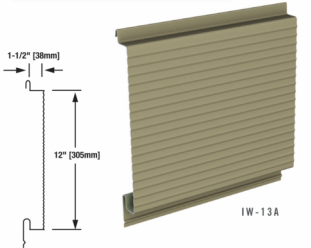
IW SERIES

IW-13A SINGLE-SKIN WALL PANEL



IW Series metal rainscreen panels eliminate exposed fasteners for a clean, unbroken aesthetic. These single skin metal panels are an excellent option for both new construction and retrofit projects. With the ability to install the panels year-round, installation time is shortened, leading to fast-track scheduling and a potential reduction in construction costs.

All IW panels share a common lock-joint design which makes them interchangeable on a project. IW Series offers several interesting configurations: IW-10A, IW-13A, IW-20A and IW-40A with different panel face ribbings.



PRODUCT SPECIFICATIONS	
WIDTH • 12"	FASTENING • Concealed Fastening System
HEIGHT • 1½"	COLORS • Standard I, Standard II, Premium I, and Premium II color options
LENGTH • 5'-0" to 25'-0"	
EXTERIOR PROFILE • 1½" rib height on center with staggered patterns	
EXTERIOR FACE • G90 galvanized steel 22, and 20 Ga. in non-directional embossed or 22, 20, and 18 Ga. in unembossed	
JOINT • Interlocking	



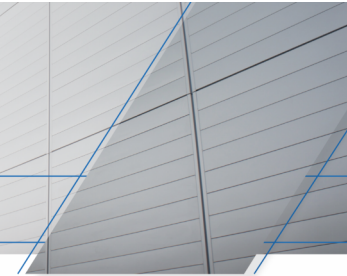
TUNDRA
E: 0.86 SRI: 53

MP-1 METAL PANEL: METL-SPAN IW-13A (HORIZONTAL)



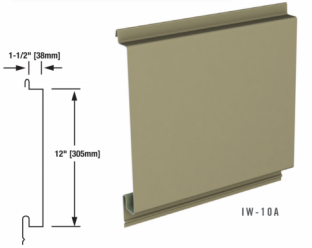
IW SERIES

IW-10A SINGLE-SKIN WALL PANEL



IW Series metal rainscreen panels eliminate exposed fasteners for a clean, unbroken aesthetic. These single skin metal panels are an excellent option for both new construction and retrofit projects. With the ability to install the panels year-round, installation time is shortened, leading to fast-track scheduling and a potential reduction in construction costs.

All IW panels share a common lock-joint design which makes them interchangeable on a project. IW Series offers several interesting configurations: IW-10A, IW-13A, IW-20A and IW-40A with different panel face ribbings.



PRODUCT SPECIFICATIONS	
WIDTH • 12"	FASTENING • Concealed Fastening System
HEIGHT • 1½"	COLORS • Standard I, Standard II, Premium I, and Premium II color options
LENGTH • 5'-0" to 25'-0"	
EXTERIOR PROFILE • 1½" rib height on center with staggered patterns	
EXTERIOR FACE • G90 galvanized steel 22, and 20 Ga. in non-directional embossed or 22, 20, and 18 Ga. in unembossed	
JOINT • Interlocking	



DARK GRAY
METALLIC
E: 0.83 SRI: 34

MP-2 METAL PANEL: METL-SPAN IW-10A (VERTICAL)



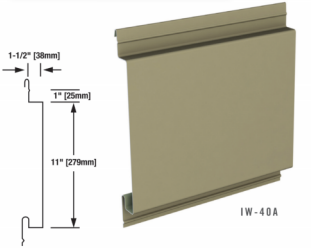
IW SERIES

IW-40A SINGLE-SKIN WALL PANEL



IW Series metal rainscreen panels eliminate exposed fasteners for a clean, unbroken aesthetic. These single skin metal panels are an excellent option for both new construction and retrofit projects. With the ability to install the panels year-round, installation time is shortened, leading to fast-track scheduling and a potential reduction in construction costs.

All IW panels share a common lock-joint design which makes them interchangeable on a project. IW Series offers several interesting configurations: IW-10A, IW-13A, IW-20A and IW-40A with different panel face ribbings. The IW-40A panel is a 12" wide concealed fastener panel with an 11" flat and a 1" recess.



PRODUCT SPECIFICATIONS	
WIDTH • 12"	FASTENING • Concealed Fastening System
HEIGHT • 1½"	COLORS • Standard I, Standard II, Premium I, and Premium II color options
LENGTH • 5'-0" to 25'-0"	
EXTERIOR PROFILE • 1½" rib height on center with staggered patterns	
EXTERIOR FACE • G90 galvanized steel 22, and 20 Ga. in non-directional embossed or 22, 20, and 18 Ga. in unembossed	
JOINT • Interlocking	



BURNISHED SLATE
E: 0.86 SRI: 31

MP-1 METAL PANEL: METL-SPAN IW-40A (HORIZONTAL)



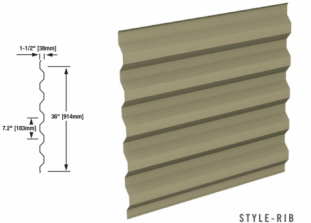
EXPOSED FASTENER

STYLE-RIB SINGLE-SKIN WALL PANEL

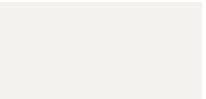


All Exposed Fastener metal wall panels may be installed in a variety of rainscreen applications to form a complete wall system. Systems may vary from an uninsulated screen wall to BW Systems, an insulated composite backup panel system with Advanced Thermal and Moisture Protection (ATMP®).

Exposed fastener metal panels are available in a variety of rib heights, rib spacings, panel widths and slopes. Style-Rib is a high strength panel with 36" coverage, and uniformly spaced ribs at 7.2" o.c. As a wall panel, Style-Rib side laps in the low cell.



PRODUCT SPECIFICATIONS	
WIDTH • 36"	FASTENING • Exposed Through Fasteners
HEIGHT • Nominal 1½"	COLORS • Standard I, Standard II, Premium I, and Premium II color options
LENGTH • 5'-0" to 40'-0"	
EXTERIOR PROFILE • Nominal 1½" rib height on center with staggered patterns	
EXTERIOR FACE • G90 galvanized steel 24, 22, 20, and 18 Ga. in unembossed or non-directional embossed (18 Ga. not available)	
JOINT • Overlapping	

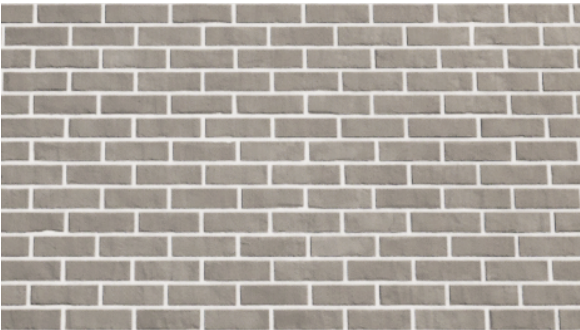


SNOW WHITE
E: 0.86 SRI: 81

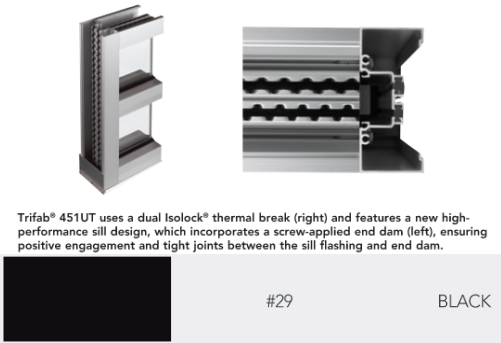
MP-1 METAL PANEL: METL-SPAN STYLE-RIB (HORIZONTAL)



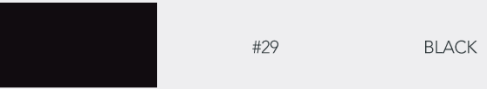
SP-1 STONE PANEL: ALABAMA STONE (VERTICAL)
(2.5" VENEER PANELS)



EB-1 EXISTING BRICK - STAINED GRAY



Trifab® 451UT uses a dual Isolock® thermal break (right) and features a new high-performance sill design, which incorporates a screw-applied end dam (left), ensuring positive engagement and tight joints between the sill flashing and end dam.

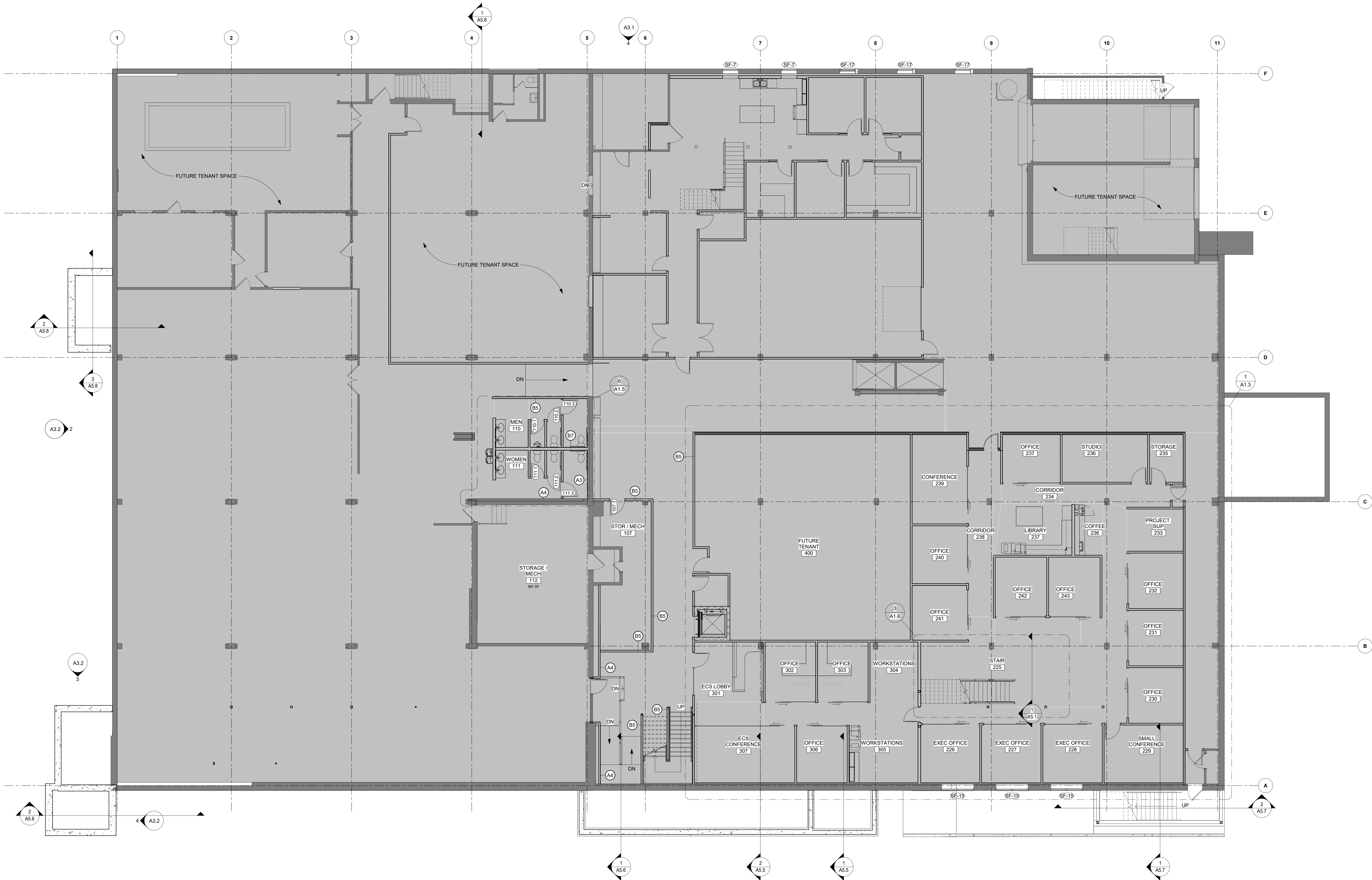


ALUMINUM STOREFRONT WINDOWS
(KAWNEER 451T - BLACK)

1531 MADISON AVE.
RENOVATION

MATERIAL BOARD

OLESON
+HOBBIE
ARCHITECTS
LLC



KEYNOTES
NO.

GENERAL NOTES
1. AREAS SHOWN WITH A GRAY FILLED REGION ARE FUTURE TENANT BUILD OUTS AND SHOWN FOR REFERENCE ONLY.
2. PATCH & PAINT AT ALL LOCATIONS AFFECTED BY REMOVALS TO INCLUDE WALLS & CEILINGS. MATCH ADJACENT FINISHES.

CONSULTANT

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Dennis G. Hobbie
Dennis G. Hobbie, AIA
Dated: 5.10.2024 Reg. No. 47091

**1531 MADISON AVE.
RENOVATION**

**1531 MADISON AVE
MANKATO, MN 56001**

REVISIONS	XX
1	06/20/2024 Exterior Package

PROJECT #	23-089MK
DATE	5/10/24
DRAWN BY	DGH, HCE
CHECKED BY	DGH
SHEET TITLE	2024 OLESON+HOBBIE ARCHITECTS, LLC

**FLOOR PLAN -
LOWER LEVEL**

SHEET

A1.1

1 FLOOR PLAN - LOWER LEVEL
A1.1 SCALE: 1/8" = 1'-0"

1531 MADISON AVE.
RENOVATION1531 MADISON AVE
MANKATO, MN 56001

REVISIONS

1 06/20/2024 Exterior Package

PROJECT # 23-089MK

DATE 5/10/24

DRAWN BY HCE

CHECKED BY DGH

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SHEET TITLE

FLOOR PLAN -
MAIN LEVEL

SHEET

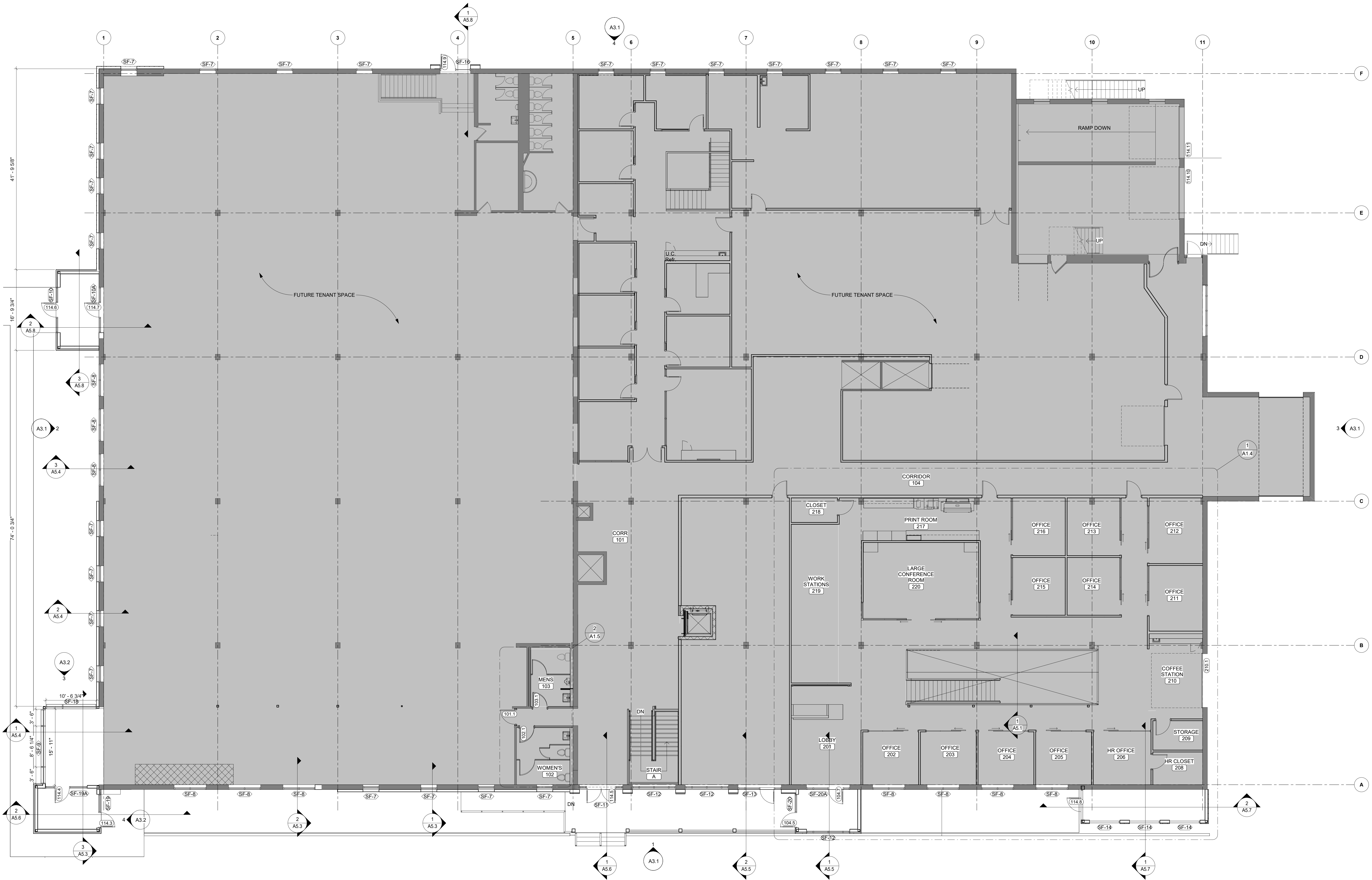
A1.2

KEYNOTES

NO.

GENERAL NOTES

- AREAS SHOWN WITH A GRAY FILLED REGION ARE FUTURE TENANT BUILD OUTS AND SHOWN FOR REFERENCE ONLY.
- PATCH & PAINT AT ALL LOCATIONS AFFECTED BY REMOVALS TO INCLUDE WALLS & CEILINGS. MATCH ADJACENT FINISHES.

1 FLOOR PLAN - MAIN LEVEL
A1.2 SCALE: 1/8" = 1'-0"

Meeting Date: 07/24/2024**Title**

CY30-24

Request by HDR, on behalf of the property owner, Mayo Clinic Health System, for amendments to the Institutional Overlay District and the approved campus plan. The subject properties are described as Lots 7-22, Block 4, Oaklawn Addition including vacated alley; Lots 7-15 and the easterly 29.84 feet of Lot 16, Block 5 Oaklawn Addition, including vacated Plum Street and vacated alley; Lots 1-7, Block 7, Oaklawn Addition including vacated Hawthorn Avenue and Fair Street and vacated alley; Lots 1-20, Block 8, Oaklawn Addition, Lots 7-21; Lots 2-6, 7, 8, 10 and 12, Block 6, Oaklawn Subdivision and Agency Heights Subdivision; commencing at the northwest corner of the southeast quarter of the northwest quarter, Section 17, Township 108 N, Range 26 W, then south 514.8', west 198' to beginning; West 60 feet of the south 175 feet of the west six acres of the southeast quarter of the northwest quarter north of road, Section 17, Township 108 N, Range 26 W; All area north of road and west six acres of the southeast quarter of the northwest quarter except 3.16 acres; East 52' of the south 150' of the west six acres of the southeast quarter of the northwest quarter north of the road, Section 17, Township 108 N, Range 26 W; Lots 2-20 Saylor Addition; Lots 13-16 Dickinson's Subdivision; Lots 1-12 Thielges Addition; .146 Acres in the northeast quarter of the northwest quarter, Section 17, Township 108 N, Range 26 W, Record Book 156, Page 496; .12 acres in the northeast quarter of the northwest quarter, Section 17, Township 1089 N, Range 26 W, Record Book 156, Page 509; Tract 48' X 90' directly rear of the west 48' of Lot 4, Thielges Addition; .094 acres directly in the rear of Lot 5, Thielges Addition, east 2' of Lot 4, Thielges Addition; and west 2' of Lot 6, Thielges Addition; .07 acres directly rear of Lot 6, Thielges Addition; .02 acres directly in rear of Lot 7, Thielges Addition, etal. (1025 Marsh Street). (Blue Earth County PID R010813101049).

The anticipated date of City Council action is September 9, 2024.

Applicant

The applicant is HDR, on behalf of the property owner, Mayo Clinic Health System.

Request

The applicant is requesting for the amendment to the Institutional Overlay District and the approved campus plan.

Location

The subject properties are described as Lots 7-22, Block 4, Oaklawn Addition including vacated alley; Lots 7-15 and the easterly 29.84 feet of Lot 16, Block 5 Oaklawn Addition, including vacated Plum Street and vacated alley; Lots 1-7, Block 7, Oaklawn Addition including vacated Hawthorn Avenue and Fair Street and vacated alley; Lots 1-20, Block 8, Oaklawn Addition, Lots 7-21; Lots 2-6, 7, 8, 10 and 12, Block 6, Oaklawn Subdivision and Agency Heights Subdivision; commencing at the northwest corner of the southeast quarter of the northwest quarter, Section 17, Township 108 N, Range 26 W, then south 514.8', west 198' to beginning; West 60 feet of the south 175 feet of the west six acres of the southeast quarter of the northwest quarter north of road, Section 17, Township 108 N, Range 26 W; All area north of road and west six acres of the southeast quarter of the northwest quarter except 3.16 acres; East 52' of the south 150' of the west six acres of the southeast quarter of the northwest quarter north of the road, Section 17, Township 108 N, Range 26 W; Lots 2-20 Saylor Addition; Lots 13-16 Dickinson's Subdivision; Lots 1-12 Thielges Addition; .146 Acres in the northeast quarter of the northwest quarter, Section 17, Township 108 N, Range 26 W, Record Book 156, Page 496; .12 acres in the northeast quarter of the northwest quarter, Section 17, Township 1089 N, Range 26 W, Record Book 156, Page 509; Tract 48' X 90' directly rear of the west 48' of Lot 4, Thielges Addition; .094 acres directly in the rear of Lot 5, Thielges Addition, east 2' of Lot 4, Thielges Addition; and west 2' of Lot 6, Thielges Addition; .07 acres directly rear of Lot 6, Thielges Addition; .02 acres directly in rear of Lot 7, Thielges Addition, etal. (1025 Marsh Street). (Blue Earth County PID R010813101049).

Existing Land Use

The property is occupied by Mayo Clinic Health Systems and contains adjacent areas of land.

Zoning

The property is zone IO- Institutional Overlay.

Environmentally Sensitive Areas

No existing Environmental Sensitive Areas have been identified on site.

Public Utilities

Public utilities are available to the site.

City Code

Mankato City Code Section 10.21 - IO Institutional Overlay District

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTIIINOVDI_S10.21IOINOVDI

Site Plan Review Comments

Site Plan and Traffic Advisory Committee met on July 9, 2024 and submitted the following comments. Applicants' response is initialized:

1. Applicant shall remove the utilities for the homes being demolished at the main. *HDR Response: Mayo Clinic will comply with this requirement and remove the utilities from homes being demolished back to the main. This will occur at 1242 East Main Street when the house is demolished. This has already occurred at previously removed homes at 125 and 1109 Easy Mulberry Street.*
2. Ensuring we have correct addresses for homes being removed so that utility billing is disconnected. *HDR Response: Mayo Clinic will provide the City of Mankato with the correct address to disconnect the utility billing.*
3. Applicant shall remove the temporary driveway at Garden and Mulberry Street. A permanent access point at this location will not be permitted. *HDR Response: Mayo Clinic will comply with this requirement and remove the temporary driveway. The temporary driveway is across from the proposed parking lot access point, not the circled pedestrian access point.*
4. The applicant shall provide noise information/detail associated with the proposed improvements. *HDR Response: Although no additional noise increases from the facilities is expected as a result of the future projects noted in the Institutional Overlay, and we feel this request is not related to the amendment request, Mayo Clinic has retained a firm to complete a noise study, which is being conducted the week of 7/22/2024. A report will be provided upon completion of the study. This report will determine if Mayo Clinic is meeting the standards for noise in Minnesota Rule 4030 and assist in determining a path forward.*
5. If you have not already done so, please log in to the online portal and make notification payment. *HDR Response: notification payment was completed on 07/11/2024.*

Review

The applicant, HDR, on behalf of Mayo Clinic Health Systems is requesting an amendment to the Institutional Overlay and approved campus plan.

History

The Mankato City Council approved the Mayo Health Systems (previously Immanuel St. Joseph's Hospital) Institutional Overlay District on September 10, 2001. The process for establishing the district involved building design and construction criteria, rezoning the property from a residential zoning to either an O-Office, or Office Residential District designation, providing development plans and boundaries for the entire proposed district, location of future structures, the projected number of employees and residents, a traffic study, a concept plan for future development, and a various other plans (i.e. landscaping, exterior lighting, and drainage).

The original Master Plan contained the following major elements:

1. The realignment of Dane Street and Dickinson Street along the east side of the campus. In addition to the possible realignment of Marsh Street to the. These realignments would allow the campus to have the buildings and parking within the campus area and reduce pedestrian/automobile conflicts.
2. A proposed expansion of the Mankato Clinic that would have a floor area of 45,000 square feet and a proposed expansion to the Hospital that would have a floor area of 60,000 –100,000 square feet and be from 3 to 5 stories in height.
3. The construction of additional off-street parking as well as the construction of three, two story parking ramps.

Over the years, the Institutional Overlay District has been amended multiple times to allow for the expansion of the district and to improve the operations of the hospital. Examples of amendments include the addition of an essential utility structure and realignment of Marsh Street in 2004. In 2005, the ultimate site plan for the Campus Plan depicted a bed tower connected to the northeast corner of the hospital structure. In order to create efficiencies, preserve parking, and maintain internal traffic flow the previous location of the bed tower is being removed and relocated to the proposed location, and the applicant is requesting to amend the institutional overlay district campus plan to allow for the change. The most recent, 2022, approved the amendment to allow for the new bed tower and kitchen expansion.

Rezone

The areas in blue on the campus map will be rezoned to IO- Institutional Overlay. Under the institutional Overlay District, the properties depicted in the Campus Plan that are owned by the applicant would be zoned to Office Residential; however, the only uses that would be allowed are restricted to those depicted on the Campus Master Plan and the permitted uses must conform to the conditions in the resolution establishing performance standards.

Properties not included in the rezoning, but are depicted in the Campus Plan Boundaries, may be added to the district by the City Council at the request of the property owner, provided the property area conforms to the conditions of approval. Properties outside the Campus Plan may not be added to the district, unless the Council approves revising the plan.

The areas concerning rezoning are the areas outlined on the Institutional overlay area in blue. These are new parcels that are being added to the institutional overlay and campus map. These are all properties that have already been obtained by Mayo Clinic. The corner of Dickinson Street and Main Street lots are being rezoned to the OR Office Residential and Institutional Overlay District. The other areas on the map are to the north of Main Street, where some residential properties are being rezoned to fit with the Institutional Overlay District.

Proposal

The applicant is requesting to modify the existing, approved Institutional Overlay for the Mayo Clinic Mankato Campus as outlined below:

Parking and South Green Space

Parking lot conversion - the paydown area that is located at the corner of Mulberry Street and Garden Boulevard. This area was approved as the paydown area in 2022 Institutional Overlay Amendment and build that last year in support of construction projects. This area is no longer needed for construction functions and is desired to be converted into a parking lot.

62 parking stalls are provided with this layout and are anticipated to be used as employee parking. There will be no access to the existing alleyway to the south-west of the proposed parking lot conversion. To the west of the parking lot, the permanent stormwater management, which is anticipated to be used as a rain garden, is similar to the one north of Main Street. The final size of the stormwater management would be determined will design. However, the landscaping is to be in kind of other landscaped areas and will be designed to meet City Code requirements.

The recently acquired property by Mayo Clinic on the corner of Main and Dickinson Streets, the expected plan is to remove the existing home on Main Street driveway access. The garages would remain to be utilized for equipment/maintenance storage. Access to the garage would be provided by a new driveway accessed off the existing driveway to the "Boldt" House. Landscaping and green space will be designed in accordance with the Mankato City Code during the project design phase.

Internal Green Space Options

There are two alternatives for an internal green space within the campus:

Option number one is for an internal green space addition is located adjacent to the recently completed Pharmacy Addition that eliminated an existing green space area. This layout would encroach into an existing internal road and parking lot and is currently shown as a concept subject to change. This area is also where the temporary heliport is located and is being relocated to the recently completed bed tower.

92 parking stalls existed in this area prior to establishing the temporary heliport- if this green space option is chosen, parking counts would be reduced to 67 stalls. Note that the previously narrated parking lot conversion would add 62 stalls, providing a net gain when looking at both projects.

Option number two for an internal green space is located at the north end of the property near Marsh Street. The concept shown is in-kind to the surrounding area and would be further refined and landscaping determines if the project were selected to move forward. 6 accessible parking stalls would be removed with this option.

Campus Green Space

The applicant provided a figure to illustrate that the proposed institutional overlay area complies with the required minimum green space of 20% per City Code. The proposed overlay area totals 34.27 acres, which requires a minimum of 6.85 acres of green space. Including the existing and planned/proposed green spaces, a total of 8.73 acres (25.47%) of green space is provided, meeting the requirements.

Radiology Addition and Bulk Oxygen Relocation

Radiology Addition - the radiology addition is located in between the facilities area to the kitchen, boiler plant, and other building areas. Normal patient and staff access would be provided from internal access from existing buildings. Additional access for operations and staff is located directly outside.

The project consists of an approximately 10,000 SF building addition and reconstruction of existing site improvements. Access to this area will be maintained for facility operations and emergency vehicles. The existing bulk oxygen tank is also in this location and will have to be relocated. The building addition will have a two-story Radiology addition to the existing hospital and will include patient, staff, and support spaces, as well as a mechanical penthouse on the 2nd level to provide space for new mechanical units to serve the addition. Access to Radiology addition is provided through a connection to the existing hospital. Floor plans show patient spaces, staff spaces, and support space.

The exterior materials for this addition will be complementary to the esthetics of the existing hospital and the surrounding area of the Mankato campus.

Bulk Oxygen Relocation - the bulk oxygen system is to be relocated because of the proposed radiology addition and the increased demand required by the bed tower expansion. The applicant states that several locations were studied throughout the campus prior to deciding on locating it adjacent to the loading dock, which is relatively close to its current position. The proposed location is less visually intrusive compared to other locations that were reviewed and safe from an operational and public safety standpoint.

The proposed project consists of establishing a new 27'x 27' pad next to a loading dock. Retaining walls will be required for guarding purposes and protection of the bulk oxygen system. A portion of an existing retaining wall enclosing the chiller plants will be replaced and new screening with landscaping will be established along Dickinson Street.

Monument and Wayfinding Signage

Based off a Wayfinding Study, the applicants are proposing to make modifications to the signage on the site. City of Mankato city code section 10.87 states that monuments in the Institutional Overlay District are allowed the maximum height of 8 feet and 32 square feet in area. Directional signs are allowed to be a maximum of 6 feet in height and 8 square feet in area.

The applicant is requesting modification to the allowed sign size per Mankato City Code for the monument signs and directional signs. The requested height for the monument signs is 11'7" feet in height. As for the directional signs, they are requesting a height of 16 feet and 16 square feet in area. The applicant is aware that approval is required to allow construction of the proposed signage.

These signs will be internally illuminated with no exposed bulbs that would cause glare or light trespass.

Future Specialty Clinic Vertical Expansion

The applicant is proposing a future vertical expansion for the Specialty Clinic. It is anticipated that the future expansion will match the height of the recently completed Bed Tower expansion. The applicant is requesting approval to exceed the maximum height in anticipation of the future expansion.

The future specialty clinic potential floor plan shows patient space, staff space, and support space.

Verizon Antenna

The site plan shows the proposed location of Verizon's antennas that need to be relocated because of the recent bed tower expansion. The Verizon antennas were originally on the penthouse of the original building. The antennas were selected to be placed on the roof of the northeast mechanical penthouse, which is a part of the bed tower expansion. The height of the existing building is 113' 0", the proposed height of the antenna is 106' 5".

Findings

Staff recommends the following findings:

1. The proposed use conforms with the goals of the Mayo Clinic Campus Plan,
2. The proposed use is determined to be in conformance with the overall intent of the campus plan in the IO, Institutional Overlay District.

Recommendation

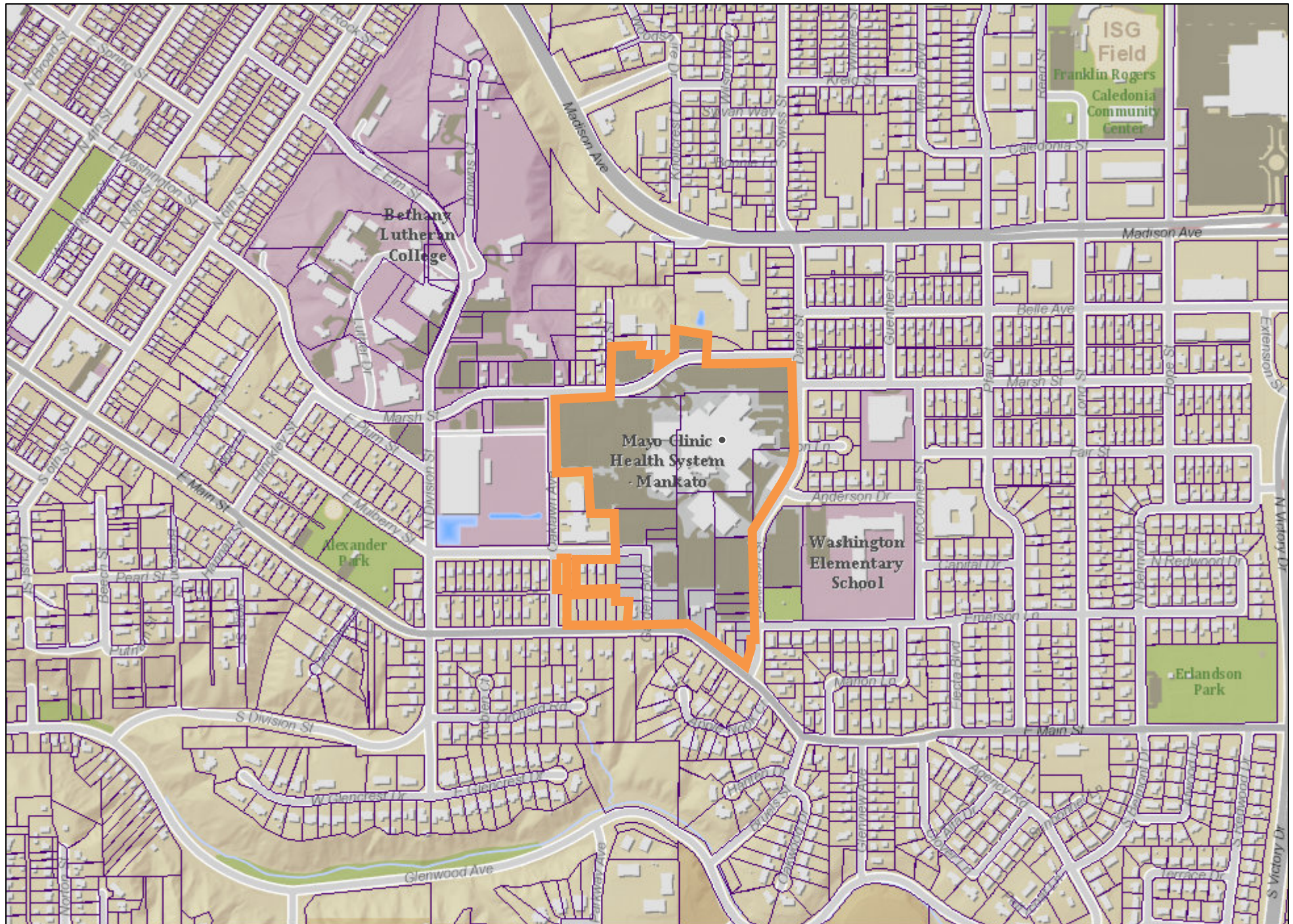
Staff recommends the approval of the Institutional Overlay amendment and the amendment of the Campus Plan:

1. Landscaping shall be installed in accordance with Mankato City Code. A conforming landscaping plan shall be submitted for review and approval prior to installation.
2. The temporary driveway on Garden Blvd and Mulberry Street will not be permitted and therefore will need to be removed.
3. The conditions from the previous approvals for the Mayo Clinic Health Systems Institutional Overlay District shall remain in effect unless amended in the conditions listed below.
4. All exterior lighting shall adhere to Mankato City Code Section 10.89. The applicant shall provide lighting cut sheets for all exterior lighting fixtures. All fixtures shall be full cut, fully shielded style.
5. The applicant shall provide a photometric plan at the time of building permit submission that depicts no more than 1/2 foot candle lighting levels at the property lines. Field lighting shall conform to section 10.89 Subpart 3A.
6. Screening for the Bulk Oxygen relocation shall be screened in accordance with Mankato City Code Section 10.88.
7. Applicant shall have a pre-construction meeting with the neighborhood 30 days prior to construction of the facilities. The meeting shall address timing, staging areas, and contractor parking.
8. Any changes to the approved campus signage plans for the development will require additional review and approval of the overall campus plans.
9. Building elevations and materials of the proposed new structures shall be similar to the existing structure.
10. The applicant will be required to submit a subdivision in accordance with the Mankato City Code.

Attachments

General Location Map
Aerial Location Map
Campus Plans and Details
Radiology Floor Plan and Elevations
Oxygen Tank Relocation
Oxygen tank Screening
Proposed Signage
Specialty Clinic Floor Plan and Elevation
Verizon Antenna
Narrative
Neighborhood Engagement Comments
Letter of Concern

General Location Map

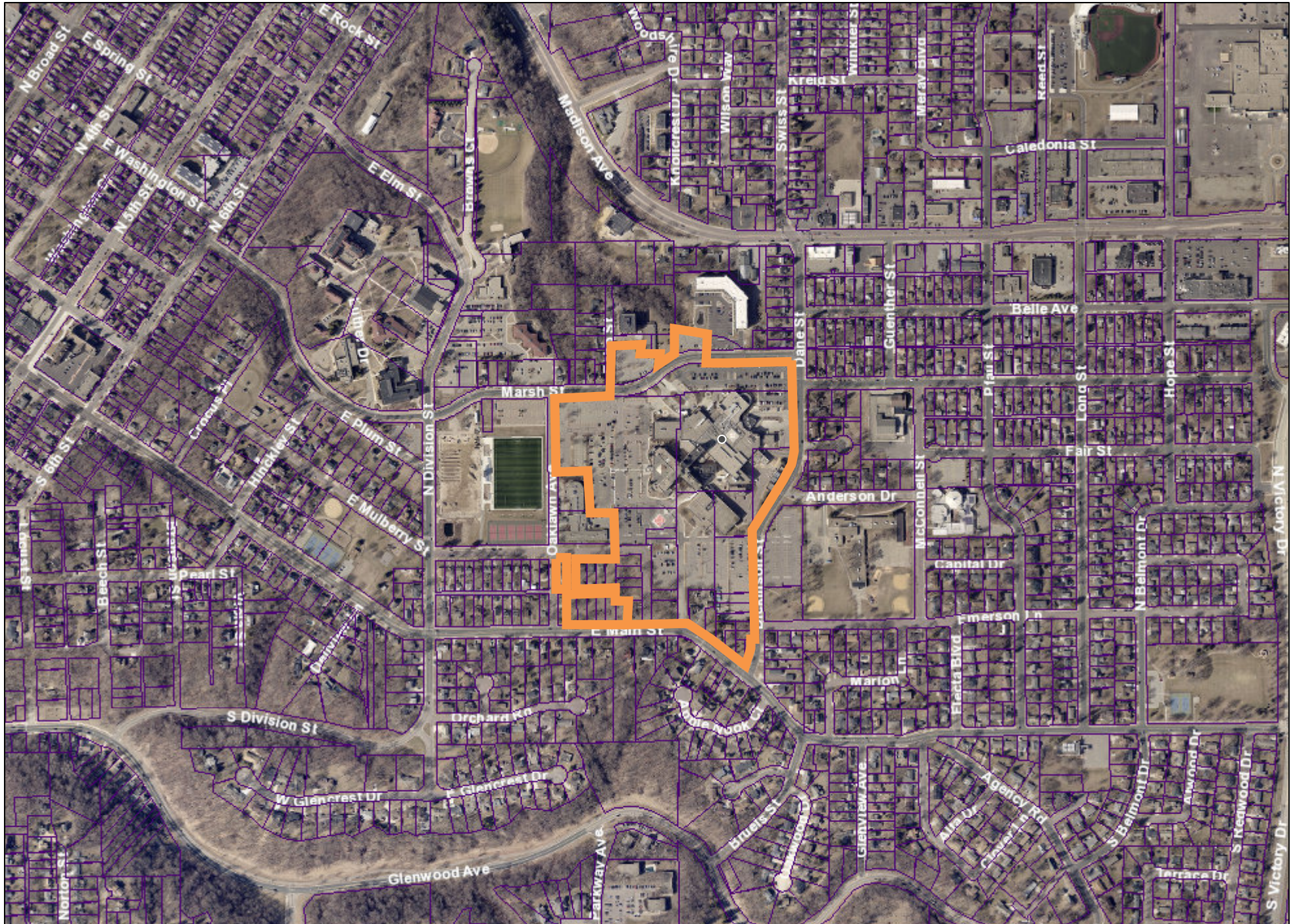


Date: July 2024

Author:

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Aerial Map

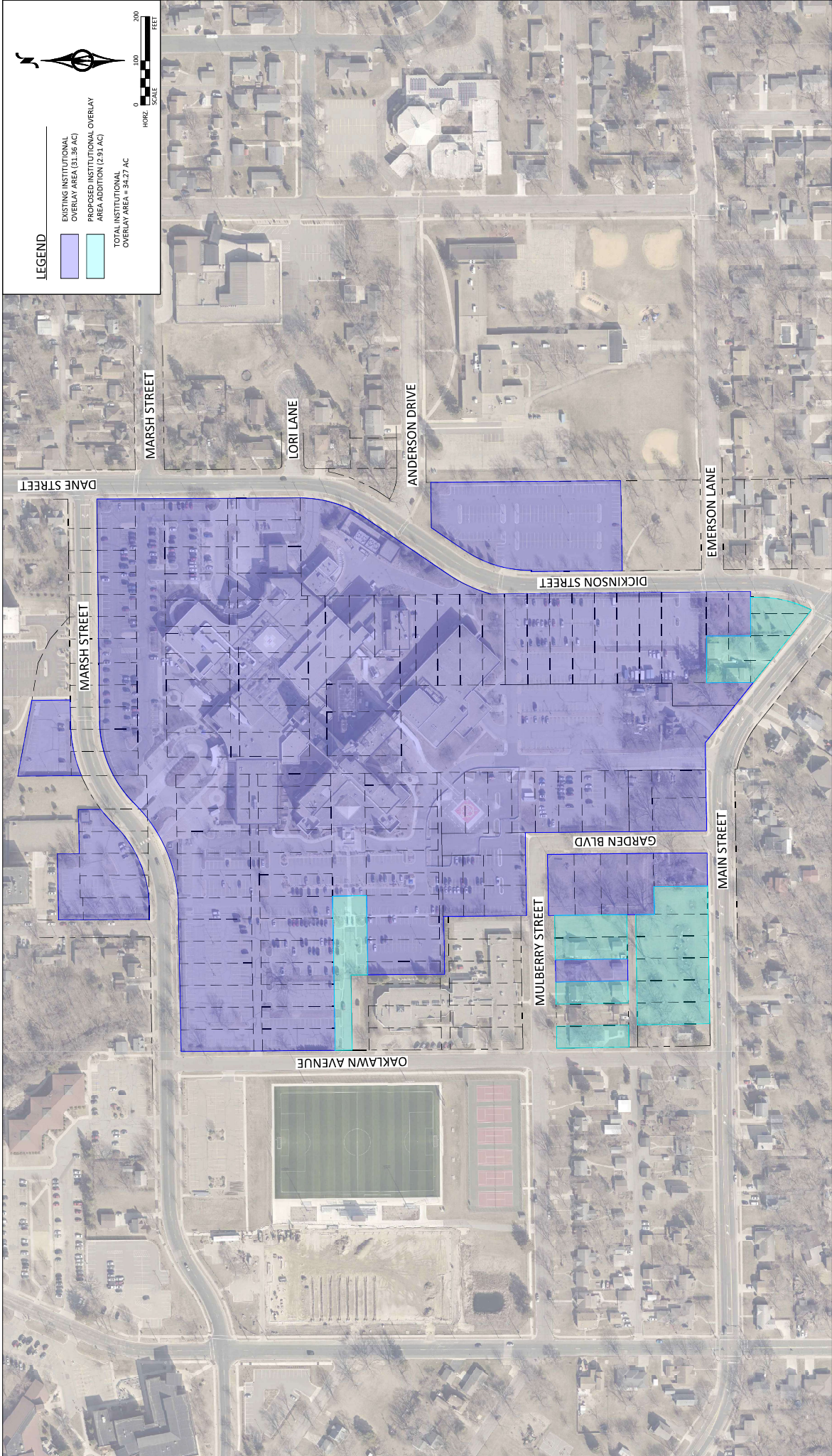


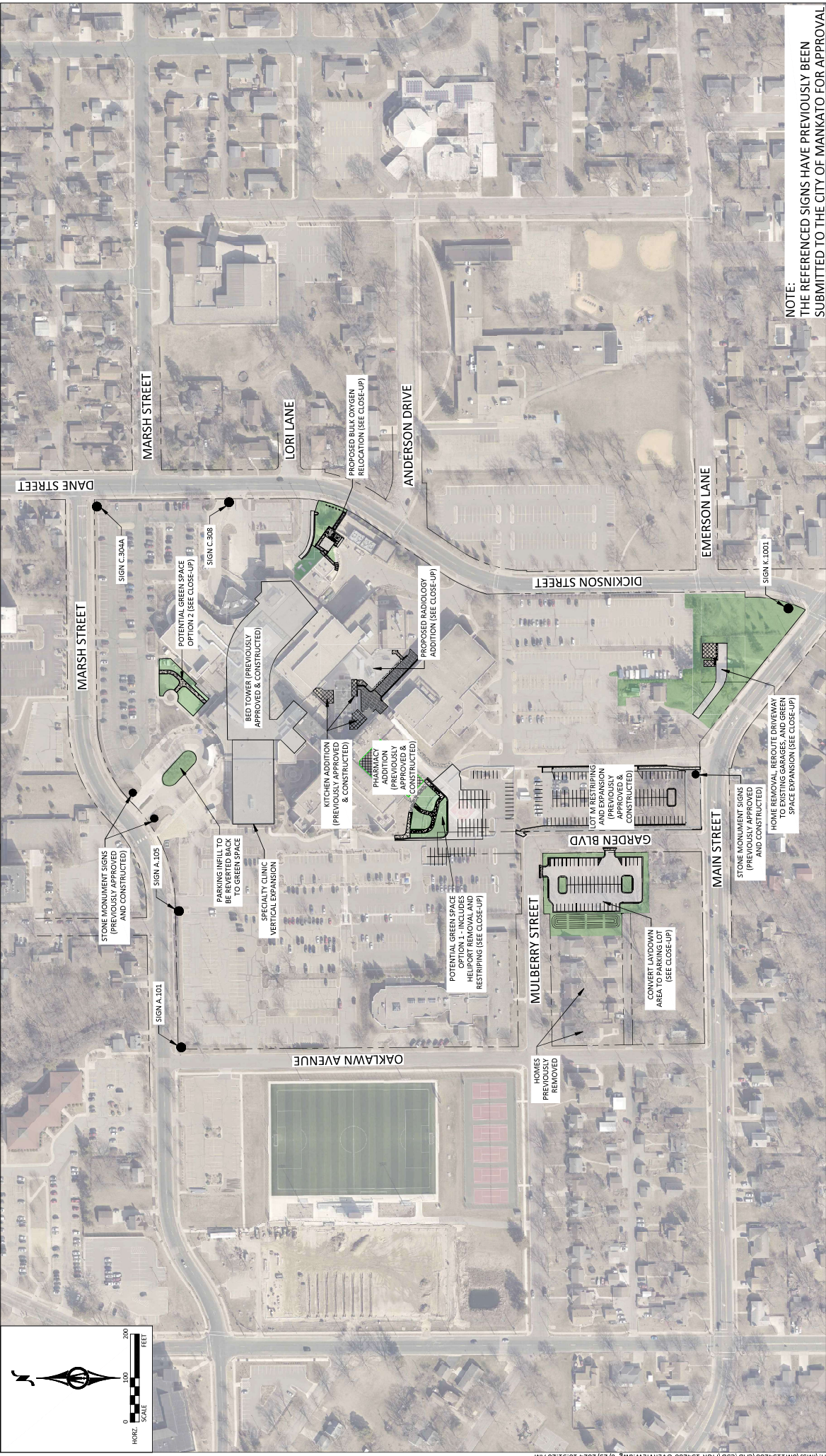
Date: July 2024

Author:

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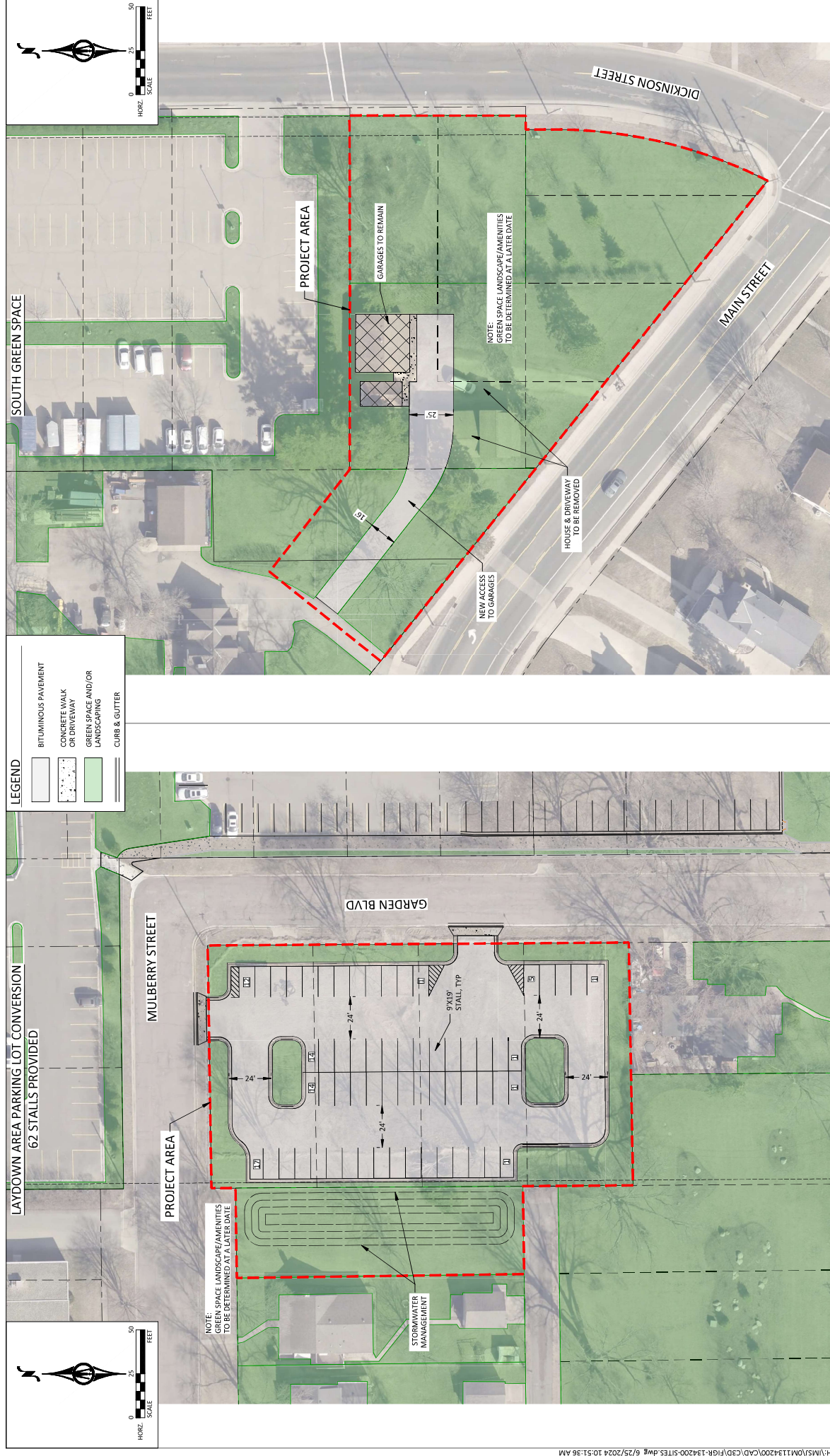


Mayo Health System Parking Requirements				
Beds/Square Footage		Code Requirement	Total Required by Ordinance	
Beds				
Current	240	1 space/4 Beds		60
Employees				
Current	1050	1 space/3 Employees		350
Proposed Radiology Expansion	9	1 space/3 Employees		3
Future Specialty Clinic Expansion	110	1 space/3 Employees		37
General Office				
Current	14,447	1/250		58
Medical Office				
Construction Period	52,447	1/200		262
Proposed Radiology Expansion				
Medical Office - Proposed SF	1,355	1/200		7
Future Specialty Clinic Expansion				
Medical Office - Proposed SF	6,354	1/200		32
Mankato Clinic				
Current/Existing SF	100,000	1/200		500
Mayo/Mankato Clinic - Total Required Parking Spaces Per City Ordinance				1308
Mayo/Mankato Clinic Stalls Provided				1816
Percentage of parking being used				72%
Mayo Clinic Only - Total Required Parking Spaces Per City Ordinance				808
Mayo Clinic Only Stalls Provided				1408
Percentage of parking being used				57%
Notes:				
To be conservative, parking totals shown include removal of parking if both potential green space options are utilized.				
Specialty Clinic staffing and medical office numbers are best educated conservative guesses at this time.				

Existing Mayo Clinic Parking

Existing Mankato Clinic Parking

Proposed Additional Mayo Clinic Parking

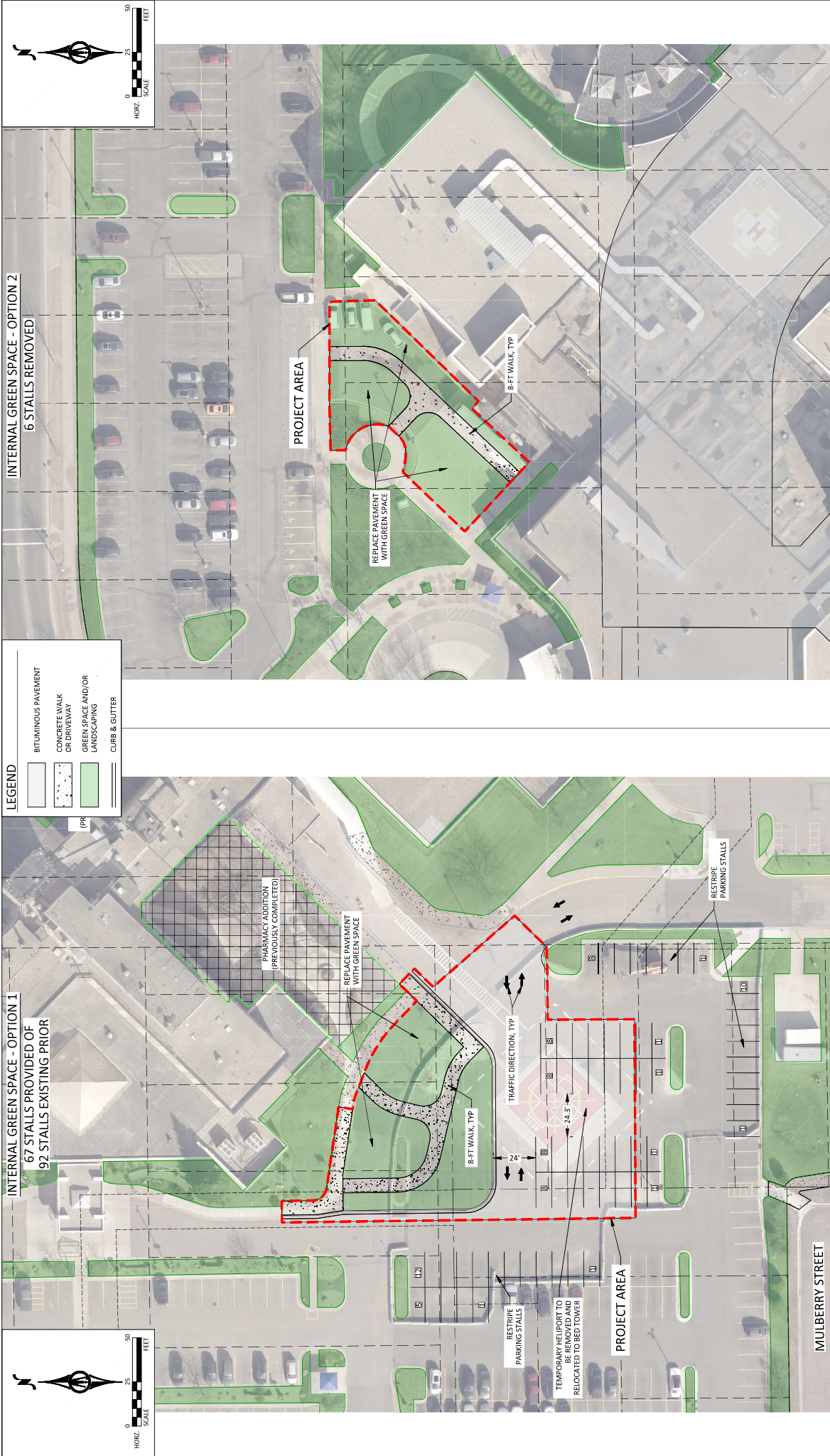


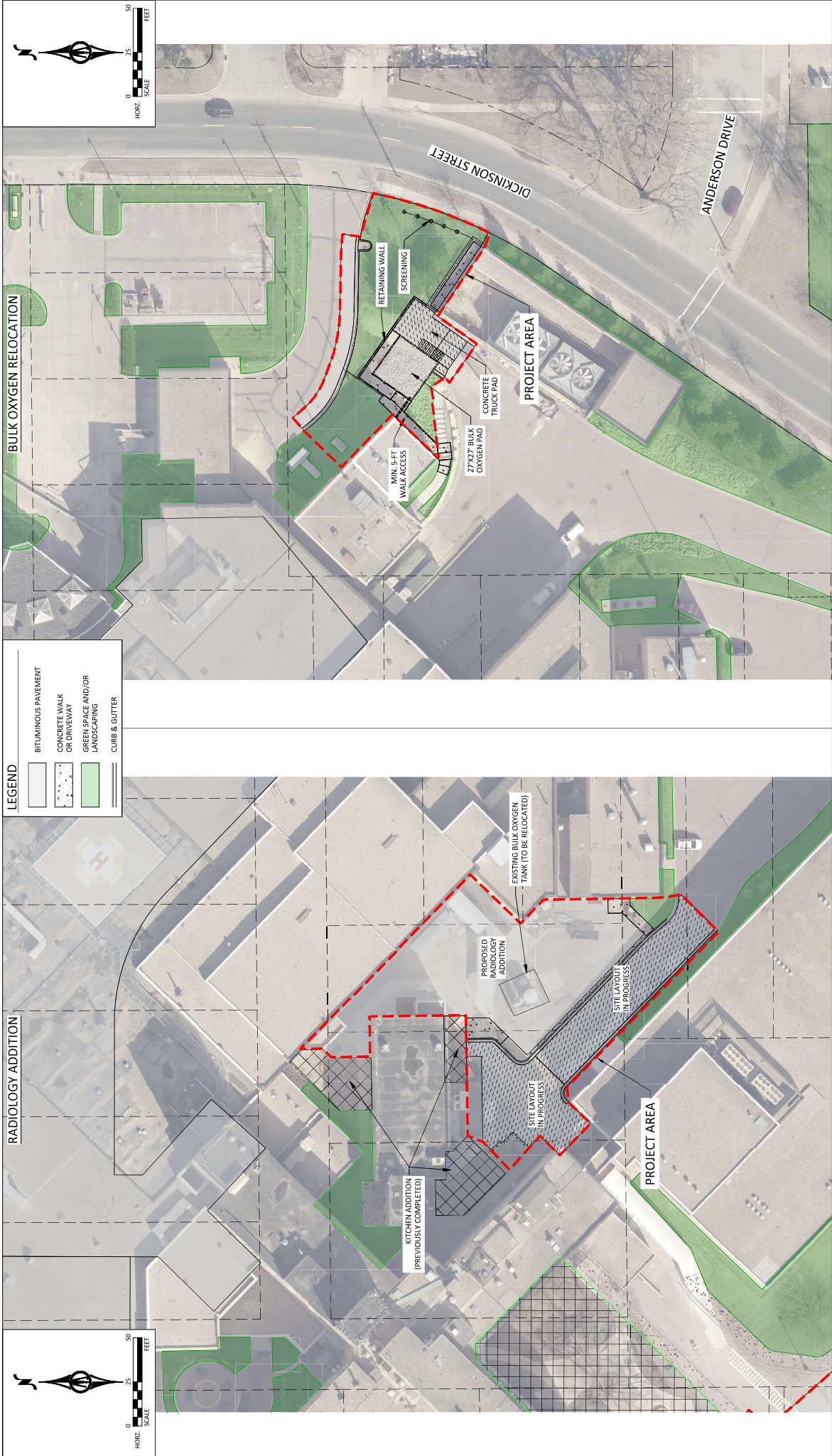
2024 Institutional Overlay Amendment

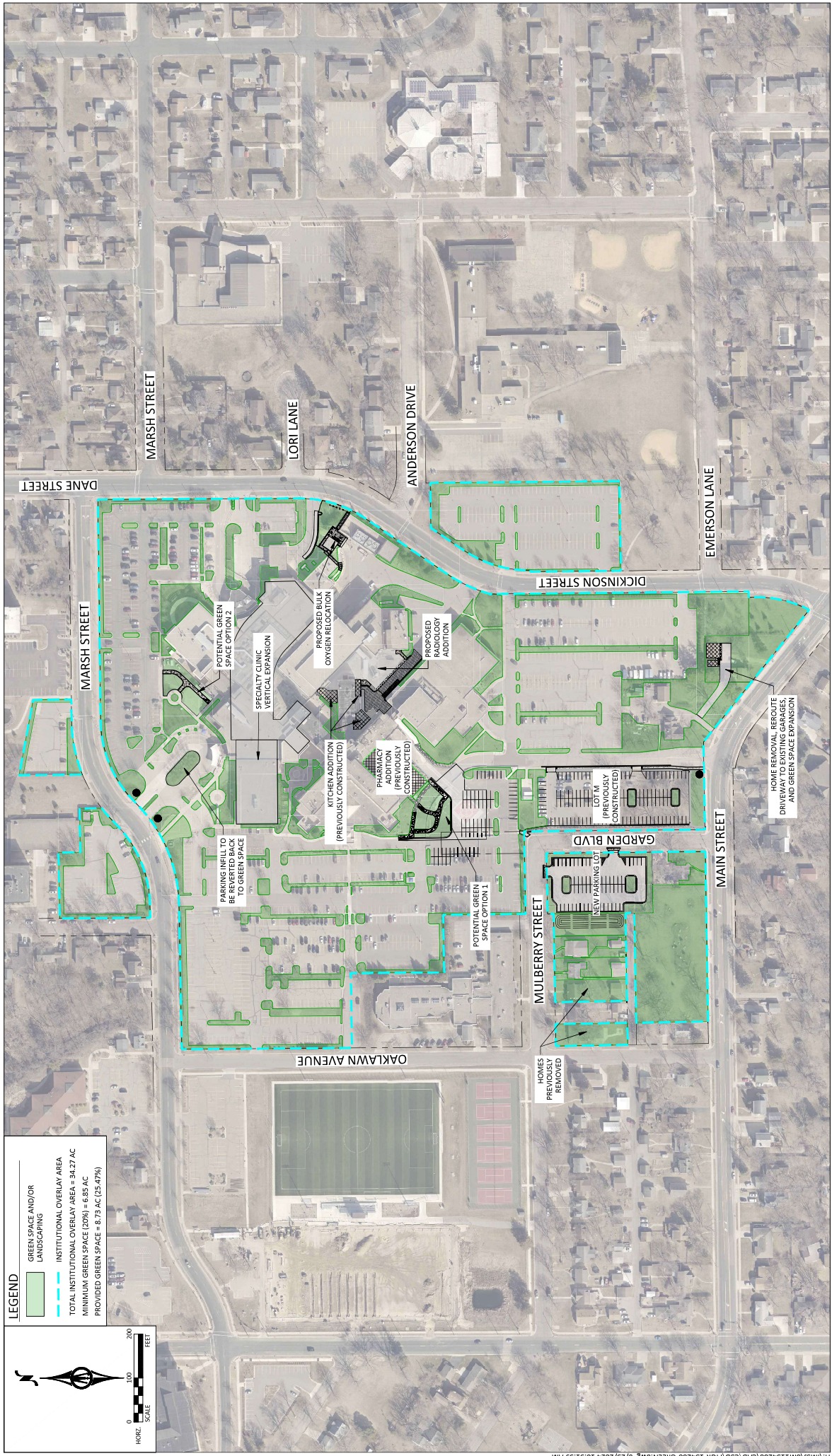
Mayo Clinic Health System - Mankato, Minnesota

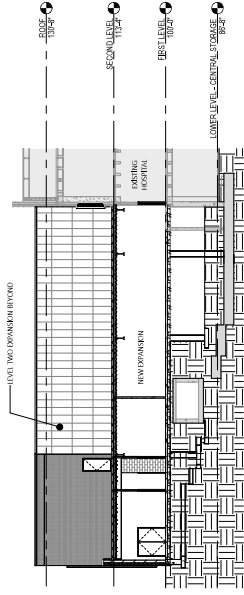
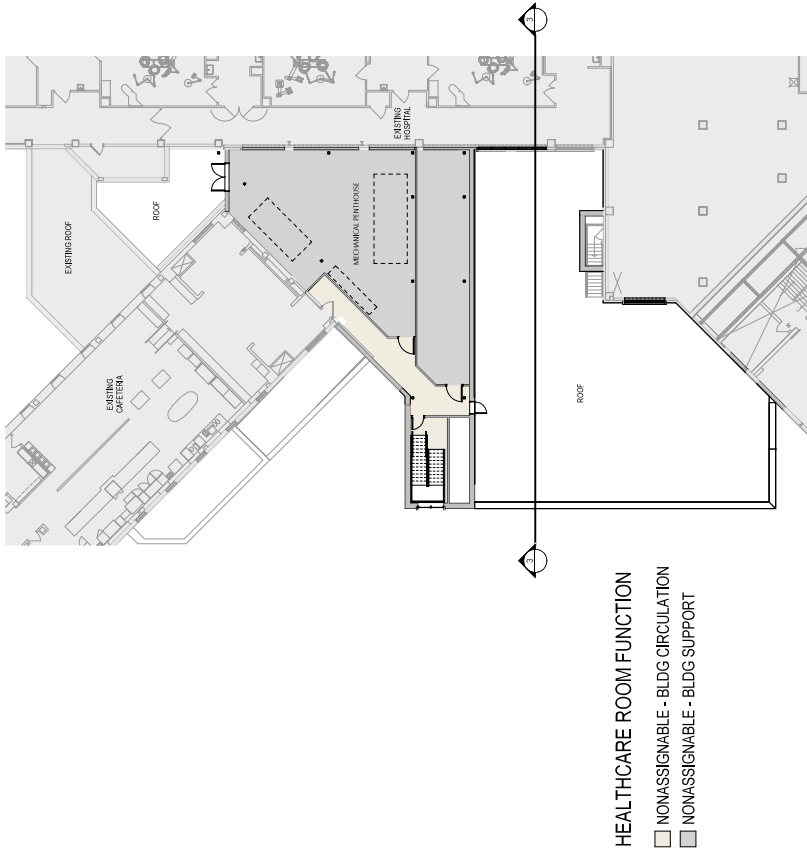
Internal Green Space Options

June 2024



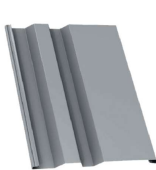








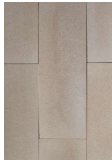
WEST ELEVATION



PROFILE METAL PANEL -
VERTICAL INSTALLATION
COLOR TBD



CURTAIN WALL VISION
GLASS & SPANDREL
GLASS
COLOR TBD



NATURAL STONE
COLOR & TYPE TBD



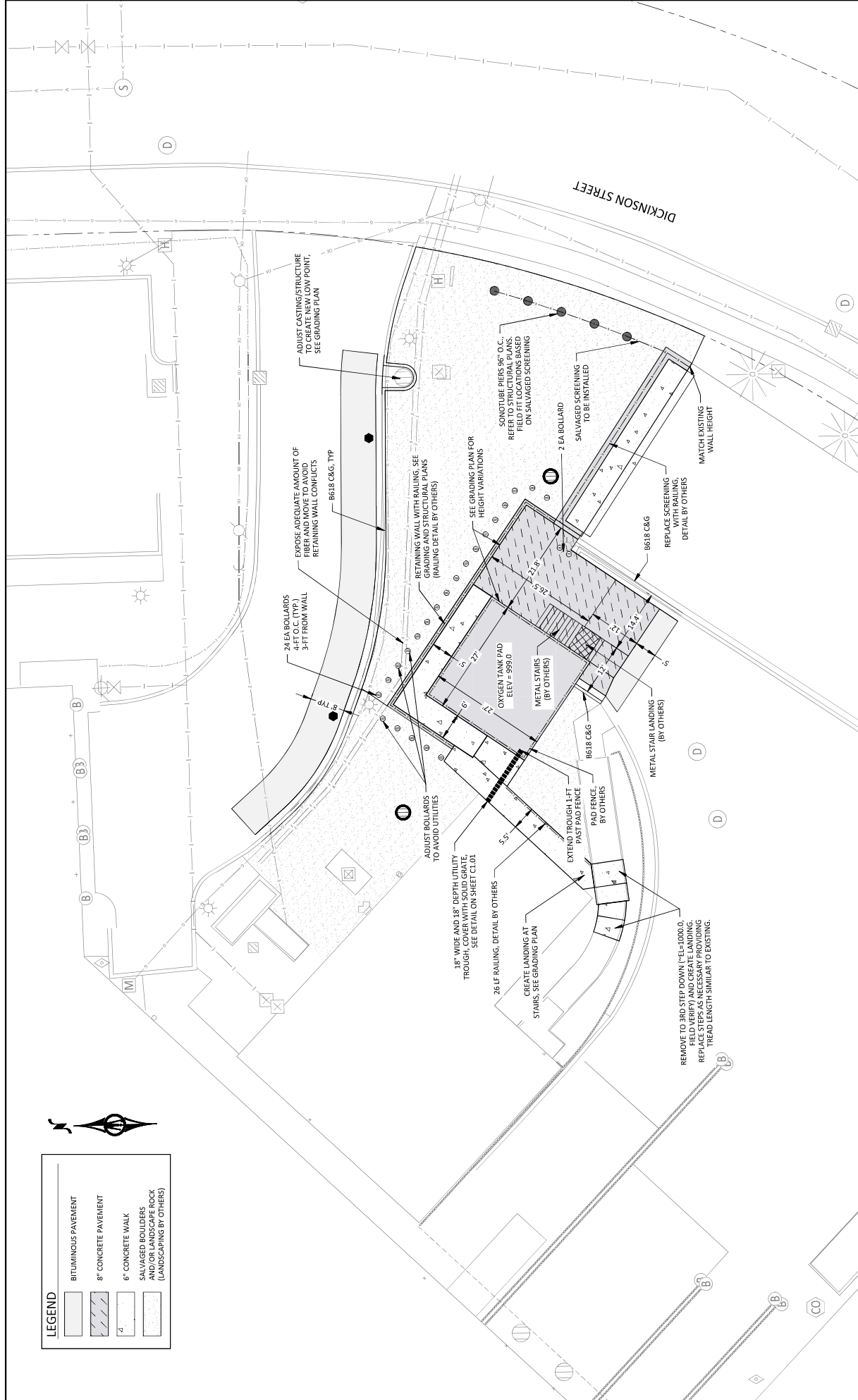
NORMAL BRICK
TO MATCH EXISTING



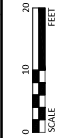
PERSPECTIVE VIEW



PERSPECTIVE VIEW



LEGEND	
	BITUMINOUS PAVEMENT
	8" CONCRETE PAVEMENT
	6" CONCRETE WALK
	SALVAGED BOULDERS AND/OR LANDSCAPE ROCK (LANDSCAPING BY OTHERS)



FOR THE CITY OF MANKATO, MINNESOTA, THE CITY ENGINEER HAS REVIEWED THIS PLAN FOR CONFORMANCE WITH THE MINNESOTA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION, AND THE CITY ENGINEER'S SPECIFICATIONS FOR THE CITY OF MANKATO, MINNESOTA. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

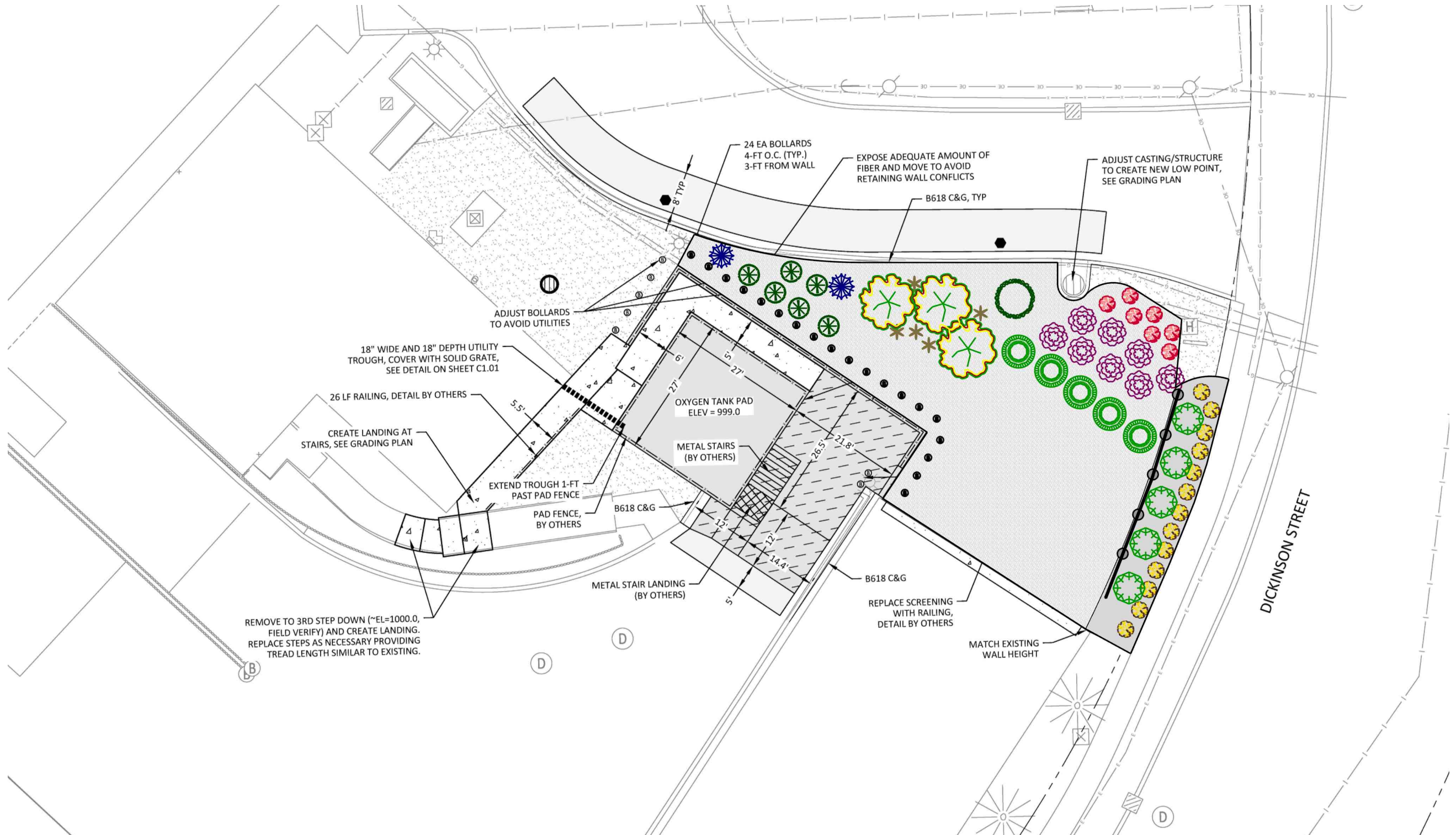
DATE: 06/24/2024
BY: ALEC W. PETERSEN
PROJECT: 5901.7

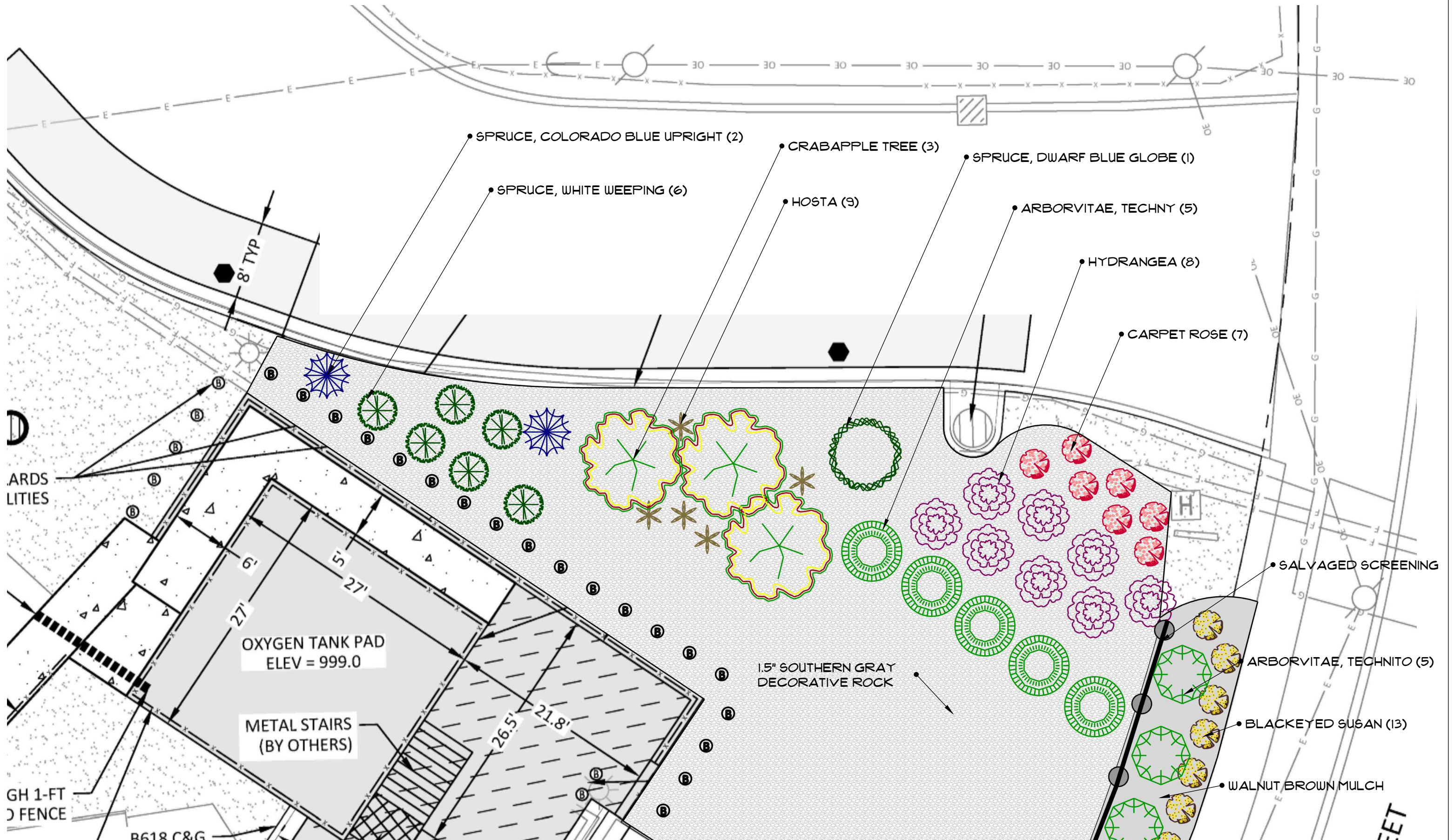


1900 PREMIER DRIVE
MANKATO, MN 56001
PHONE: 507.625.1111
FAX: 507.625.1112
WWW.BOLTONMENK.COM

NO.	DESCRIPTION	DATE
1	AMP	06/24/2024
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SHEET
C5.01
MAYO CLINIC HEALTH SYSTEM - MANKATO
BULK OXYGEN TANK RELOCATION
SITE PLAN
06/24/2024









Colorado Blue Upright

Picea pungens 'Fastigiata'

Narrow, tight-growing upright evergreen with steel blue foliage.

H: 15-20' W: 4-6'

Foliage: Blue

Shape: Columnar

#4320881 #10 Container
#4320898 #15 Container
#4320904 #20 Container

#4324667 4' BB
#4320928 6' BB

White Weeping

Picea glauca 'Pendula'

A narrow, columnar specimen plant that requires no training to maintain its shape. Side branches weep along the main trunk forming a skirt at the ground.

H: 30' W: 4'

Foliage: Dark green

Shape: Columnar, weeping

#2907770 #5 Container
#2907787 #7 Container
#2907794 #10 Container
#2907800 #20 Container
#2907817 #25 Container

#70394 8' BB

Zone 2



Zone 2



Techny

Thuja occidentalis 'Techny'

Broadly pyramidal evergreen with dense, dark green foliage that holds its color in winter.

H: 12-15' W: 6-8'

Foliage: Dark green

Shape: Upright, pyramidal

#2904953 #5 Container
#2904984 #10 Container
#325976 #15 Container
#2904991 #20 Container

#2908913 4' BB
#2908937 5' BB
#2908951 6' BB
#2908975 7' BB
#2908999 8' BB

Zone 3



Annabelle

Hydrangea arborescens 'Annabelle'

Large, symmetrical white flowers that bloom in June and July last for six to eight weeks. To promote new growth and maintain neat appearance, prune hard in spring. Performs well in shade.

H: 4-5' W: 3-5'

Foliage: Dark green

Shape: Rounded

Fall Color: Insignificant

Flower: White

#424729 #3 Container

Zone 3



Coralburst®

Malus 'Coralcole'

Compact, rounded ornamental tree with a dense branching habit. Coral-pink buds opening to double rose-pink flowers followed by sparse bronze or yellow-green fruit.

H: 15' W: 15'

Fruit: Bronze, 1/2"

Shape: Rounded, compact

Foliage: Dark green

Flower: Pink

Fall Color: Insignificant

#2512394 #25 Container
#876603 1 3/4" BB
#1557860 2" BB

Zone 3



Dwarf Blue Globe

Picea pungens 'Globosa'

A popular dwarf evergreen with outstanding blue coloration. Very slow growing.

H: 3-5' W: 5-6'

Foliage: Blue

Shape: Globe

#876122 #3 Container
#660059 #5 Container
#4372 #7 Container
#869032 #10 Container
#1376102 #20 Container

Zone 3



Techny

Thuja occidentalis 'Techny'

Broadly pyramidal evergreen with dense, dark green foliage that holds its color in winter.

H: 12-15' W: 6-8'

Foliage: Dark green

Shape: Upright, pyramidal

#2904953 #5 Container
#2904984 #10 Container
#325976 #15 Container
#2904991 #20 Container

#2908913 4' BB
#2908937 5' BB
#2908951 6' BB
#2908975 7' BB
#2908999 8' BB

Zone 3



Annabelle

Hydrangea arborescens 'Annabelle'

Large, symmetrical white flowers that bloom in June and July last for six to eight weeks. To promote new growth and maintain neat appearance, prune hard in spring. Performs well in shade.

H: 4-5' W: 3-5'

Foliage: Dark green

Shape: Rounded

Fall Color: Insignificant

Flower: White

#424729 #3 Container

Zone 3



Drift® Coral

Rosa 'Meidrifora' (PP19,148)

Low spreading growth habit with double coral blooms. Perfect for small gardens and borders. Disease-resistant.

H: 12-24"

Flower Size: Double, 1 1/2"

Flower Color: Coral

Bloom Cycle: Recurrent

#4123734 #2 Container

Zone 4



Brother Stefan

Hosta 'Brother Stefan'

Puckered leaves are green with a gold center. Forms a wide, tall clump.

H: 20" W: 36"

Flower: White

Shape: Mounded

Bloom Time: June-July

Foliage: Green/gold

Zone 3



American Gold Rush

Rudbeckia 'American Gold Rush' (PP28,498)

Golden yellow flowers with black centers. First rudbeckia that is resistant to leaf spotting fungus.

H: 22" W: 40"

Flower: Yellow

Shape: Upright

Bloom Time: July-September

Foliage: Green

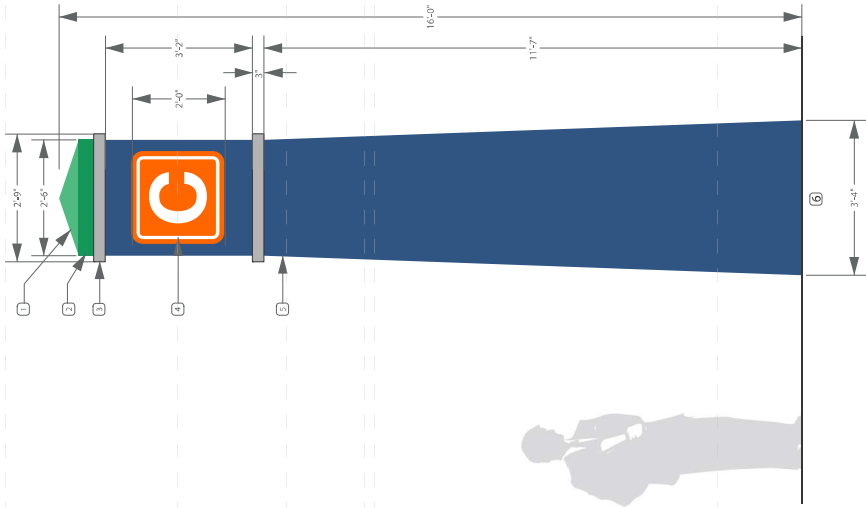
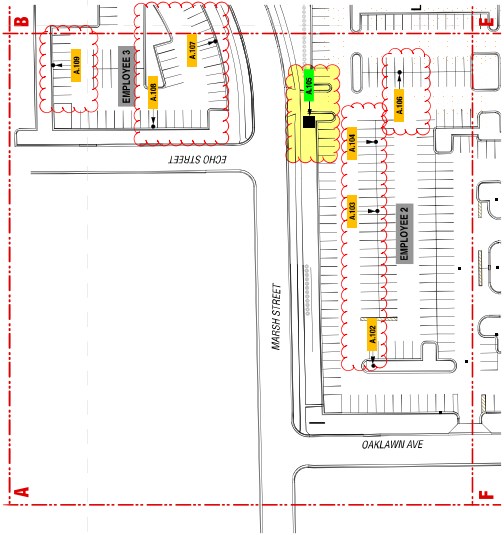
#245788 #1 Container

Zone 4



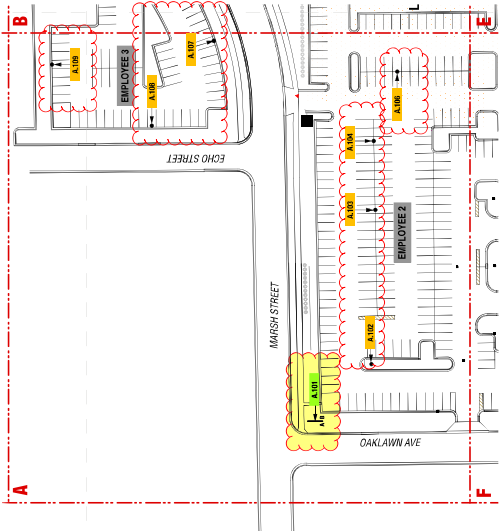


- 1 Routed aluminum sheathing over aluminum angle finished with clear coat. Cap painted MCHS Kelly Green with clear coat & UV inhibitor.
- 2 Cap painted MCHS Kelly Green with clear coat & UV inhibitor.
- 3 3" aluminum banding painted Silver
- 4 Acrylic face with 3M Orange showing reverse cut lettering.
FONT: Helvetica Neue Bold
- 5 Main body painted MCHS Blue with clear coat & UV inhibitor
- 6 Footings: Page 8



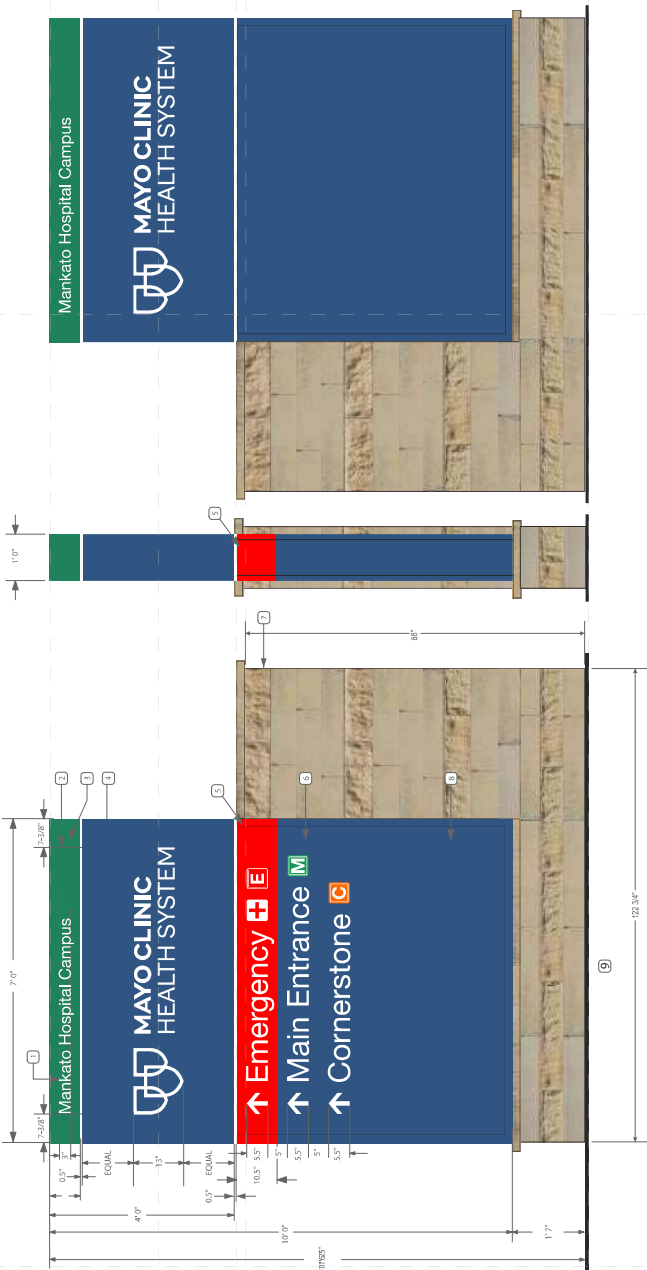


- 1 SigniComp Series 12 illuminated cabinet with flush faced bleed retainers capturing .100" aluminum face panel, combined with SigniComp Series 12 - Hinge Body #1612, SigniComp Series 12 - Hinge Body #1614, and SigniComp Series 12 - Hinge Body #1615, all with clear coat and UV inhibitor. Illuminated cabinet via USLED Tanden Cabinet LED Lighting (or pre-approved equivalent). Adjust LED configuration to eliminate viewable hotspots.
- 2 3M White Opaque vinyl
- 3 Painted MCHS Kelly Green
- 4 Aluminum face painted MCHS Blue with clear coat & UV inhibitor showing logo .112" translucent White acrylic push-thru to .25" beyond face. Edges left raw from router cutting. All polished, to provide halo lighting effect.
- 5 Reverse cut 3M 3630-143 Poppy Red vinyl. Retainers and profiles to be painted to match Red vinyl or wrapped with 3M 7725-13 Tomato Red. White vinyl separation line between logo and directional.
- 6 Acrylic face with 3M Sultan Blue vinyl over 3M black opaque vinyl showing reverse cut lettering and symbols
FONT: Helvetica Neue Regular
- 7 FOUNDATION: Cold Springs Dakota Limestone over treated plywood/ steel frame
- 8 MCHS Blue with clear coat & UV inhibitor
- 9 Footings: Page 8



Side A

Side B

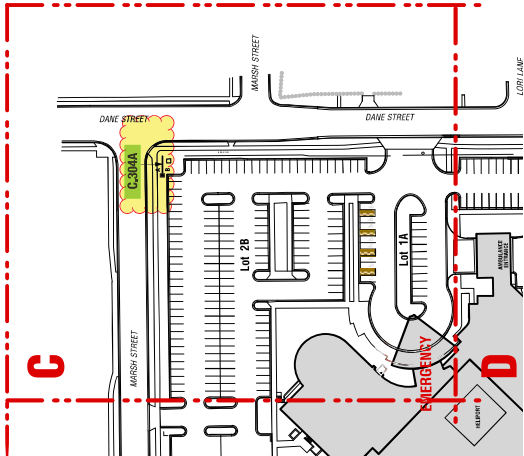
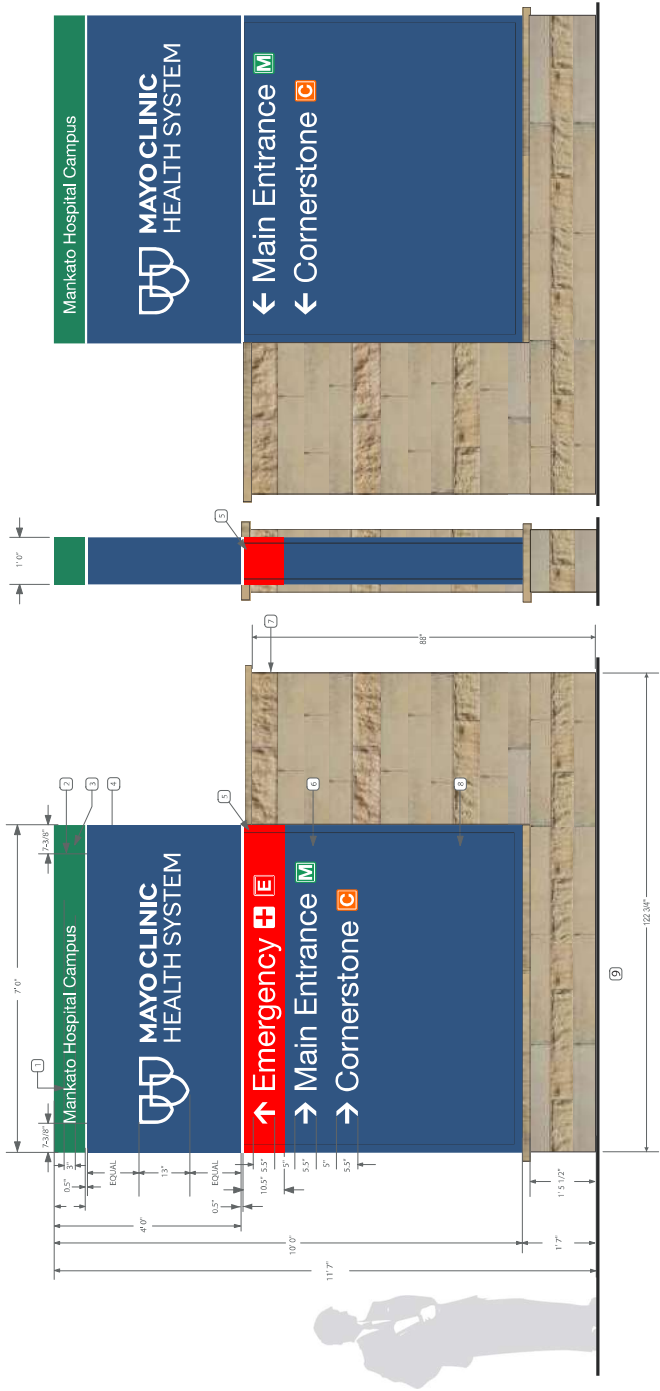




- 1 SignComp Series 12 illuminated cabinet with 3M 3630-143 Poppy Red vinyl. 100" aluminum face panel combined with SignComp Series 12 - Hinge Body #1612, Side Retainer #1624, and Slide Cover #1694, capturing 3/16" acrylic face panel. Illuminated via USLED Tandem Cabinet LED Lighting (or pre-approved equivalent). Adjust LED configuration to eliminate verifiable hotspots.
- 2 3M White Opaque vinyl
- 3 Painted MCHS Kelly Green
- 4 Aluminum face painted MCHS Blue with clear coat & UV inhibitor showing logo .512" recessed into face panel. Minimum .25" beyond face. Edges left raw from router cutting, not polished, to provide halo lighting effect.
- 5 Reverse cut 3M 3630-143 Poppy Red vinyl. Retainers and profiles to be painted to match Red vinyl or wrapped with 3M 7725-13 Tomato Red. White vinyl separation line between logo and directional.
- 6 Acrylic face with 3M Sultan Blue vinyl over 3M black opaque vinyl showing reverse cutting and 3M 7725-13 Tomato Red. FONT: Helvetica Neue Regular
- 7 FOUNDATION: Cold Springa Dakota Limestone over treated plywood/ steel frame
- 8 MCHS Blue with clear coat & UV inhibitor
- 9 Footings: Page 8

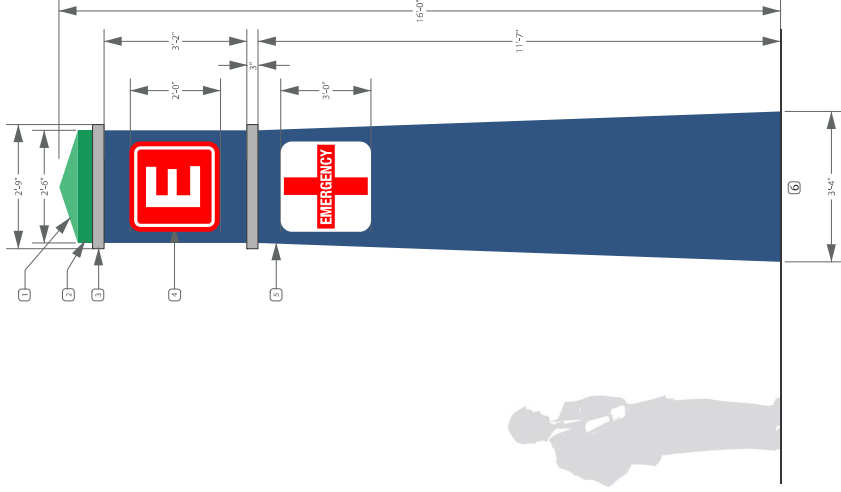
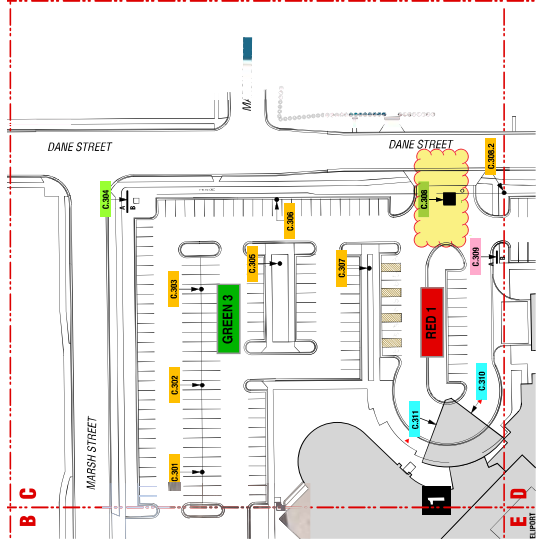
Side A

Side B





- ① Routed aluminum sheeting over aluminum angle frame. 3/16" acrylic face backer panel. Illuminated via US LED Lighting (or pre-approved equivalent). Adjust LED configuration to eliminate viewable hotspots.
- ② Cap painted MCHS Kelly Green with clear coat & UV inhibitor.
- ③ 3" aluminum banding painted Silver
- ④ Acrylic face with 3M Red showing reverse color change.
FONT: Helvetica Neue Bold
- ⑤ Main body painted MCHS Blue with clear coat & UV inhibitor
- ⑥ Footings- Page 8

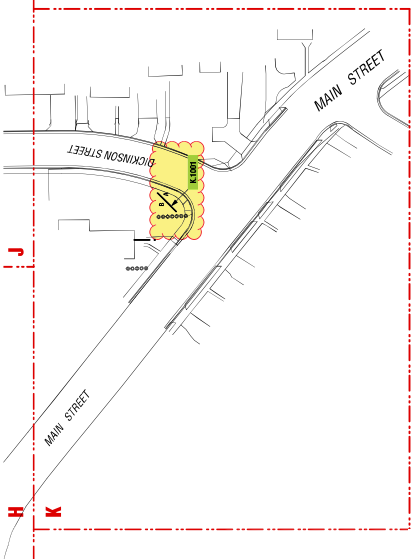
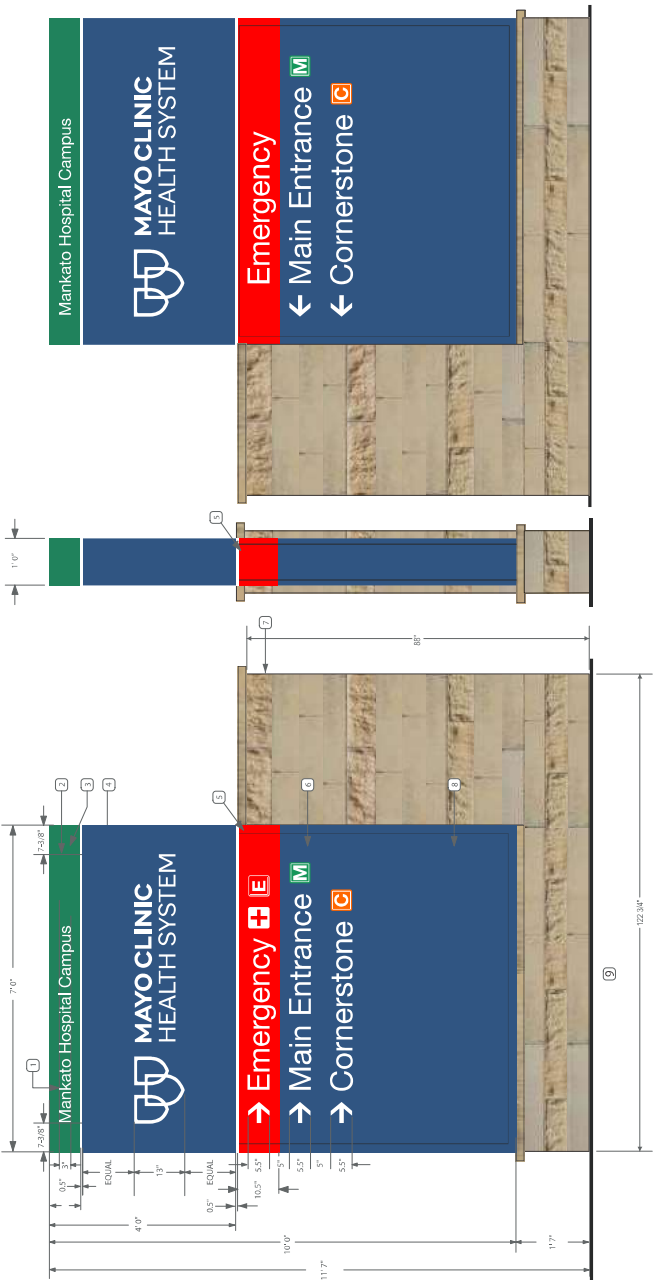


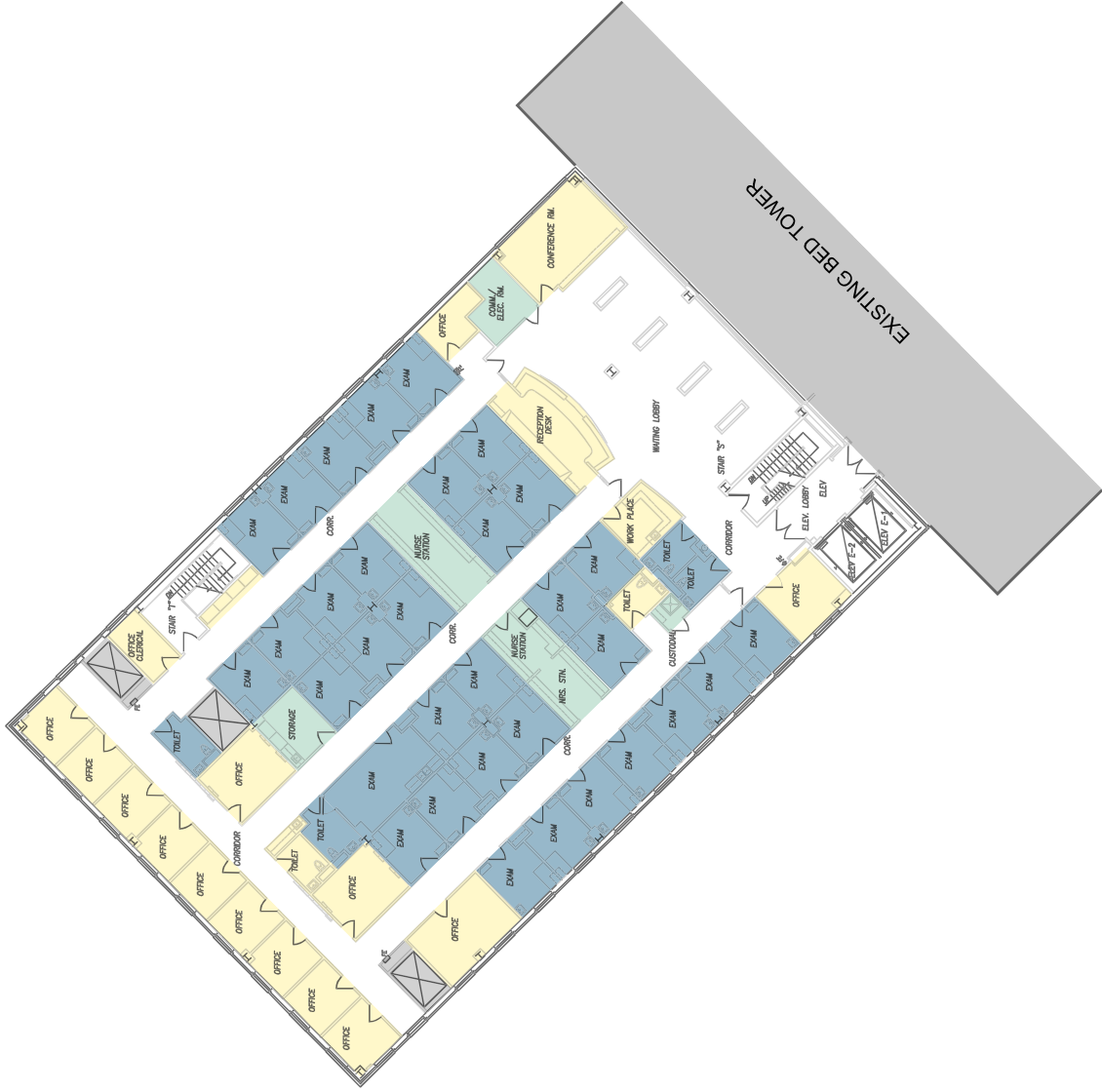


- 1 SignComp Series 12 illuminated cabinet with flush faced bleed retainers capturing .100" aluminum face panel, combined with SignComp Series 12 - Hinge Body #1612, Side retainer #1624, and Slide cover #1694, capturing 3/16" acrylic face panel. Illuminated via LED and ambient lighting for even appearance. Adjust LED lighting for configuration to eliminate viewable hotspots.
- 2 3M White Opaque vinyl
- 3 Painted MCHS Kelly Green
- 4 Aluminum face painted MCHS Blue with clear coat & UV inhibitor showing logo .1/2" translucent White acrylic push-thru to .25" beyond face. Edges left raw from router cutting, not polished, to provide halo lighting effect
- 5 Reverse cut 3M 3630-143 Poppy Red vinyl. Retainers and profiles to be painted to match Red vinyl or wrapped with 3M 7725-13 Tomato Red. White vinyl separation line between logo and directional.
- 6 Acrylic face with 3M Sulpan Blue vinyl over 3M black opaque vinyl showing reverse cut lettering and symbols
FONT: Helvetica Neue Regular
- 7 FOUNDATION: Cold Springs Dakota Limestone over treated plywood / steel frame
- 8 MCHS Blue with clear coat & UV inhibitor
- 9 Footings: Page 8

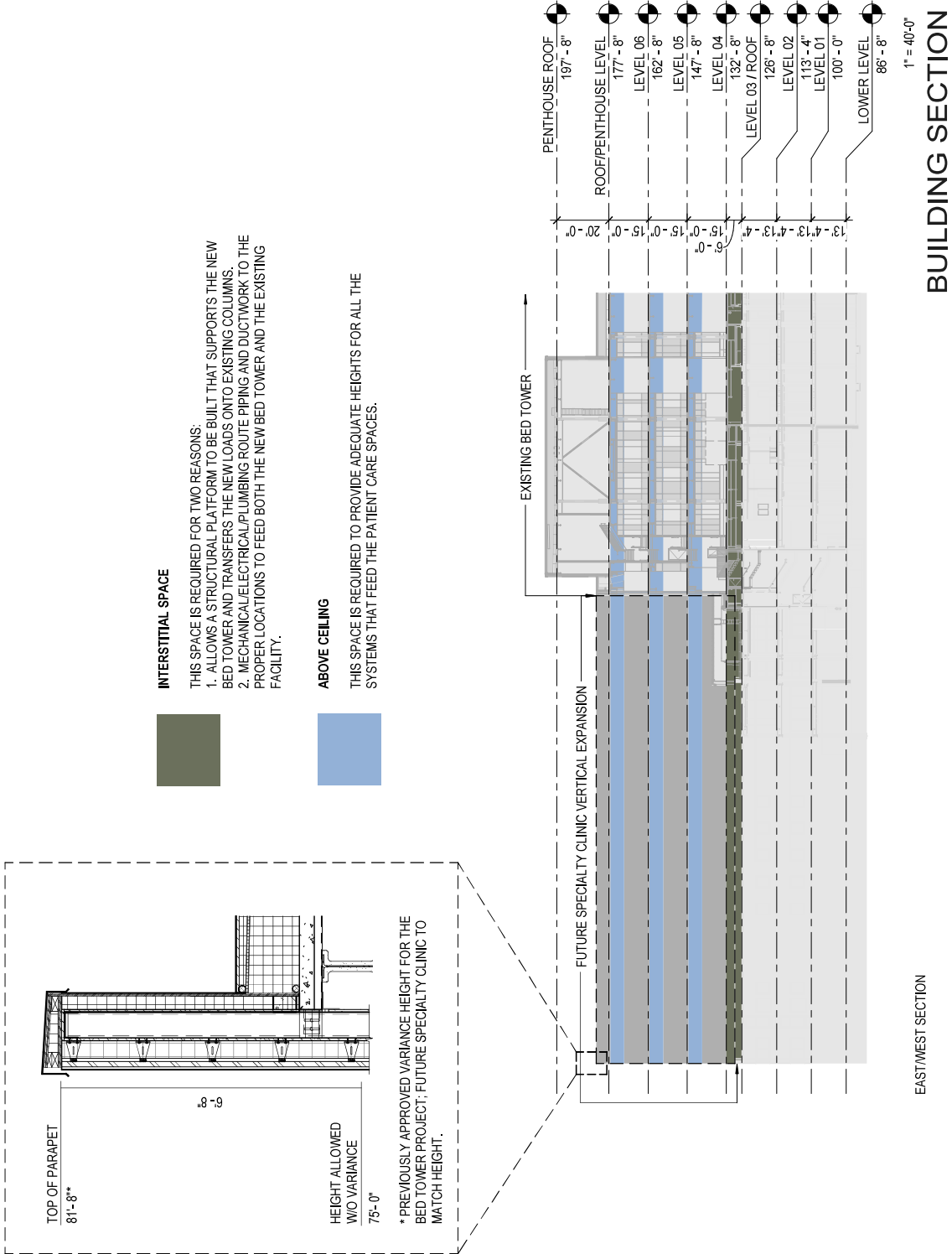
Side A

Side B





- PATIENT SPACE
- STAFF SPACE
- SUPPORT SPACE
- NONASSIGNABLE - BLDG CIRCULATION
- NONASSIGNABLE - BLDG SUPPORT





June 25, 2024

Molly Westman
Planning Assistant
City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001

**RE: Institutional Overlay Modification Request
Mayo Clinic Mankato Campus
1025 Marshal St., Mankato, Blue Earth County, Minnesota**

Dear Molly,

The following narrative, Zoning Request Application, and supporting information are being provided to request a modification to an existing, approved Institutional Overlay for the Mayo Clinic Mankato Campus as described below. An outline of the Attachments included with this request is also provided below.

Attachment A: Institutional Overlay Figures

- Institutional Overlay Area
- Campus Project Overview
- Parking Totals
- Parking Lot Conversion and South Green Space
- Internal Green Space Options
- Radiology Addition and Bulk Oxygen Relocation
- Campus Green Space
- Monument and Wayfinding Signage
- Future Specialty Clinic Vertical Expansion
- Verizon Antenna

Attachment B: Bulk Oxygen Relocation

- Bulk Oxygen Civil & Structural Drawings
- Landscape Drawings

Attachment C: Community Engagement

- Community Engagement Comments & Responses Memo

Institutional Overlay Area

This figure provides a campus overview highlighting all parcels owned by Mayo Clinic in the vicinity of their main Mankato campus near Main Street and Marsh Street. The dark blue shaded area is existing institutional overlay area (31.36 acres) and the light blue shaded area (2.91 acres) are parcels that are being requested to add into the institutional overlay.

Campus Project Overview

This figure provides a high-level view of the campus showing graphics of projects that have been recently completed, are in progress, planned projects, and potential projects that may occur between the currently requested institutional overlay amendment and any subsequent request. The planned projects are shown with general intent and are subject to change based on the design process, owner input, and City review.

More detailed figures of planned projects are provided with this submittal and are described with this narrative.

Parking Lot Conversion and South Green Space

Parking Lot Conversion

The parking lot conversion is proposed where the Boldt laydown area exists at the corner of Mulberry Street and Garden Boulevard. The laydown area was approved with the 2022 Institutional Overlay Amendment and built that year in support of construction projects. This area is no longer needed for construction functions and is desired to be converted into a parking lot.

The layout currently shows driveway access to public streets mimicking that of the laydown area. 62 parking stalls are provided with this layout and are anticipated to be geared towards employee parking. Permanent stormwater management, anticipated to be similar to the rain garden on the north side of Main Street, is shown on the west side of the parking lot. The final size of the stormwater management would be determined in design. Landscaping is expected to be in kind to other landscaped areas on the campus and will be designed in accordance to City of Mankato Landscaping Code requirements.

South Green Space

A recently acquired property by Mayo Clinic on the corner of Main and Dickinson Streets, the expected plan is to remove the existing home and its Main Street driveway access. The garages would remain and be utilized for equipment / maintenance storage. Access would be provided by a new driveway stemming off the existing driveway to the “Boldt” House. Landscaping and green spaces would be further detailed during the project design phase.

Internal Green Space Options

Internal Green Space – Option 1

The first option for an internal green space addition is located adjacent to the recently completed Pharmacy Addition that eliminated an existing green space area. This layout would encroach into an existing internal road and parking lot and is currently shown as a concept subject to change. This area also houses the temporary heliport that is scheduled to be relocated to the recently completed bed tower.

92 parking stalls existed in this area prior to establishing the temporary heliport – if this green space option came to fruition, parking counts would be reduced to 67 stalls. Note that the previously narrated parking lot conversion would add 62 stalls, providing a net gain when looking at both projects.

Internal Green Space – Option 2

The second option for internal green space is located at the north end of the property near Marsh Street. This area has housed a medical imaging trailer in the past and has since been relocated, six less accessible parking stalls also exist in this location. The concept shown is in-kind to the surrounding area and would be further refined and landscaping determined if the project were selected to move forward.



Radiology Addition and Bulk Oxygen Relocation

Radiology Addition

The Radiology Addition is nestled in the facilities area adjacent to the kitchen, boiler plant, and other building areas. Normal patient and staff access would be provided from internal access from existing buildings. Additional access for operations and staff is located directly outside.

This project is currently in progress and recently completed the Schematic Design phase of design (i.e. an internal milestone consisting of preliminary building and site layout with narratives of improvements provided to Mayo Clinic). The site layout provided with this figure matches what was provided to Mayo Clinic for the Schematic Design deliverable and is subject to further refinement during the design process. Additionally, any building figures provided by BWBR are in the same position.

The project consists of an approximately 10,000 SF building addition and reconstruction of existing site improvements. Access to this area will still be maintained for facility operations and emergency vehicles. The existing bulk oxygen tank is also in this location, its relocation is discussed below.

The approximately 10,000 SF, two story Radiology addition to the existing hospital will include patient, staff, and support spaces, as well as a mechanical penthouse on the 2nd level to provide space for new mechanical units to serve the addition. Access to the Radiology addition is provided through a connection to the existing hospital.

The exterior materials for this addition will be complementary to the aesthetics of the existing hospital and the surrounding area of the Mankato campus.

Bulk Oxygen Relocation

The bulk oxygen system is required to be relocated for two reasons – the proposed radiology addition and the increased demand required by the bed tower expansion. Several locations were studied throughout the campus prior to deciding on locating it adjacent to the loading dock, which is relatively close to its current location. This was determined to be a cost-effective location that is less visually intrusive compared to other locations and safest from an operational and public safety standpoint.

The project consists of establishing a new 27'x27' pad adjacent to a concrete truck pad intended for resupply operations and maintenance. Retaining walls will be required for grading purposes and protection of the bulk oxygen system. A portion of an existing retaining wall enclosing the chiller plants will be replaced and new screening with landscaping will be established along Dickinson Street.

Multi-disciplinary construction documents (currently not for construction) are provided with the institutional overlay submittal in support of this project. Mayo Clinic would be requesting Site Plan Review comments on these plans.

Campus Green Space

This figure is provided purely to illustrate that the proposed institutional overlay area complies with the required minimum green space of 20% per City Code. The proposed overlay area totals 34.27 acres which requires a minimum of 6.85 acres of green space. When summing all existing and planned/proposed green spaces, a total of 8.73 acres (25.47%) of green space is provided, meeting the requirement.

Monument and Wayfinding Signage

A Wayfinding Analysis dated 09/18/2021 was performed by Steve Neumann & Friends to assist in determining the appropriate locations and sizes of the signage for the expanded Mayo Clinic Mankato campus. That analysis outlined the importance of the following:

- Ability to identify entrances into the campus from a distance.
- Numbering or lettering entrances to guide patients & visitors to their destination on campus.
- Parking identification for designated parking areas on campus.
- Benchmarking to the campus.

In addition, the existing Main Entrance (now Cornerstone Entrance) and Entrance 3 (now Main Entrance) were renamed as part of the expansion. Based on the unique needs of the campus, along with considerations from the Wayfinding Analysis, we're proposing signage as outlined below:

Proposed Signage Description & Location	Allowable Height / SF Area	Requested Height
Stone Base Monument Sign – NE side of Campus (C.304A)	8'	11' 7"
Stone Base Monument Sign – NW side of Campus (A.101)	8'	11' 7"
Stone Base Monument Sign – SE side of Campus (K.1001)	8'	11' 7"
Obelisk Directional Sign – NW Emergency Entrance (A.105)	6' / 8 sf area	16' / 16 sf area
Obelisk Directional Sign – NW Cornerstone Entrance (C.308)	6' / 8 sf area	16' / 16 sf area

Per Section 10.87 of the Code of Ordinances, we understand that low profile signs, such as monument signs, are limited to 8 feet in height or less. Directional signage, such as obelisk signs, are limited to 6 feet in height or less and 8 square feet in area or less. Because the proposed monument and directional signage exceeds the allowable heights and square feet in area as outlined in the Code of Ordinance, we understand that approval is required to allow construction of the proposed signage. In addition, these signs will be internally illuminated with no exposed bulbs that would cause glare or light trespass.

Mayo Clinic engaged HDR to complete the wayfinding effort for this campus. These larger wayfinding signs will ensure the public can efficiently and safely navigate to each entrance. The goal is to ensure visitors to the campus spend as little time as possible on the surrounding streets, and can quickly navigate to the parking area, so they can enter the facility and be with their loved ones as quickly as possible.

While the signage exceeds the allowable heights and square feet in area, it does meet all other requirements outlined in Section 10.87 of the City Code of Ordinances. This includes bases constructed of earth colored stone and landscaping around the bases and the signage meets the internal illumination requirements.

Future Specialty Clinic Vertical Expansion

This figure provides a high-level illustration of a proposed future vertical expansion for the Specialty Clinic. It is anticipated that the future expansion would match the height of the recently completed Bed Tower expansion, which required a variance for the parapet height since it exceed the maximum allowable height of 75' by 6' 8". Because this future vertical expansion is anticipated to also exceed this maximum height, approval is being requested.

Verizon Antenna

This figure illustrates the proposed location of Verizon's antennas. The recent Bed Tower Expansion on the original hospital building, which included relocating the helipad to the roof, required Verizon's existing antennas that were located on the penthouse of the original building to be relocated to alleviate signal blockage as a result of the new addition.



In addition, the new location for the Alpha and Beta sectors were selected to be placed on the roof of the northeast mechanical penthouse, which was also part of the Bed Tower Expansion, to avoid penetrating the new wall penthouse material and EME interference with helicopters landing on the rooftop helipad, which were concerns for Mayo Clinic. Mayo Clinic and Verizon thoroughly discussed these matters and collaborated on the proposed design to address both the aesthetic concerns and to ensure that Verizon customers continue to have excellent service in the area.

Thank you for your consideration of this Institutional Overlay Modification Request. Please contact me via email at Todd.Lampinen@hdrinc.com or by calling 612-524-6055.

Sincerely,
HDR Architecture, Inc.

A handwritten signature in blue ink that reads "Todd A. Lampinen".

Todd Lampinen, AIA
Project Architect
Todd.Lampinen@hdrinc.com
Office: 612.524.6055
Mobile: 406.249.4012



Memo

Date: 06/25/2024

Project: Mayo Clinic Mankato Campus

To: Molly Westman, Planning Assistant

From: Todd Lampinen, HDR

Subject: Community Engagement Comments & Responses

This Memo outlines the questions received at the Community Engagement Meeting on June 4, 2024, for the Mayo Clinic Mankato Campus. We've provided responses to those questions as detailed in this Memo.

1. Why does Mayo Clinic continue to buy private properties?

Mayo Clinic is strategic in determining which properties they consider purchasing. If one of the properties becomes available, Mayo Clinic will pursue it. They are not looking to take over the entire neighborhood though.

2. Is a round-about planned for the Dane Street/Marsh Street intersection?

This would be by the city, not Mayo Clinic.

3. Why is Mayo Clinic proposing more parking? Won't they need this lay-down yard for more construction?

Currently, the larger projects at the hospital are complete and this lay-down yard is no longer needed.

4. When will the new parking lot be completed?

The plan is to complete the new parking lot late 2024 or early 2025.

5. Is there access to the new parking lot from the alley?

There is access to the alley, but it isn't an encouraged access point. There are two main points of access from Garden Blvd. and Mulberry St.

6. Are there plans to have a parking garage?

There has been discussion of a parking garage for many years. Currently, there isn't a need to provide a parking garage. When that need becomes more pressing, this will become a topic of discussion again.

7. Is there plans to transition more people to work from home? This was brought up at a previous bed tower meeting.

That has happened already. More people are working from home but there are also more on-site staff required to staff the new bed tower.

8. When would the new green spaces be constructed?

One of the green space options will likely be constructed in the summer of 2025.



9. There seems to be a loud humming noise after the new bed tower was constructed. Will that stop after construction is completed?

There was a new cooling tower installed to serve the bed tower. This new cooling tower is operating next to three existing cooling towers, however it doesn't seem like it would produce that much more noise. Mayo Clinic is going to review more in-depth.

10. The new radiology addition, when will the construction of this project begin?

The hope is that the new radiology addition construction will start in the Fall of 2024, pending City approvals.

11. The new curved stone monuments at the main entrance, will there be landscaping around them?

Yes, there will be landscaping around these signs as well as the oval sign closer to the main entrance. It is anticipated that the landscaping will start in the Spring of 2025.

12. The wayfinding signage, will there be glare from these?

No, these signs are internally illuminated and will provide a soft glow of light at night.

11 July 2024

City of Mankato
Planning Commission
Attn: Molly Westman
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001

Dear Ms. Westman:

Thanks for the opportunity to comment on the proposed amendment to the Mayo Medical Center Institutional Overlay District.

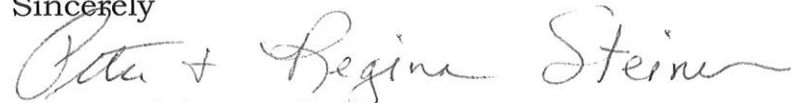
We have no objection to the current proposed amendment, including converting the Boldt staging area to surface parking.

It is, however, the addition of any further surface parking in the future that concerns us. Despite some proposed modifications to green space on the Mayo campus, it begins to look like the entire near-downtown Hilltop area is projected for conversion to surface parking by either Mayo or Bethany.

Not only does further surface parking threaten already fragile taxpaying neighborhoods like ours, but it must obviously contribute to the stormwater problems like those seen in June of this year. Even with all the surface parking lots already available, on-street parking by Bethany and Mayo on both sides has turned Oaklawn Avenue into a one-lane traffic street, especially difficult to navigate in winter. The addition of the new coffee shop and expected additional traffic with the new Mayo additions will only increase pressure on area streets. We know parking ramps are expensive, but they are the obvious solution.

Thank you for keeping us apprised of hilltop developments.

Sincerely

A handwritten signature in cursive script that reads "Peter + Jeanne Steiner".

Peter and Jeanne Steiner
1019 East Mulberry Street
Mankato, MN 56001
(507)-327-3904

Meeting Date: 07/24/2024

Title

CY31-24

Request of Cohen Esrey Development Group for an amendment to the current planned unit development to decrease the parking plan from the previously provided 87 stalls to 82 stalls at Lewis Lofts. The subject property is described as Lots 1A, 1B, and 1C of The Neighborhood subdivision (Blue Earth County PID R010813256009, R010813256010, R010813256008, 209 Dewey Lane).

The anticipated date of City Council action is August 12, 2024.

Applicant

The applicant is Cohen Esrey Development Group.

Request

The applicant is requesting an amendment to the current planned unit development to decrease the parking plan from the previously provided 87 stalls to 82 stalls at Lewis Lofts.

Location

The subject property is described as Lots 1A, 1B, and 1C of The Neighborhood subdivision (Blue Earth County PID R010813256009, R010813256010, R010813256008, 209 Dewey Lane)

Existing Land Use

The property is currently under construction. The property is the former location of the City of Mankato Public Works Garage, but is now in progress to becoming a multifamily housing development known as "Lewis Lofts".

Zoning

The property is zoned OR, Office Residential District.

Other Board or Commission

This property was previously reviewed and approved by the Planning Commission and City Council in 2022 as CY04-22.

Planning Commission - 01/26/2022 - PUD CY04-22

[Agenda - View Meetings \(destinyhosted.com\)](#)

City Council - 02/14/2022 - PUD CY04-22

[Agenda - View Meetings \(destinyhosted.com\)](#)

Environmentally Sensitive Areas

There are no known environmentally sensitive areas on the property.

Public Utilities

Public utilities were proposed for the site with the original PUD.

City Code

Mankato City Code section 10.18 related to the O-R, Office Residential, zoning district can be found

here: https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTIREDI_S10.18OROFSDI

Mankato City Code section 10.93 related to Planned Unit Developments can be found

here: https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTXADEN_S10.93PLUNDE

Site Plan Review Comments

The Site Plan and Traffic Advisory Committee reviewed the item at their July 9, 2024 meeting and provided no comment.

Review

Cohen-Esrey Development Group is requesting an amendment to the current planned unit development to decrease the parking plan from the previously provided 87 stalls to 82 stalls at Lewis Lofts. The original PUD was approved for a 64-unit multifamily housing development for seniors. To achieve the 2-acre minimum area for a planned unit development, the original PUD was considered with the Sinclair Flats Development to the East.

The original planned unit development was partially being sought for flexibility on the required development parking. Site plans submitted for the development depicted 87 parking stalls for the Lewis Lofts development. The original PUD states that this was at a rate of 1.25 parking stalls per unit. The approved plans included 87 parking stalls. The applicant is requesting 82 stalls to be constructed at Lewis Lofts. This would be within the 1.25 parking-stall per-unit rate.

The changes made between the originally approved Planned Unit Development and the proposed amendment center around reformation of the parking area and changes to site connectivity. This change allows for relocation of the dumpster area and for improvement to conditions for loading and unloading on the site.

The Mankato City Code requires 2 parking stalls per unit for multifamily developments in similar zoning classifications, which would require the development to provide 128 parking stalls. The planned unit development provisions in City Code allow the City Council the authority in approving any planned unit development to change, alter, modify, or waive any portion of the applicable standards as they apply to the proposed planned unit development. In allowing flexibility, the City Council shall find that the proposed planned unit development will achieve the purpose of a planned unit development and will not violate the general purpose, goals, and objectives of this chapter and of any plans adopted by the Planning Agency or the City Council. Parking flexibility for Lewis Lofts is sought as a result of the project being a senior housing development and to assist with the project affordability.

City Code states that open space within a planned unit development must be used for amenity or recreational purposes. Motor vehicle parking areas and traffic corridors shall not be considered an approved use of common open space. The uses authorized for the common open space must be approved to the scale and character of the planned unit development, and consider the planned unit development's size, density, topography, and number and type of structures to be provided. The applicant's plan depicts a "community garden" area off of the SE elevation of the building and a sidewalk area connecting the development to Linder Avenue, Sibley Parkway, and Dewey Lane. Staff recommends that amenities conducive to a senior development, such as an outside patio or gathering area or areas with benches or other seating, be provided in the development.

The site plan depicts a bike rack at the front entrance area of the development, and bicycle parking will be required at a rate of 5% of parking stalls for a minimum of 5 stalls based on the 82-stall proposal.

A dumpster enclosure was shown on the northern side of the site in the originally approved plans. The dumpster enclosure as proposed was to be located in a setback area because of the location of a retaining wall. The dumpster enclosure has been proposed to be moved eastward to avoid placement within an existing 15' utility easement.

A condition for a snow removal plan has been included so that the applicant can demonstrate that snow will be stored and/or removed appropriately to accommodate any required landscaping and parking stalls.

The City of Mankato received a letter from the property owners of 1100-1200 S. Riverfront Drive on July 16th, 2024. They expressed concerns about the further reduction of parking stalls within the development, as it is believed to further increase traffic on and through their property and to pressure tenants of the development to park within their property instead. The letter indicates that the drive lane separating CUB Foods and the Retail Mall at Riverfront has become the main through route for the area, which has caused a number of safety concerns, maintenance issues, and tenant complaints, and that this decrease would only exacerbate the problem.

An Intersection Control Evaluation of the Stoltzman Road and Riverfront Drive Intersection is currently underway and includes the aforementioned drive lane. MAPO is studying this intersection to identify appropriate intersection traffic control and optimal intersection and roadway geometrics, with the intention that this may lead to improvements to safety, congestion, delays, and travel options. This study would include evaluation of the drive lane and the impact that development of the Lewis Lofts / Sinclair Flats parcel would have on this private access.

During the Planning Commission meeting for the original Planned Unit Development held on January 26, 2022, the applicant was asked by how parking would be structured. The applicant advised that there would be dedicated parking stalls for the units. Based on this information, a parking plan that includes a break-down of how parking will be enforced and how the dedication of parking stalls to tenants will be managed, will need to be provided as a condition of approval. This condition is to ensure that parking does not interfere with or diminish the use of property in the immediate vicinity. If on-site parking is found not to be adequate, off-street parking alternatives within the immediate vicinity would need to be provided to supplement parking shortages for tenants and their guests.

A letter from the Development Manager of Cohen-Esrey Development Group was received by Mankato City Staff on 07/24/2024. This letter details parking control systems for the development: residents will be required to report their vehicle's make, model, and license plate to the property manager. These vehicles must be operational, insured, and properly registered in order to park in the lot. Unauthorized vehicle parking, if determined to be the fault of a resident, will result in official warnings and eventual violations. It is not stated what will occur if the vehicle is found to not be linked to a resident, although the letter does express an active issue with this and plans to warn until towed. The letter also addresses existing parking conditions and overflow concerns. The development manager states that Sinclair Flats is fully occupied and that, despite this, the parking area is only half-full. Because of this condition, they believe that possible overflow from Lewis Lofts could be directed to Sinclair Flats parking, although this is not anticipated.

Findings

Staff respectfully submits the following findings of fact:

1. Parking flexibility for Lewis Lofts is sought as a result of the project being a senior housing development and to assist with the project affordability.
2. The proposed decrease in the number of on-site parking stalls does not exceed the minimum 1.25 parking stalls per-unit rate that was approved by the council.
3. A decrease in the number of on-site parking stalls will not cause a negative cumulative effect on the city as a whole.
4. To the extent known, the property conforms with all other applicable regulations of the district, and other applicable ordinances.
5. The proposal will not jeopardize the public's health, safety, or general welfare.
6. It is in keeping with the comprehensive planning policies of the City and this Chapter as amended from time to time.

Recommendation

Staff recommends approval of the request to amend a planned unit development to decrease the parking plan from the previously provided 87 stalls to 82 stalls at Lewis Lofts with the following conditions:

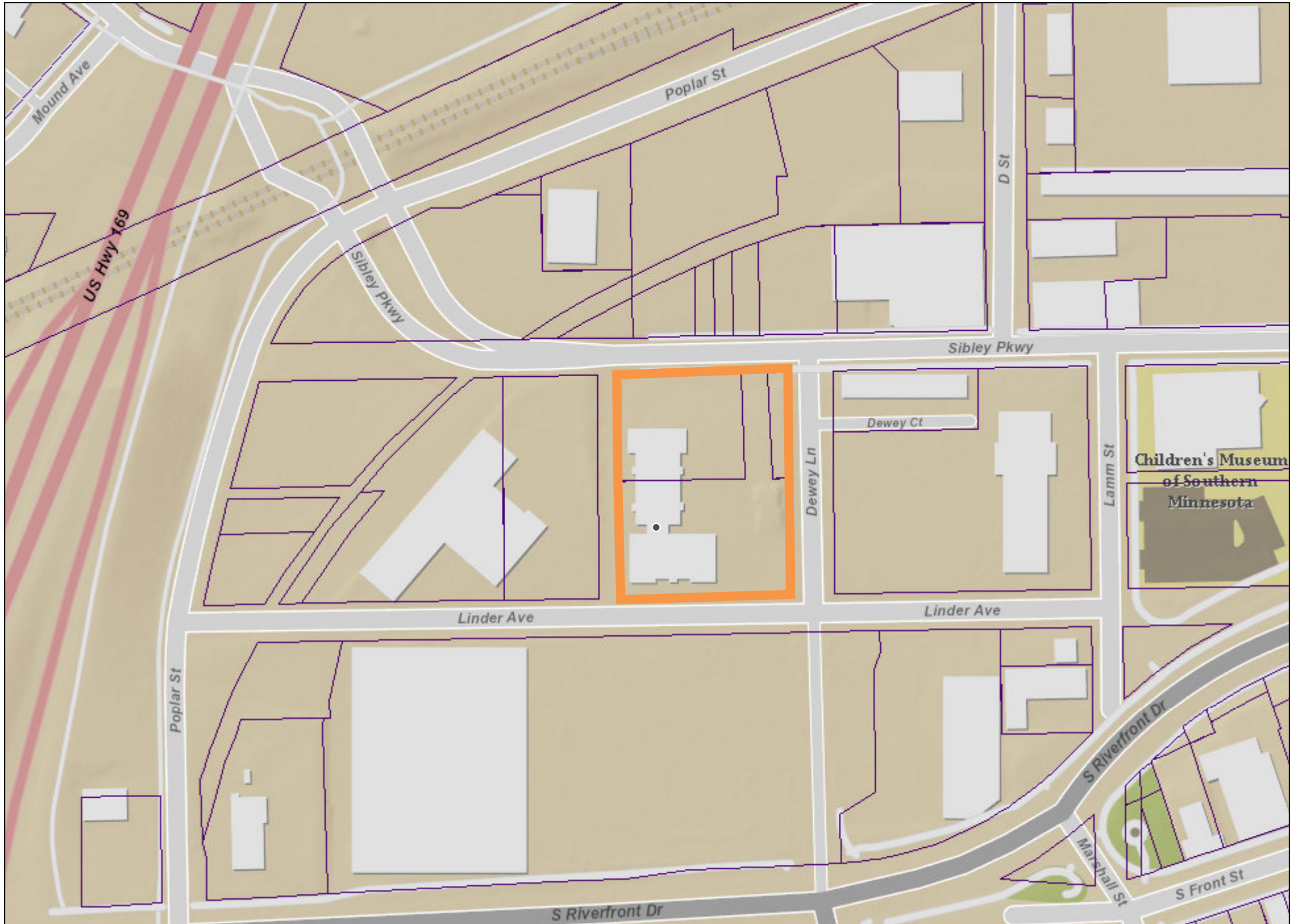
1. Bicycle parking will be required at a rate of 5% of parking stalls for a minimum of 5 stalls, based on the 82-stall amended proposal.
2. The applicant shall provide common open space amenities conducive to a senior development, such as an outside patio or gathering area or areas with benches or other seating within the development.
3. The applicant shall provide a parking plan that details the management of on-site parking. This includes, but is not limited to, the dedication of parking stalls to tenants, and reservation of stalls to allow for guest parking.
4. Conditions and recommendations from the previously approved Planned Unit Development that was approved on 02/14/2022 will continue to apply. The aforementioned conditions are as follows:
 1. A loading and unloading plan shall be provided for the development that contemplates all associated activities on private property and not utilizing the public streets, obstructing parking stalls or disrupting ingress/egress to the site.
 2. Signage for the development shall conform to Mankato City Code standards and a sign permit shall be obtained for any proposed signage prior to fabrication and installation.
 3. All lighting shall conform to Mankato City Code including full-cut, fully shielded light fixtures and a photometric plan demonstrating a lighting level of no more than 1/2-foot candle at the property line.
 4. A City of Mankato rental license for the premise shall be secured prior to occupancy.
 5. The landscaping, as per the approved landscaping plan, shall be installed prior to occupancy.

6. The applicant shall provide a snow removal plan, *in conjunction with the building permit*.
7. The applicant shall provide common open space amenities for gathering for a senior development.

Attachments

General Location Map
Aerial Plan
Site Plan
Previously Approved Site Plan
Grading Plan
Landscaping Plan
Truck Turning Movements
Letter of Concern
Jan 26, 2022 PC Meeting Minutes
Parking Control Letter

General Location Map



Date: July 2024

Author:

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Aerial Map

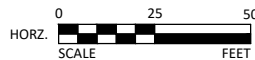


Date: July 2024

Author:

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A:\COHENESREY\LEWIS LOFTS\Drawings\DWG\New Lewis Lofts Plans\124487C501_N4.dwg 7/22/2024 2:23:44 PM



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

ALEC W. PIETZ, P.E.
LIC. NO. 59617
DATE 11/18/2022

REVISED 7-2-2024
11/18/2022



1960 PREMIER DRIVE
MANKATO, MINNESOTA 56001
Phone: (507) 625-4171
Email: Mankato@bolton-menk.com
www.bolton-menk.com

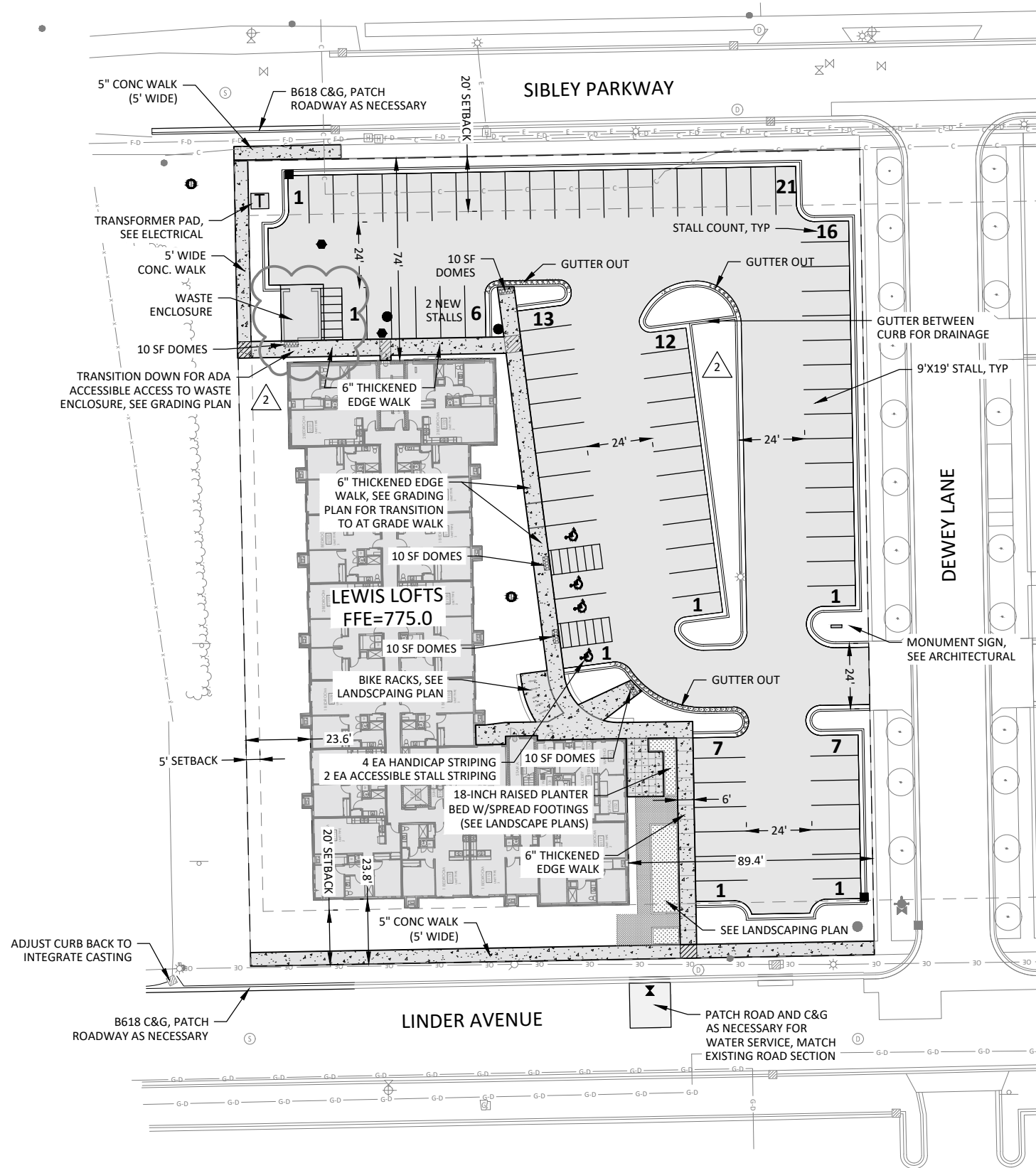
2 REVISED LOCATION OF THE WASTE ENCLOSURE TO GAIN 2 ADDITIONAL STALLS

DESIGNED	NO.	ISSUED FOR	DATE
AWP	2	REV 1	08/02/2023
DRAWN			
CHECKED			
NM			
CLIENT PROJ. NO.			
0M1.124487			

LEGEND	
	PROPOSED B618 CURB & GUTTER
	BITUMINOUS PAVEMENT
	CONCRETE SURFACE (SEE PLAN NOTE FOR TYPE)

PARKING STALLS
80 STALLS REQUIRED
82 STALLS PROVIDED

TRAFFIC CONTROL NOTE:
CONTRACTOR SHALL BE RESPONSIBLE FOR
ENFORCING PROPER TRAFFIC CONTROL FOR
ALL WORK IN OR ADJACENT TO PUBLIC ROADS



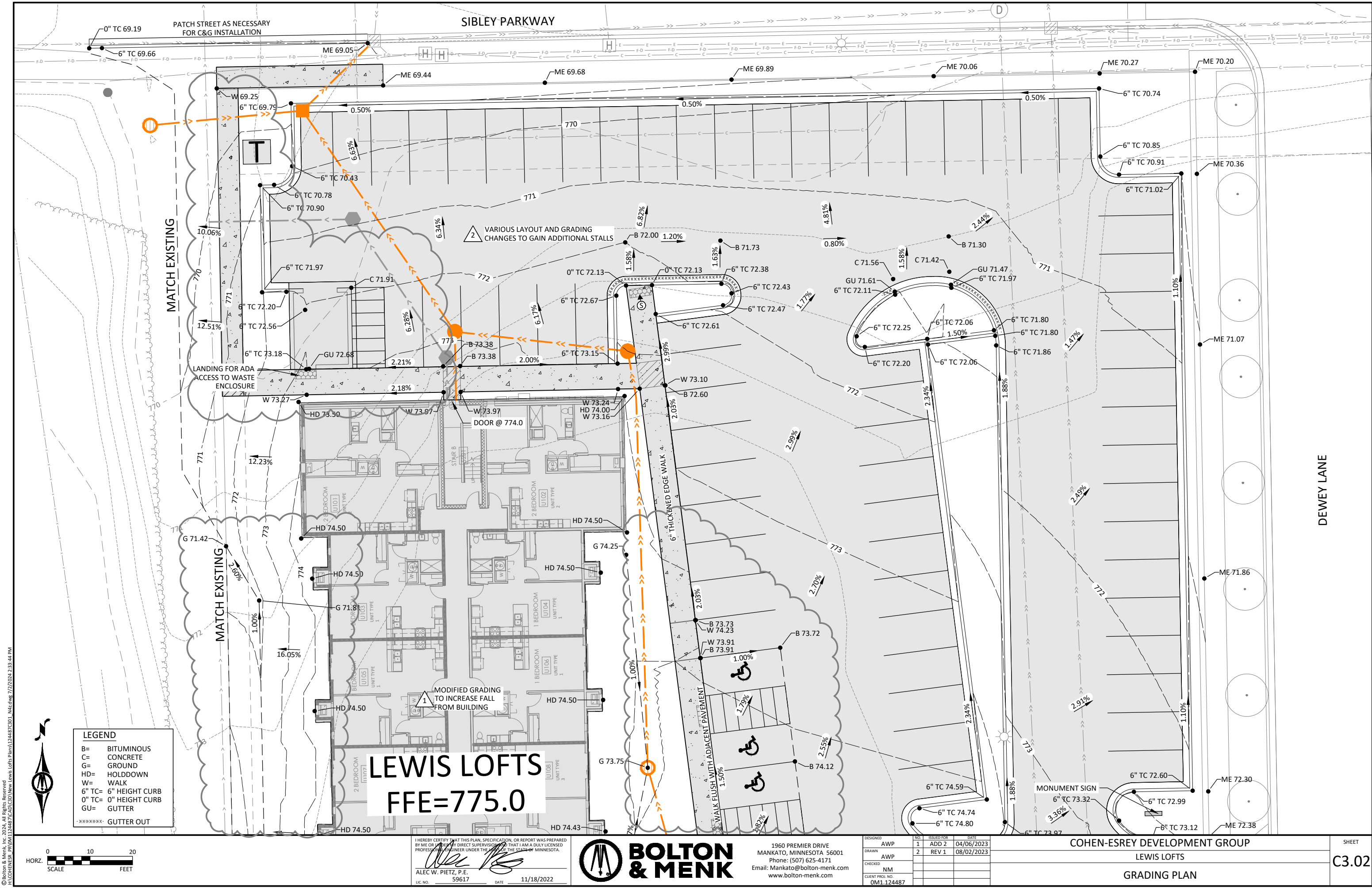
COHEN-ESREY DEVELOPMENT GROUP

LEWIS LOFTS

SITE PLAN

SHEET

C5.01

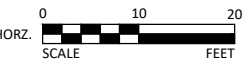


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PROJECT: LEWIS LOFTS, 12445 F.D. NEW LEWIS, MINN. 56001, 7/22/2024 2:33:44 PM



LEGEND

B= BITUMINOUS
C= CONCRETE
G= GROUND
HD= HOLDDOWN
W= WALK
6" TC= 6" HEIGHT CURB
0" TC= 0" HEIGHT CURB
GU= GUTTER
***** GUTTER OUT



LEWIS LOFTS

FFE=775.0

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ALEC W. PIETZ, P.E.
LIC. NO. 59617 DATE 11/18/2022



1960 PREMIER DRIVE
MANKATO, MINNESOTA 56001
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DESIGNED	NO.	ROUTED FOR	DATE
AWP	1	ADD 2	04/06/2023
AWP	2	REV 1	08/02/2023
CHECKED			
NM			
CLIENT PROJ. NO.			
0M1.124487			

COHEN-ESREY DEVELOPMENT GROUP
LEWIS LOFTS
GRADING PLAN

SEE L1.02 PLANTING PLAN SHEET

OFF-STREET PARKING LOT PERIMETER LANDSCAPING:

REQUIRED: 535 LINEAR FEET / 50 = 11 OVERSTORY TREES, 535 LINEAR FEET / 25 = 22 EVERGREEN TREES, 535 LINEAR FEET / 25 = 22 EVERGREEN SHRUBS

PROVIDED: 15 OVERSTORY TREES, 7 EVERGREEN TREES, 42 EVERGREEN SHRUBS (DUE TO SITE CONSTRAINTS 18 EVERGREEN TREES WERE SUBSTITUTED BY 4 OVERSTORY TREES AND 23 EVERGREEN SHRUBS)

INTERIOR LANDSCAPING:

REQUIRED: 28727 TOTAL PARKING LOT AREA * 5% = 1437 SF LANDSCAPING AREA

PROVIDED: 1490 SF LANDSCAPING AREA

STREET TREES:

REQUIRED: NO REQUIREMENT SPECIFIED

PROVIDED: 5 ORNAMENTAL TREES (BEHIND SIDEWALK DUE TO UTILITY CONFLICTS)

TRANSITIONAL YARD:

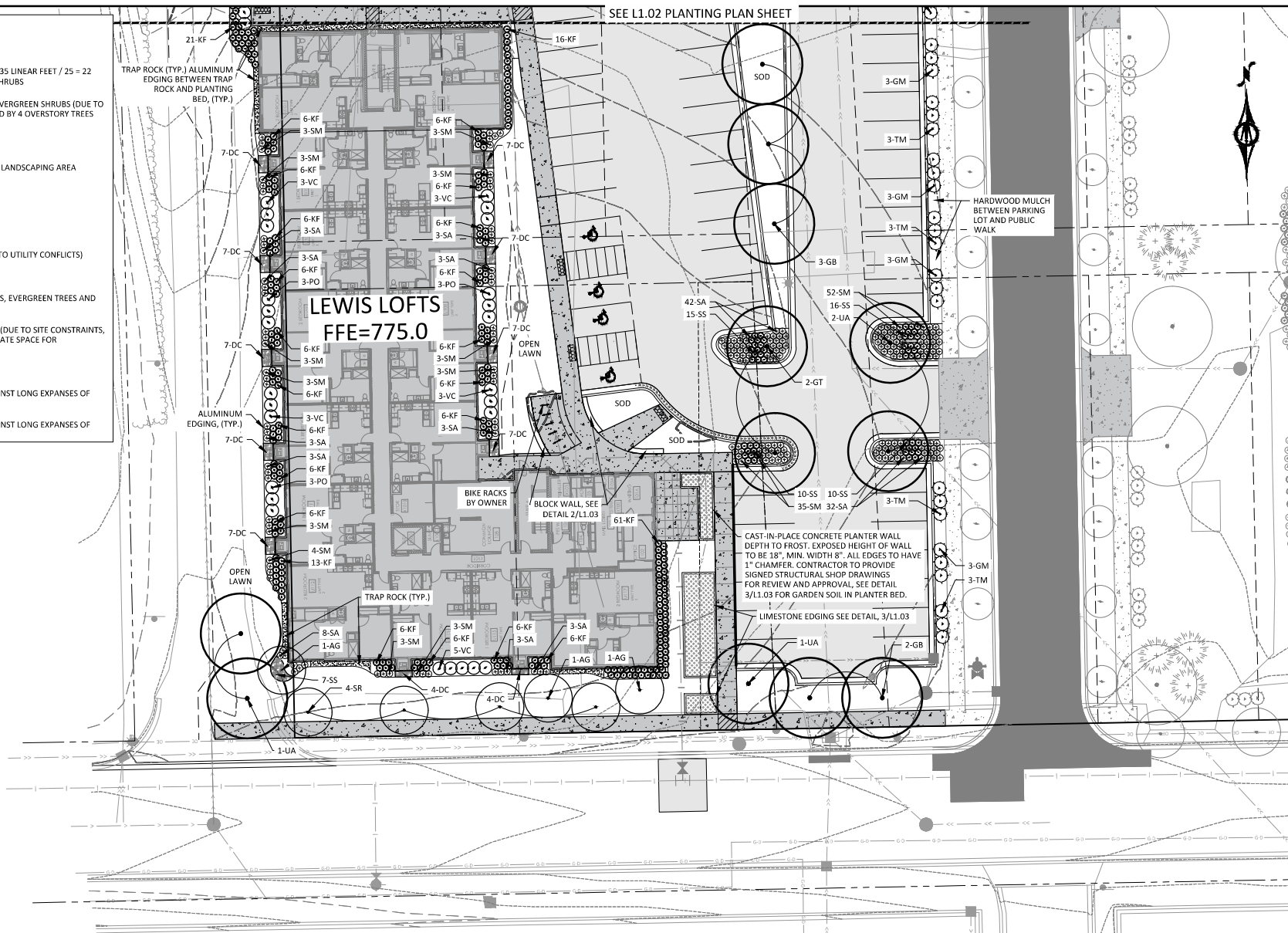
REQUIRED: COMBINATION OF GROUND COVER, SHADE TREES, EVERGREEN TREES AND SHRUBS

PROVIDED: 3 EVERGREEN TREES AND 7 EVERGREEN SHRUBS (DUE TO SITE CONSTRAINTS, MUCH OF THE TRANSITIONAL YARD DOES NOT HAVE ADEQUATE SPACE FOR LANDSCAPING)

FOUNDATION LANDSCAPING:

REQUIRED: PLANT MATERIAL PLACED INTERMITTENTLY AGAINST LONG EXPANSES OF BUILDING WALLS

PROVIDED: PLANT MATERIAL PLACED INTERMITTENTLY AGAINST LONG EXPANSES OF BUILDING WALLS



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.


SAMUEL J. KESSEL, PLA
50677
11/18/2022



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MANKATO, MINNESOTA 56001
Phone: (507) 625-4171
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www.bolton-menk.com

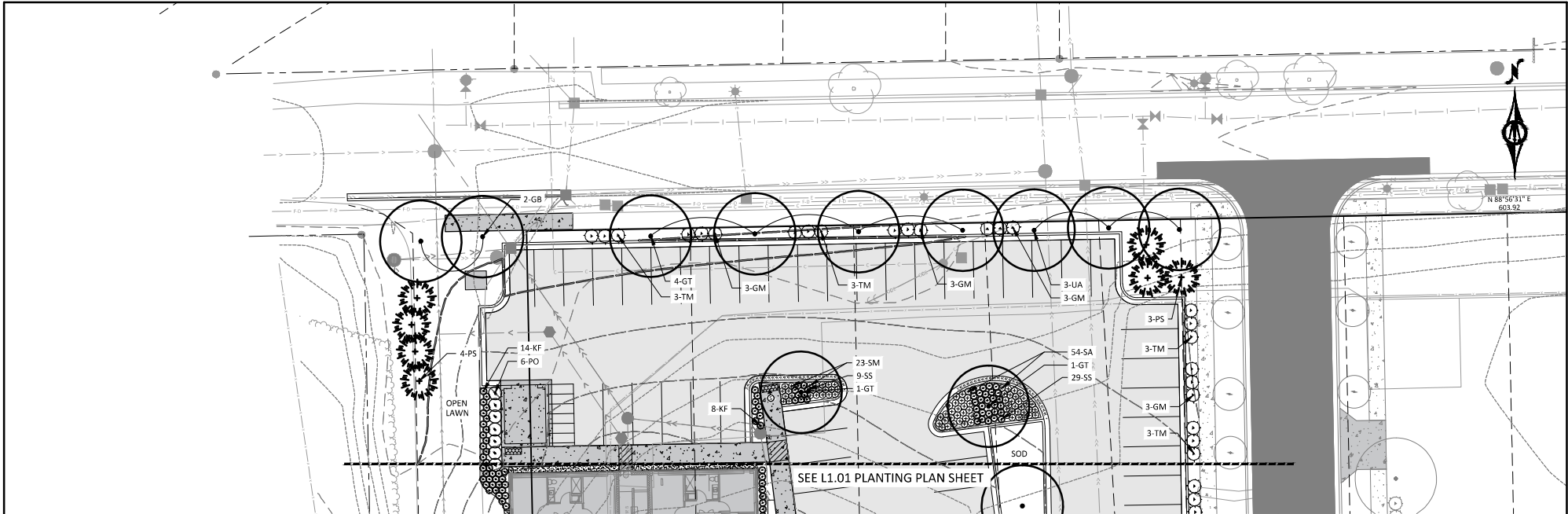
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NJ			
CHECKED			
SJK/NMW			
CLIENT PROJ. NO.			
OM1 124487			

COHEN-ESREY DEVELOPMENT GROUP
LEWIS LOFTS
PLANTING PLAN

SHEET

L1.01

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PLANT SCHEDULE			
Qty.	Sym.	Scientific Name	Common Name Size/Unit
OVERSTORY TREE			
7	GB	Ginkgo biloba 'Autumn Gold'	AUTUMN GOLD GINKGO 2" B&B
7	UA	Ulmus americana 'New Harmony'	NEW HARMONY ELM 2" B&B
8	GT	Gleditsia triacanthos var. inermis 'Skycole'	SKYLINE HONEY LOCUST 2" B&B
EVERGREEN TREE			
7	PS	Pinus strobus 'Fastigata'	COLUMNAR EASTERN WHITE PINE 6' HT.
ORNAMENTAL TREE			
4	SR	Syringa reticulata 'Ivory Silk'	IVORY SILK JAPANESE TREE LILAC 1.5" B&B
3	AG	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY 1.5" B&B
EVERGREEN SHRUBS			
24	TM	Taxus x media 'Densiformis'	DENSE SPREADING YEW #5 CONT.
24	GM	Buxus x 'Green Mountain'	GREEN MOUNTAIN BOXWOOD #5 CONT.
DECIDUOUS SHRUBS			
15	PO	Physocarpus opulifolius 'Ifeam'	AMBER JUBILEE NINEBARK #5 CONT.
17	VC	Viburnum carlesii 'SMVCB' SPICE	SPICE BABY VIBURNUM #5 CONT.
GRASSES			
247	KF	Calamagrostis acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS #1 CONT.
71	DC	Deschampsia cespitosa 'Pixie Fountain'	TUFTED HAIR GRASS PIXIE FOUNTAIN #1 CONT.
96	SS	Schizachyrium scoparium 'Standing Ovation'	STANDING OVATION LITTLE BLUESTEM #1 CONT.
PERENNIALS			
163	SA	Sedum x 'Autumn Fire'	SEDUM 'AUTUMN FIRE' STONECROP #1 CONT.
147	SM	Salvia x sylvestris 'May Night'	MAY NIGHT SALVIA #1 CONT.

- GENERAL NOTES:
1. MASTER PLANT SCHEDULE: ALL PLANT MATERIALS ARE LISTED IN THE MASTER PLANT SCHEDULE. IF THERE IS A CONFLICT BETWEEN THE QUANTITIES SHOWN ON THE DRAWING AND THE QUANTITIES SHOWN IN THE PLANT SCHEDULE, THE PLANT QUANTITIES SHALL PREVAIL.
 2. CONTRACTOR TO PRESERVE AND PROTECT EXISTING TREES AND SHRUBS, UNLESS OTHERWISE NOTED. ANY PLANT MATERIAL DAMAGED DUE TO CONTRACTOR NEGLIGENCE SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
- IRRIGATION NOTES:
3. CONTRACTOR RESPONSIBLE FOR DESIGN AND BUILD OF THE IRRIGATION SYSTEM COMPLETE, INCLUDING DRIP IRRIGATION IN PLANTING AREAS, SPRAY IRRIGATION IN TURF AREAS, BACKFLOW PREVENTOR, PRESSURE REGULATOR, GATE VALVES, AND ALL OTHER COMPONENTS NECESSARY FOR THE COMPLETE INSTALLATION AND OPERATION OF THE IRRIGATION SYSTEM.
 4. CONTROLLER SHALL BE LOCATED WITHIN BUILDING, REFER TO MEP PLANS FOR ADDITIONAL INFORMATION.



I HEREBY CERTIFY THAT THIS PLANT SPECIFICATION REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

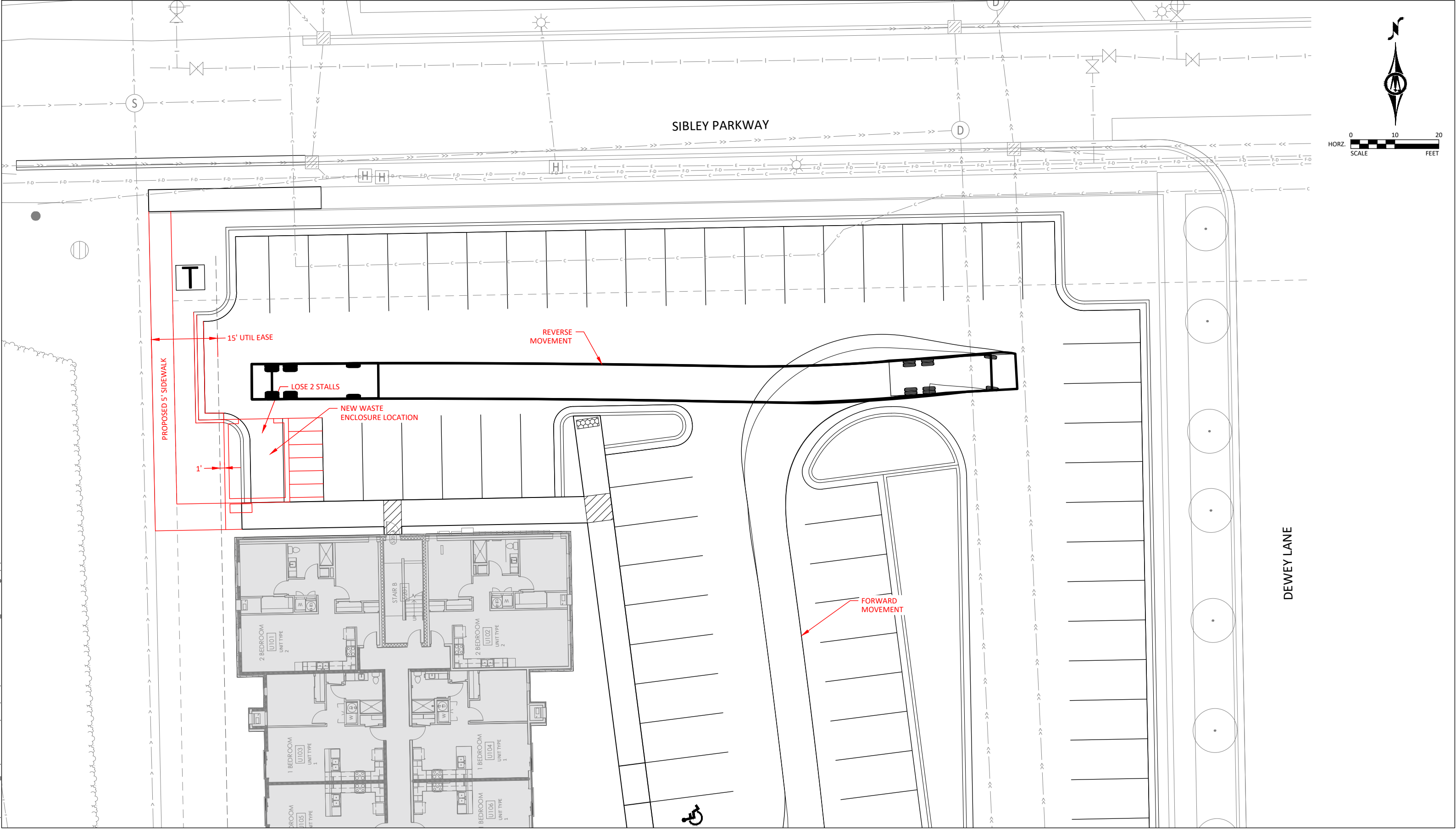
[Signature]
SAMUEL J. KESSEL, PLA
SD0277 DATE 11/18/2022



1960 PREMIER DRIVE
MANKATO, MINNESOTA 56001
Phone: (507) 625-4171
Email: Mankato@bolton-menk.com
www.bolton-menk.com

REVISION	NI	DATE	REVISION	DATE
REVISION	NI			
CREATED	SK/NMW			
CHECKED				
DATE PLOTTED	09/11/2024			

COHEN-ESREY DEVELOPMENT GROUP
LEWIS LOFTS
PLANTING PLAN





KRAUS-ANDERSON®

Kraus-Anderson Realty Company
501 South Eighth Street, Minneapolis, MN 55404

July 16, 2024

City of Mankato
Planning Commission
Attn: Molly Westerman
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001

Dear City of Mankato,

I am writing to express my concerns regarding the recent reduction of parking stalls at a neighboring development and the subsequent increase in traffic through our property. We are concerned the reduction will cause the tenants to park in our parking lot as we own 1100-1200 Riverfront Drive properties. We do not want that to become an issue that needs to be monitored. Further, the increased traffic has raised safety concerns as the access is now being used as a main thoroughfare, posing a significant risk to pedestrians and other road users in the area. The drive lane that separates the CUB Foods and the Retail Mall at Riverfront has become a main drive through area which is causing a safety concern, maintenance issues with the increased traffic and ongoing complaints from the tenants on the speed that cars are driving through to access a shortcut to Riverfront Drive.

I request that the City of Mankato address this issue by reassessing the parking situation at the neighboring development and taking measures to manage the increased traffic flow. Steps must be taken to ensure the safety of residents and visitors.

I appreciate your attention to this matter and am confident that the City of Mankato can find a prompt and effective resolution. Please do not hesitate to contact me if you require any further information.

Sincerely,

Jamie Nagel Colbjornsen
Senior Property Manager
As an Agent for Clarel Corporation
Kraus-Anderson Realty

Ch. Zehnder opened the public hearing for public comment.

Stacy Johnson from Mankato stated he is one of seven landowners connected to the east side of the project. In January of 2017, these landowners entered into a fifteen-year agreement with the city where the city purchased 1/3 of the land and each owner gave up 2/3 of their land for the required project to be completed. The agreement states no assessments would be issued provided the owners met specific requirements for future development. Mr. Johnson wanted to make the Commission aware that the land owners are not in agreement with the proposed Conditional Use Permit.

Ch. Zehnder inquired about the rezoning of this property and Mr. Konz advised that it could not be rezoned until it has been annexed into the city limits. Ch. Zehnder also wanted to be sure that the agreement documentation would be available for them to review in the future.

Mr. Frost made motion to approve. Mr. Pietsch seconded the motion. The motion carried unanimously.

Anticipated Date of Council Action: February 14, 2022.

4. Request of Cohen-Esrey Development Group for a planned unit development for a development to-be-known as Lewis Lofts to allow a multi-family housing development containing 64-units. The subject property is described as Lots 1-9 and Lots 16-23. Auditor's Plat Number 20 (221 Lamm etal).

Ms. Westman presented the staff report.

Ch. Zehnder invited the council to ask any questions.

Mr. Frost requested clarification on how many units there would be.

Ms. Westman advised there would be 64 units with 90 bedrooms total.

Erin Berkenpas asked for additional information on accommodations available to elderly.

Ms. Westman advised that Zoning Code does not have any regulations, but it would be addressed by building code which does have requirements that must be met.

Mr. Frost asked if there will be an elevator.

Ms. Westman advised there would be.

Mr. Wilke asked how lease agreements will be structured for parking and if tenants would have assigned spaces.

The applicant advised they would have dedicated stalls.

Ch. Zehnder opened the public hearing for public comment and with no one wishing to speak, Ch. Zehnder closed the public hearing.

Erin Berkenpas made motion to approve. Mr. Frost seconded the motion. The motion carried unanimously.

Anticipated Date of Council Action: February 14, 2022.



Cohen-Esrey Development Group, LLC
8500 Shawnee Mission Pkwy, Ste. 150
Merriam, KS 66202
Main: 913.671.3300
FAX: 913.671.3301

July 23, 2024

Mark Konz
City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001

RE: Parking control

Dear Mr. Konz,

Cohen-Esrey Communities manages 12,000 units in 100 properties across 15 states. Given our extensive experience in property management, we have policies for most activities that occur on premises, including parking.

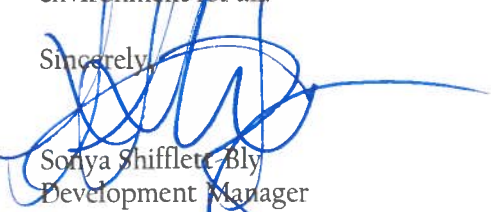
Residents are required to report that vehicle's make, model, and license plate to property management. Vehicles must be legally registered, insured, and operational to park in the lot. When unauthorized parking is brought to property management's attention, it is determined if the vehicle belongs to a resident, then management contacts that resident to resolve the issue. Unauthorized resident parking off-property will result in a written warning that goes in the tenant file. Continued warnings could result in a lease violation.

Sinclair Flats is fully occupied. Property management has visited the property at 1:00am at night and noted that the parking lot is only half-full. Further, Lewis Lofts will be targeted to seniors, hence, excess demand for parking at Lewis Lofts is not anticipated. Overflow parking can be directed to the Sinclair Flats lot if necessary.

Currently, property management is dealing with trespass parking issues related to transient vehicles being parked on the property overnight. Violators are being warned that vehicles need to be moved or risk being towed.

We look forward to working with our neighbors in the community to ensure a safe, comfortable environment for all.

Sincerely,



Sonya Shifflett-Bly
Development Manager
Cohen-Esrey Development Group
sshifflett@cohenesrey.com

Meeting Date: 07/24/2024

Title

CY33-24

Request of David Hruska for a conditional use permit to allow for a restaurant in the CBD-F, Central Business District-Fringe. The subject property is described as Lot 5, Lewis and Meaghers Subdivision (609 S. Front Street, Blue Earth County PID R010918152003).

The anticipated date of City Council action is August 12, 2024

Applicant

The applicant, David Hruska, has permission from the property owner.

Request

The applicant is requesting a conditional use permit to allow for a restaurant in the CBD-F, Central Business District-Fringe.

Location

The subject property is described as Lot 5, Lewis and Meaghers Subdivision (609 S. Front Street, Blue Earth County PID R010918152003).

Existing Land Use

The property is the former location of the Wagon Wheel restaurant. The restaurant has not been used for over 12 months. In addition to the restaurant space, the building contains 2 upper story apartments.

Zoning

The property is zoned CBD-F, Central Business District Fringe.

A link to the code can be found below:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTVCODI_S10.44CCEBUDIIN

Public Utilities

The building is connected to public utilities.

Review

The applicant, David Hruska, is requesting a conditional use permit to allow for a restaurant in the CBD-F, Central Business District-Fringe. The subject property is described as Lot 5, Lewis and Meaghers Subdivision (609 S. Front Street, Blue Earth County PID R010918152003).

The Dam Store is the proposed tenant on the first floor of the building, encompassing 2,220 square feet, offering a variety of menu items. The second level of the building contains two existing apartments. The floor plan depicts 74 customer seats, a retail counter, two restrooms, and a kitchen.

The proposed use will have up to 6 employees on a major shift. The restaurant is proposing 10:30 am to 9 pm hours of operation, and it will be open 7 days per week.

The applicant is not proposing exterior modifications to the building except for signage. If the applicant intends to use of right-of-way for seating, an application for a license to encroach shall be submitted and the patio shall follow the South Front Street Sidewalk Café Design Guidelines.

Two off-street parking stalls are available on-site at the rear of the property. The upper story apartment use requires four off-street parking stalls. The floor plan shows 72 customer seats which requires 10 parking stalls; six employees working a major shift requires 2 parking stalls; and one parking stall is required for customer food pick-up. The applicant shall provide a lease for 14 parking stalls or will be required to petition to be in the Downtown Parking Assessment District.

The applicant will be required to apply for a sign permit prior to the installation of any new signage.

Findings

Staff submits the following findings with respect to the Conditional Use Permit and Certificate of Design Compliance request:

1. The proposed use, a restaurant, in the Central Business District-Fringe, CBD-F, zoning district is considered a Conditional Use Permit in Mankato City Code.
2. The request is in keeping with the comprehensive planning policies of the City as the underlying land use plan identifies this parcel as "Central Business District", which is in keeping with this request.
3. The proposal does not interfere with or diminish the use of property in the immediate vicinity.
4. The primary structure will continue to be served by public facilities and services, and no utility service provider changes are proposed with this proposal.
5. The proposal does not cause undue traffic congestion as the proposed project. No changes are proposed to the public street system. The property was previously used as a restaurant.
6. There are no known historical or architectural resources on the site.
7. There are no known natural or environmental features on the site.
8. It will not cause a negative cumulative effect and effect on the City as a whole.
9. To the extent known, the development, when considered with the recommended conditions, conforms with all other applicable regulations of the district, and other applicable ordinances.
10. The proposal will not jeopardize the public's health, safety, or general welfare.

Recommendation

Staff recommends approval of the conditional use permit with the following conditions:

1. Prior to the occupancy of the structure, the applicant/property owner shall provide a lease for the off-street parking stalls or have petitioned and received approval to join the Downtown Parking District.
2. The applicant shall obtain a license to encroach on all proposed private encroachments on the public right of way.
3. No outside storage of any material is allowed.
4. All refuse containers shall be fully enclosed in conformance with Mankato City Code, or stored entirely within the buildings. This includes all grease collection containers, recycling containers and other associated containers.
5. The applicant shall obtain a separate sign permit, and the proposed signage must conform to Mankato City Code.
6. If the applicant proposes to serve alcohol in the future, the applicant shall work with the Department of Safety on a liquor license agreement. The agreement will require City Council approval prior to serving alcohol.

Attachments

General Location Map

Aerial

Site Plan

Floor Plan

General Location Map



Date: July 2024

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

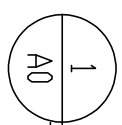
This aerial map displays a city block with property boundaries outlined in purple. The highlighted parcel, outlined in orange, is lot 609, situated at the corner of S Front St and Warren St. The map includes numerous other lots, each labeled with a number, and shows the surrounding streets: S Front St, Warren St, S 2nd St, and E Liberty St. The highlighted parcel is a large, light-colored building with a flat roof.

Author:

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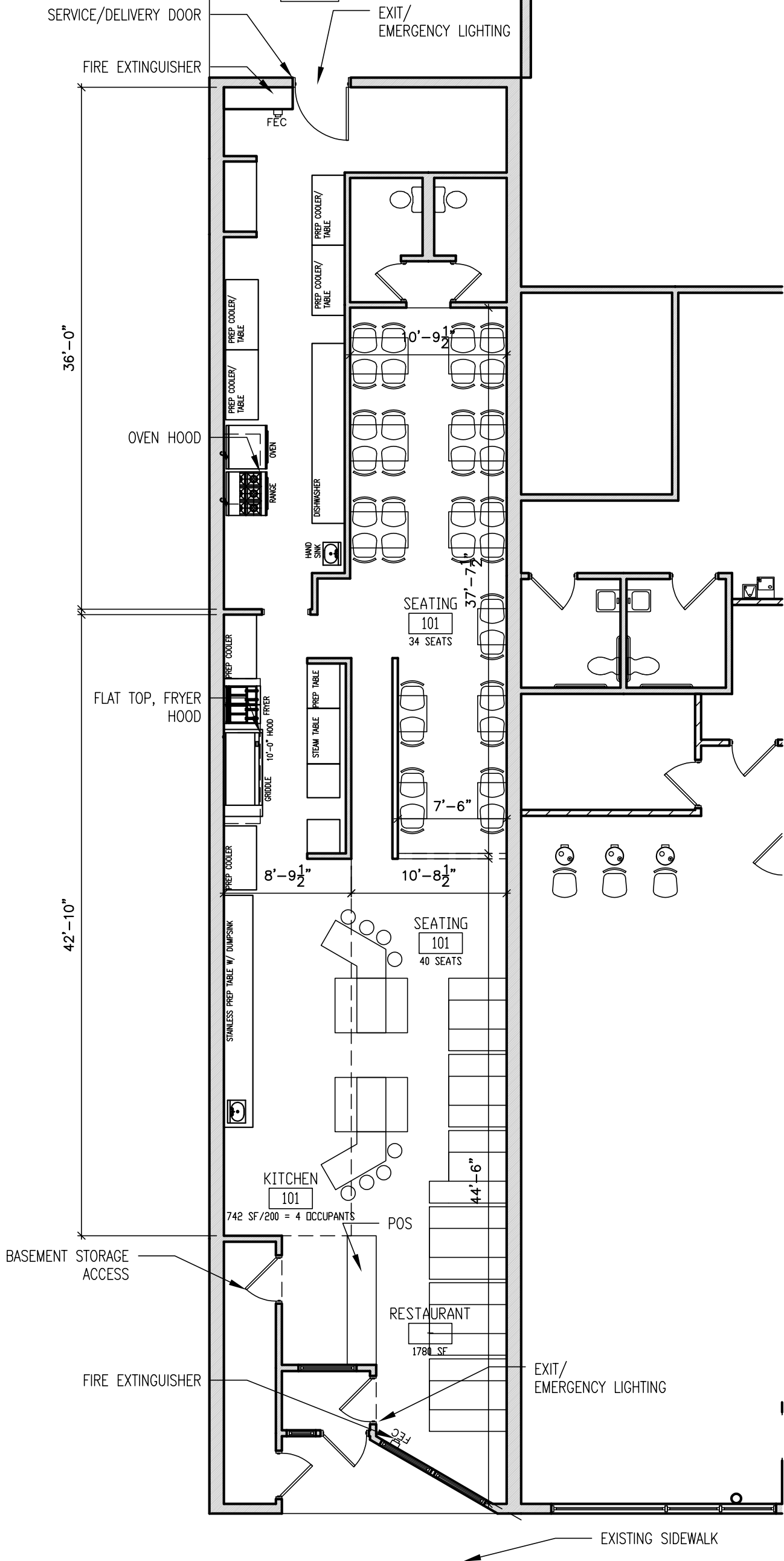


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DAM STORE
609 SOUTH FRONT STREET
MANKATO, MINNESOTA

AO



1
A1

FLOOR PLAN

SCALE 1/8" = 1'-0"



	EXISTING WALL
	NEW WALL
	DEMO WALL

DESIGN CONSULTANT

DAM STORE
609 SOUTH FRONT STREET
MANKATO, MINNESOTA

DATE 07/11/2024

SHEET NO.

A1