



MANKATO PLANNING COMMISSION
Regular Meeting September 25, 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. **August 28, 2024 Draft Meeting Minutes**

4. **OLD BUSINESS**

5. **NEW BUSINESS**

1.

CY40-24

Request of Ophthalmology Associates for a certificate of design compliance for the construction of a new, approximately 5,500 square foot structure in the Highway Gateway Overlay District. The subject property is described as Lot 1, Block 1, Elwin Addition No.4 (1511 Adams Street, Blue Earth County PID R010909353025.

The anticipated date of City Council action is October 15, 2024.

2.

CY41-24

Request of the Planning Agency to review Mankato Development District No. 50 Plan ("Plan") to determine conformity of said plan to the General Development Plan for Development or Redevelopment of the Municipality as a whole. The Plan is proposed in conjunction with the redevelopment of property for two adjoining hotels totaling approximately 250,000 square feet. Planning Commission review of the Plan is a prerequisite requirement for the City to approve the use of tax increment financing assistance to aid development of the project. The subject property is

addressed 101 E. Main Street, 121 E. Main Street and 118 S. 2nd Street.

The anticipated date of council action is October 15, 2024.

3.

CY42-24

Request of ISG, on behalf of the property owner Rolls-Royce Solutions America, Inc., for easement vacations between subject properties. The subject properties are described as Lot 1, Block 1, Eastwood Industrial Park and Lot 1, Block 1, Eastwood Industrial Park No. 2. (100 Power Drive; Blue Earth County PID R010910103012 and R010910103013).

The anticipated date of City Council action is October 15, 2024.

6.

MISCELLANEOUS

7.

ADJOURNMENT

Planning Commission Regular Meeting

3. 1.

Meeting Date: 09/25/2024

Title

August 28, 2024 Draft Meeting Minutes

Attachments

August 28, 2024 Draft Meeting Minutes

**Mankato Planning Commission
Regular Meeting
August 28, 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, Mr. Iddings, Ms. Surdy

Staff Present: Mark Konz – Director of Community Development, Molly Westman-Planning Coordinator, Sydney DePrenger-Planner, Bennett Hanson – Economic Development Specialist, Travis Johnson- Permit Technician, Jim Tatge-Facilities Manager, Victoria Potts-MVCOG Program Administrator.

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. Dieken made a motion to approve the minutes from July 24, 2024. Ms. Johnson seconded the motion. The motion carried unanimously.

4. OLD BUSINESS

5. NEW BUSINESS

CY34-24 Request of ISG with permission of the property owner(s) for an amendment to the previously approved preliminary plat of Hotel Mankato Redevelopment plat and for final plat approval for Hotel Mankato Redevelopment plat. 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 in relation to the amended preliminary plat and final plat:

(CY34-24 continued)

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, and recommended conditions of approval are included for the preliminary plat relative to the drainage and storm sewer system.

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 received approval for the 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 hotels.

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.
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. The current request reduces the parking by 100 stalls from the previous approval.
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, which includes participation in the Downtown Parking District for the required parking not provided on the development site.

6. Public Sites and Open Spaces

(CY34-24 continued)

1. The applicant will not be paying a parkland dedication fee because all parcels within the plat have previously been platted.

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

1. Drainage from the city-owned parking lot will need to be routed in such a way that lies within the parcel that it serves or in a public right-of-way.
2. Storm sewer facilities with in the area of vacation become property of the petitioner.

Ms. Westman also reported that based on conformance with the conditions of approval for the preliminary plat, staff recommends approval of the final plat.

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 for approval of the preliminary plat with conditions and approval of the final plat. The motion was seconded by Mr. Meister. The motion passed unanimously.

City Council Agenda Date: September 9, 2024.

CY35-24 Request by Jacob Hummer to rezone a property to R-T, Residential Transition, from B-1, Community Business District. The subject property is described as the south 80 feet of lot 13 and the east 10 feet of the south 68 feet of lot 14, Block 175, Plan of West Mankato subdivision).

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

1. The proposed zoning classification change conforms to the land use plan for the City of Mankato.
2. The continued use of the property as a single-family dwelling conforms to the standards set forth in the Residential Transition Zoning District.
3. The proposed RT, Residential Transition zoning classification is consistent with adjacent properties and promotes areas of transition between adjacent land uses.

(CY35-24 continued)

Mr. Hansen reported that based on the findings staff recommends approval of the subject property from B-1, Community Business District, to R-T, Residential Transition District.

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 for approval of the subject property from B-1, Community Business District, to R-T, Residential Transition District. The motion was seconded by Ms. Surdy. The motion passed unanimously.

City Council Agenda Date: October 15, 2024.

CY36-24 Request of Orthopaedic and Fracture Clinic for an amendment to the Planned Unit Development to allow for a use to operate outside the completely enclosed structure for an outdoor physical therapy area at the existing building within the medical campus. The subject property is described as Lot 1, Block 1, Mankato Clinic First Addition, etal (1431 Premier Drive).

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

1. The operation of the outdoor physical therapy space, as proposed, is complementary to the operation of the site as a medical clinic that provides physical therapy services.
2. The proposal does not interfere with or diminish the use of the property in the immediate vicinity.
3. To the extent known, the property conforms with all other applicable regulations of the district, and other applicable ordinances.
4. The proposal will not jeopardize the public's health, safety, or general welfare.
5. It is in keeping with the comprehensive planning policies of the City as amended from time to time.
6. 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 onto the bulk, location, and density of permitted structures, accessory structures, parking, and other public facilities.

(CY36-24 continued)

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

1. Storage of all materials, products, and equipment used in the operation of physical therapy within the outdoor synthetic turf area shall be prohibited. They must be returned to and stored entirely within an enclosed structure when not actively in use, during stated operating hours.
2. The applicant shall provide a snow removal plan for the outdoor turf area, in conjunction with the building permit.
3. If additional lighting is proposed for the outdoor turf area in the future, it shall conform to Mankato City Code, including full-cut, fully shielded light fixtures and a lighting level of no more than 1/2-foot candle at the property line.
4. The landscaping and screening, as per the landscaping plan, shall be installed prior to operation of the outdoor turf area.
5. Conditions and recommendations from the previously approved amendment to the Planned Unit Development that was approved on 07/08/2024 will continue to apply.

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 for approval of the amended Planned Unit Development with conditions. The motion was seconded by Ms. Johnson. The motion passed unanimously.

City Council Agenda Date: September 9, 2024

CY37-24 Request of Civil Site Group, on behalf of the property owner for a certificate of design compliance for the construction of a new, approximately 5,200 square foot structure in the Highway Gateway Overlay District. The subject property is described as Lot 8, Block 1, River Hills Mall Addition (1896 Adams Street).

Ms. Westman presented the staff report and submitted the following findings of fact for the requested certificate of design compliance:

1. The property is located in the Highway Gateway Overlay District and the proposed value of the project exceeds \$500,000.

(CY37-24 continued)

2. The design of building elevations conforms to the guidelines when considered with the proposed approving conditions in the underlying district as the use of brick, CMU, EIFS, glass, and metal accents as a minor part of the overall design 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 certificate of design compliance with the following conditions:

1. At the time of building permit submission, all lighting cut sheets shall be provided. All lighting shall achieve Mankato City Code section 10.89 standards.
2. At the time of building permit submission, the applicant shall provide a photometric plan that demonstrates conformance with Mankato City Code.
3. The site shall achieve Mankato City Code franchise coloring standards. This shall include all exterior components including, but not limited to, the exterior vacuum hoses and components.
4. Bicycle parking stalls shall be provided in conformance with Mankato City Code.
5. At the time of building permit submission, the applicant shall provide a noise study that demonstrates conformance with Minnesota Rule 7030 noise standards.
6. A landscaping plan conforming to Mankato City Code shall be provided at the time of building permit submission.
7. Prior to the fabrication or procurement of signage, the applicant shall submit sign permits for review and approval. All signage shall adhere to the City Code standards.

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 for approval of the certificate of design compliance with conditions. The motion was seconded by Ms. Surdy. The motion passed unanimously.

City Council Agenda Date: September 9, 2024

CY38-24 Request of Graham Engineering, on behalf of the property owner, for a certificate of design compliance for the construction of a new, approximately 10,700 square foot structure in the Highway Gateway Overlay District. The subject property is described as Lot 3, Block 2, Victory Commercial Park, (Blue Earth County PID R010904300021 and R010909102004).

Ms. DePrenger presented the staff report and submitted the following findings of fact:

1. The proposed use conforms with the standards set forth in the B-3 Highway Business District.
2. The proposal when including implementation of the required conditions conforms to Mankato City Code section 10.48 Highway Gateway Overlay District.

Ms. DePrenger reported that based on the findings staff recommends approval of the certificate of design compliance with the following conditions:

1. The applicant shall construct the building per the plans approved by the Mankato City Council.
2. Outside storage of refuse, tires, or debris shall be prohibited.
3. The applicant shall provide bicycle parking.
4. The applicant shall upgrade the photometric plan to show lighting levels at the property line to meet the requirements set forth in the code. Lighting levels at the property line may not exceed ½ foot candle.
5. A sign permit will be required for all proposed exterior signage and shall adhere to Mankato City Code Section 10.87
6. The dumpster enclosure shall be fully screened and shall achieve Mankato City Code standards.
7. There shall be no long-term storage of inoperable and junk vehicles on the site.
8. Landscaping shall be installed in accordance with City Code Section 10.48.
9. The building/uses within the proposal 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.

Ms. Surdy questioned if there would be any hazardous materials on site and what the containment or disposal requirements for those materials would be.

Ms. DePrenger indicated that she would have the applicant answer that question.

(CY38-24 continued)

Denny Kiely, Graham Engineering. Denny indicated that used tires will be relocated from inside the building into a fully enclosed 45x30 metal structure that is located more than 50 feet from the primary structure. That storage facility will then be emptied as they accumulate tires.

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

Ms. Johson made a motion for approval of the certificate of design compliance with conditions. The motion was seconded by Mr. Dieken. The motion passed unanimously.

City Council Agenda Date: September 9, 2024

- CYL39-24** Request of New Energy Equity, on behalf of the property owner, for an interim use permit to allow for a one-megawatt community solar garden in the Lime Township Rural Conservation zoning district. The subject property is described as The Northeast Quarter of the Northwest Quarter, except railroad right of ways, and the Northwest Quarter of the Northeast Quarter, both in Section 29, Township 109, Range 26, excepting from said Northwest Quarter Northeast Quarter that part of said Northwest Quarter Northeast Quarter described as, beginning at a point 1315.8 feet South of the Northeast corner of Section 29-109-26, thence West 1808.8 feet to the East line of the Right of Way of the Chicago & Northwestern Railway, thence southwesterly along the said Right of Way line, 1264.6 feet, thence East 1692.3 feet to the East line of said Section 29, thence North along the section line 1249.8 feet to the place of beginning. A strip of land one (1) rod wide now used as a road, extending from East to West upon, over and across the North side of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 29, Township 109 North of Range 26 West, beginning at or near the Northeast corner of said NW1/4 NW1/4 of Sec. 29, and thence West along or near the North line of said NW1/4 NW1/4 of said Sec. 29, to the public highway known as the Mankato and St. Peter Road. The East 302.00 feet of the Northwest Quarter of the Northwest Quarter of Section 29, Township 109, Range 26, Blue Earth County, Minnesota, except the South 16.5 feet thereof. Except therefrom: Part of the Northwest Quarter of the Northwest Quarter and part of the Northeast Quarter of the Northwest Quarter of Section 29, Township 109 North, Range 26 West, Blue Earth County, Minnesota described as: Commencing at the Southeast corner of said Northwest Quarter of the Northwest Quarter; thence North 89

degrees 41 minutes 42 seconds West (bearings are based on Blue Earth County Coordinates NAD83, 1996 Adjustment) on the south line of said Northwest Quarter of the Northwest Quarter, a distance of 78.00 feet; thence North 12 degrees 41 minutes 56 seconds East, a distance of 16.89 feet to the north line of the south 16.5 feet of said Northwest Quarter of the Northwest Quarter and the point of beginning; thence North 12 degrees 41 minutes 56 seconds East, a distance of 589.95 feet to the westerly right of way of the abandoned Chicago, Milwaukee, St. Paul and Pacific Railroad Company; thence South 05 degrees 40 minutes 37 seconds West on said westerly right of way, a distance of 558.85 feet to the east line of said Northwest Quarter of the Northwest Quarter; thence South 00 degrees 11 minutes 26 seconds West on said east line, a distance of 19.81 to the north line of the south 16.5 feet of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 41 minutes 42 seconds West on said north line, a distance of 74.34 feet to the point of beginning. (23759 3rd Avenue; Blue Earth County PID R400429200017).

Ms. Potts presented the staff report and submitted the following findings of fact for the proposed Interim Use Permit:

1. Use. - The proposed community solar is listed as an interim use located on Parcel Identification Number R400429200017.
2. Prohibitions. - The property is not located in shoreland, floodplain, or habitat areas. The site does contain wetlands, but a wetland delineation was conducted, and the project will not impact wetlands. The site is outside of any areas identified as flight zones.
3. Maximum Size and Capacity. - The proposed community solar facility is a 1-megawatt facility. The site encompasses approximately 7.2 acres.
4. Standards for Community Solar Energy Systems. - The site has access via 238th Street off of 3rd Avenue. The applicant uses piles as the foundation. The report documents the use of steel and concrete piles. The applicant conforms to the impervious standards of Lime Township. The submittal for the land development permit will include documentation related to conformance with the building code. The applicant has submitted the appropriate documentation to the Blue Earth County Technical Evaluation Panel and it has been approved.
5. Signage. - The applicant will only be utilizing signage required by the regulatory agency requirements.
6. Power and Communication Lines. - The applicant has an interconnection agreement with Xcel Energy.
7. Waste Disposal. - The applicant will be providing portable waste facilities during construction for contractors and employees.
8. Interconnection. - The applicant has an interconnection agreement with Xcel Energy.

(CYL39-24 continued)

9. Decommissioning Plan. - The applicant has submitted a decommissioning plan. The plan addresses costs for decommissioning totaling \$293,916.93. The applicant will be submitting a cash escrow or irrevocable letter of credit for the amount of approximately \$367,396.16.
10. Noise. - The applicant will conform to the noise standards. Suspected violations will be forwarded to the MPCA for enforcement.
11. Electrical Codes and Standards. - The applicant will work with the State of Minnesota on the enforcement and/or compliance with the electrical code.
12. Minnesota State Building Code. - The applicant will submit documentation of this with the land development permit.
13. Maximum Height. - The proposed modules will range between 8 feet and 12 feet in height.
14. Glare. - The applicant conducted a glare study. The assessment passed the Forge Solar FAA policy adherence.
15. Setbacks. - The site conforms to the rear, side yard, and principal dwelling setback requirements.
16. Security Fencing. - The proposal will have an 8-foot fence with more than a five-inch separation from the ground.
17. Screening. - The applicant is not proposing a vegetative screening due to the natural barrier of trees located on the property.
18. Inspections and Reports. - The applicant will prepare the information for the boards and allow for inspections.
19. Tile Lines. – Tiles lines will be identified on the submittal for the land development permit.
20. Roads. - The applicant will be accessing the site via 3rd Avenue onto 238th Street. The applicant is currently working with Union Pacific for a private road agreement.
21. Vegetation Requirements & Management. – The trees on the site will not be cleared. The proposal indicates that a DNR approved pollinator seed mix will be used for the site.
22. Inspection Fees. - Inspection fees will be paid to the Lime Township Board per the standards in the ordinance.
23. Natural Heritage Information System Review. - The applicant has submitted a review of the cultural features of the site.
24. Utility Notification. - The utility companies were notified with the standard notification process for the interim use permit.

Ms. Potts reported that based on the findings staff recommends approval of the Interim Use Permit to allow for a community solar facility in Lime Township with the following conditions:

(CYL39-24 continued)

1. The Private Road agreement shall be completed and submitted to the Lime Township Board prior to construction beginning.
2. An updated Access Permit from the applicant shall be submitted to Blue Earth County Public Works Department prior to commencement of construction activities.
3. The applicant shall schedule a pre-inspection of 238th Street/Road, County State Aid Highway 5, and the cartway with a Lime Township Board Supervisor or designee, and Blue Earth County designee, prior to construction.
4. The applicant shall be responsible for the maintenance and repair of 238th Street/cartway impacted by the development of this project. The maintenance shall include providing a drivable road, per the Township standards, throughout the entire construction process and clean up of any tracking of debris, garbage, or refuse from the site onto any adjacent roadways.
5. Access to the site is from CSAH 5 and 238th Street, and may commence after approval of the Lime Township Board prior to construction, and after Blue Earth County has issued the updated access permit.
6. Prior to construction on any site the permittee shall provide a map of all agricultural tile lines or drainage ditches on the parcel prior to construction to the Lime Township Board.
7. All staging areas, employee parking, construction parking and delivery parking shall be provided on-site in the designated area. Parking or staging on the township road or in its right-of-way is prohibited. The surface of these areas shall conform to the surfacing standards for parking areas in the Lime Township Zoning Ordinance.
8. A financial guarantee in the form of a cash escrow or irrevocable letter of credit meeting the Township's requirements in the amount of 125% of the cost to vegetate the Community Solar Energy System area shall be submitted to the Lime Township Board. The Township shall determine the amount of the security required.
9. A financial guarantee in a form of a cash escrow or irrevocable letter of credit meeting the Township's requirements in the amount of 125% of the estimated cost to implement the decommissioning plan, without deductions for anticipated recycling or resale compensation, shall be submitted to the Lime Township Board required. The amount of the initial bond will be \$367,396.16.
10. A financial guarantee in the form of a cash escrow or irrevocable letter of credit meeting the Township's requirements in the amount of 125% of the cost to implement the screening shall be submitted to the Lime Township Board. The Township shall determine the amount of the security required.

(CYL39-24 continued)

11. Prior to construction, the Permittee shall post a financial guarantee in the form of a cash escrow or irrevocable letter of credit meeting the Township's requirements in the amount of 125% of the potential repair costs relating to any public roads which may adjoin the Community Solar Energy System. The Township shall determine the amount of the security required. The applicant shall be responsible for any damage caused to any public road by persons constructing, maintaining, or decommissioning the Community Solar Energy System.
12. The applicant shall submit a plan addressing the maintenance of vegetation and screening. The ground cover shall be maintained for the life of the Community Solar Energy System and continue meeting the approved installation standards, which includes filling out the established Community Solar Energy System assessment form every three (3) years.
13. The applicant shall submit the seed tags to the Township upon the completion of seeding.
14. The applicant shall conform to the landscaping and screening standards set forth in the Lime Township Code.
15. The applicant shall install any fencing a minimum of 5 inches above grade per the Lime Township Ordinance. The applicant shall not install fencing greater than 8 feet in height from the grade.
16. The applicant shall coordinate with the Lime Township Board all inspections required to occur on site. The applicant shall submit any inspection fees to the Lime Township Board prior to scheduling any inspections.
17. The Lime Township Board reserves the right to inspect a property within seven days of notification. The time period can be eliminated if the inspection is to address a life safety issue.
18. The applicant shall provide a refuse and waste management plan during the construction of the facility.
19. The applicant shall submit an operational report within 5 years of the approval of the interim use permit. The plan shall document energy production, maintenance activities, proposed construction activities, landscaping and screening, and address any issue.
20. The Lime Township Board reserves the right to review, amend, or revoke the interim use permit if the property is deemed out of compliance and the issue is not remedied within a timeframe approved by the Lime Township Board.
21. The Lime Township Board reserves the right to review, amend, or revoke the interim use permit if the property is sold.
22. All site development shall conform to the approved plans and resolution. Any revisions to the plans shall first be approved by the Lime Township Board prior to any land disturbance activities or construction activities.

(CYL39-24 continued)

23. The manufacturer's licensed engineer or a State of Minnesota licensed professional engineer shall certify in writing that the foundation and design of the solar energy system is within accepted professional standards, given local soil and climate conditions, and this shall be provided within 60 days of project completion as per Lime Township ordinances.
24. A land development permit shall be obtained prior to work commencing.
25. Prior to the issuance of a land development permit, an MPCA Construction Stormwater Permit, the final Stormwater Pollution Prevention Plan approved by the MPCA, the civil construction plans with a full drainage report and the final operation plan shall be submitted for review and approval.
26. All site development shall conform to the approved plans and resolution. Any revisions to the plans shall first be approved by the Lime Township Board prior to any land disturbance activities or construction activities.
27. The owner and operator shall notify the Lime Township Board, or designated representative, whenever there is a change in ownership or operator.
28. This interim use permit shall become invalid unless a land development permit authorizing the work has been issued within 12 months after the final approval by the Lime Township Board.
29. The facility shall conform to the Lime Township Solar Ordinance. Additional items included in the ordinance may be required at the time of submission of the land development. Omission of items in the conditions does not exempt the requirements from the submittal.
30. The applicant shall avoid initial disturbance to grassland areas and tree/shrub removal from May 15th through August 15th to avoid disturbance of nesting birds per NHIS (National Heritage Information System)
31. The applicant shall be limited to wildlife-friendly materials for erosion control mesh when necessary per NHIS request
32. A code compliant septic system shall be installed at the property located at 23759 3rd Avenue prior to the issuance of a construction permit.
33. If the applicant installs signage it shall conform to the Lime Township Zoning Ordinance.

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 of approval of the Interim Use Permit to allow for a community solar facility in Lime Township with conditions. The motion was seconded by Ms. Surdy. The motion passed unanimously.

Lime Township Board Agenda Date: October 8, 2024

MISCELLANEOUS

There were 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 6:56 pm

MINUTES APPROVED.

Chair, Mankato Planning Commission

Planning Commission Regular Meeting

5. 1.

Meeting Date: 09/25/2024

Title

CY40-24

Request of Ophthalmology Associates for a certificate of design compliance for the construction of a new, approximately 5,500 square foot structure in the Highway Gateway Overlay District. The subject property is described as Lot 1, Block 1, Elwin Addition No.4 (1511 Adams Street, Blue Earth County PID R010909353025.

The anticipated date of City Council action is October 15, 2024.

Applicant

The applicant is Ophthalmology Associates.

Request

The applicant is requesting a certificate of design compliance for the construction of a new structure in the Highway Gateway Overlay District.

Location

The subject property is located at 1511 Adams Street, which is the location of a previously platted lot described as Lot 1, Block 1, Elwin Addition No.4. The Blue Earth County parcel identification number associated with the subject parcel is R010909353025.

Existing Land Use

The property is currently vacant.

Zoning

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

Environmentally Sensitive Areas

There are no known environmentally sensitive areas on the site.

Public Utilities

Public utilities are available to service the proposed structure.

City Code

Mankato City Code Section 10.45 B-1, Community Business District:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTVCODI_S10.45COBUDI

Mankato City Code Section 10.48 Gateway Overlay Districts:

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 reviewed the item on September 10, 2024 and submitted the following comments:

1. Applicant shall be aware City buses will not go under the canopy at 14 feet or less.
2. Applicant shall submit a snow storage easement to the City Department of Public Works for the 30 feet to the south of Elwin Road.
3. Applicant shall pay all notification fees, and application fees, if not already complete

Review

Ophthalmology Associates is requesting a certificate of design compliance for the construction of a new approximately 5,550 square foot structure in the highway gateway overlay district. The subject property is described as Lot 1, Block 1, Elwin Addition No.4 (1511 Adams Street, Blue Earth County PID R010909353025).

The use of a professional service office, an eye doctor's office providing same-day surgical services, is a permitted use in the B-1 zoning district. The applicant indicated that since this is a same-day service, there will be no patients staying the night after procedures.

Site plans show access to the new building from the existing Elwin Road. Two access points from Elwin Road are shown to the new parking lot. Based on discussions with Public Works in pre-development meetings, the southernmost access point was moved to its current location on

the eastern side of Elwin Road instead of directly off the southern end. This shift will allow sufficient room for Public Works to plow and maintain the public street.

The new building is situated near the front of the lot along Adams Street and achieves the Highway Gateway overlay standard setbacks of a minimum of 15 feet and a maximum of 85 feet on each frontage as required in the District on corner lots. The parking lot provides sufficient parking to achieve Mankato City Code section 10.85. Thirty-five parking stalls are required, and forty-one parking stalls are provided. Parking required for a medical and dental office is one space per two hundred square feet of floor area, and the general standards for a clinic require one space per staff member. Based on the gross floor area, 25 parking stalls are required, and 10 employees on the largest shift, which requires 10 additional stalls for a total parking demand of 35 parking stalls. A client drop off and pick up location are shown on the site plans on the westerly side of the new building.

The site plan also shows the location of a future addition on the northern side of the building, which meets the required front yard setbacks in the Highway Gateway Overlay District. The site plan also depicts a backup generator on the south side of the building that will be fully enclosed with clad stone that matches the primary structure and screened according to Mankato City Code. As with all developments, the project will be required to conform to Minnesota Noise Standards 7030, including the use of the back-up generator. A condition is included herein that if issues arise with noise, the applicant shall be responsible for conducting a noise study to verify that standards are met with the Minnesota Noise Standards 7030. There is a trash enclosure located in the parking lot to the south of the building. A condition is included that the trash enclosure will need to achieve Mankato City Code 10.88 standards.

Floor plans show exam rooms and consulting areas, an operating room, waiting rooms, restrooms and other related spaces. The applicant has not submitted any elevation plans or floor plans for the future addition. The use of the future addition's use shall conform to the permitted uses within the district.

Exterior finishes proposed for the structure include fiber cement panels, thin-clad stone, and thin-cut Kasota stone, which conform to the Highway Gateway Overlay district exterior wall finish standards. To achieve the Gateway standards, the future addition shown on the north side of the building shall continue the approved exterior finishes with the same design as the approved north elevation.

Landscaping plans and snow storage plans have been provided. The snow removal plan shows the snow storage area to the south of the parking lot. Because of the configuration of the lot and Elwin Road being that it is a public street, a recommended condition is included that the applicant be party to an easement agreement for snow storage on the 30 feet to the south of Elwin Road to provide space for the City to store snow. The applicant shall work with the City's Public Works office on the easement.

Exterior lighting shall meet Mankato City Code 10.89. A photometric was provided in the submittal, and slight revisions will be required in order to achieve the maximum lighting at the property line of 1/2 foot candles in some areas. A recommended condition is included herein that at the time of building permit submittal a revised photometric plan, achieving Mankato City Code standards, shall be provided. Lighting cut sheets have been provided for exterior light fixtures. A recommended condition is included herein that requires that at the time of building permit submittal, all exterior light fixture cut sheets shall be provided, including the noted "wall accent lighting sconce" as shown on the exterior rendering. All exterior light fixtures will be required to achieve Mankato City Code standards including, but not limited to, full-cut, fully shielded style light fixtures.

Findings

Staff submits the following findings of fact:

1. The proposed use conforms with the standards set forth in the B-1 Community Business District.
2. The proposal, when including the implementation of the required conditions, conforms to Mankato City Code section 10.48 Highway Gateway Overlay District.

Recommendation

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

1. The applicant shall construct the building per the plans approved by the Mankato City Council.
2. The applicant shall provide bicycle parking as per Mankato City Code section 10.85.
3. A sign permit will be required for all proposed exterior signage and shall adhere to Mankato City Code Section 10.87.
4. The dumpster enclosure shall be fully screened and shall achieve Mankato City Code standards..
5. The generator on site shall be fully screened in accordance with Mankato City Code.
6. Landscaping shall be installed in accordance with City Code Section 10.48.
7. Lighting shall conform with Mankato City Code Section 10.89. The applicant shall revise the photometric plan to show lighting levels at the property line to meet the requirements set forth in the code. Lighting levels at the property line may not exceed ½ foot candle. This shall be provided at the time of building permit submission.
8. At the time of building permit submission, the applicant shall provide all exterior light fixture cut sheets. All lighting shall conform to Mankato City Code section 10.89.
9. The use of the future addition shall be a permitted use within the B-1, Community Business District.
10. The applicant shall be a willing participant in the creation of a snow storage easement agreement provided by the City to allow for snow storage to the 30 feet to the south of Elwin Road.
11. The future additions' exterior finishes shall be in keeping with the approved elevation on the north side of the building.
12. If a nuisance is reported because of noise from the generator, the applicant is responsible for conducting a noise study to ensure that Minnesota Noise Standards 7030 are being met.

Attachments

General Location Map
Aerial Location Map

Project Overview and Existing Conditions

Site Plan

Drainage Plan

Grading Plans

Floor plans and Elevations

Snow Management and Vehicle Turning Movement Plan

Photometric

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.



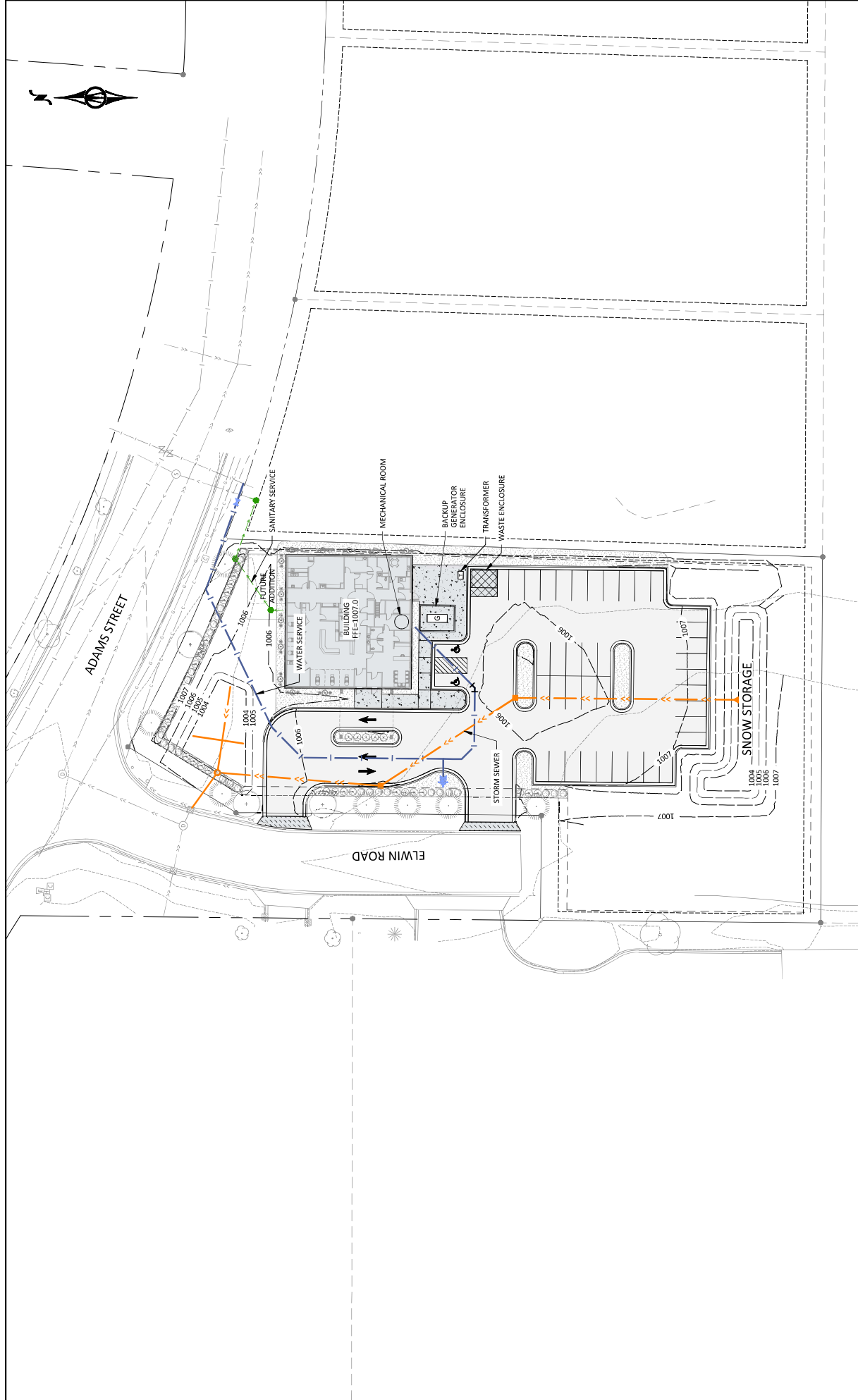
Aerial Map



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.



BOLTON & MENK

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Email: Mark@boltonmenk.com
www.boltonmenk.com

OPHTHALMOLOGY ASSOCIATES
AMBULATORY SURGERY CENTER
PROJECT OVERVIEW

SHEET
G1.01

REVISIONS

NO.	DATE	DESCRIPTION
1	08/14/2024	ISSUED FOR PERMIT

DESIGNED BY AWP
DRAWN BY AWP
CHECKED BY AWP
DATE 08/14/2024

SCALE
1" = 20' (SEE PLAN)

NOTES

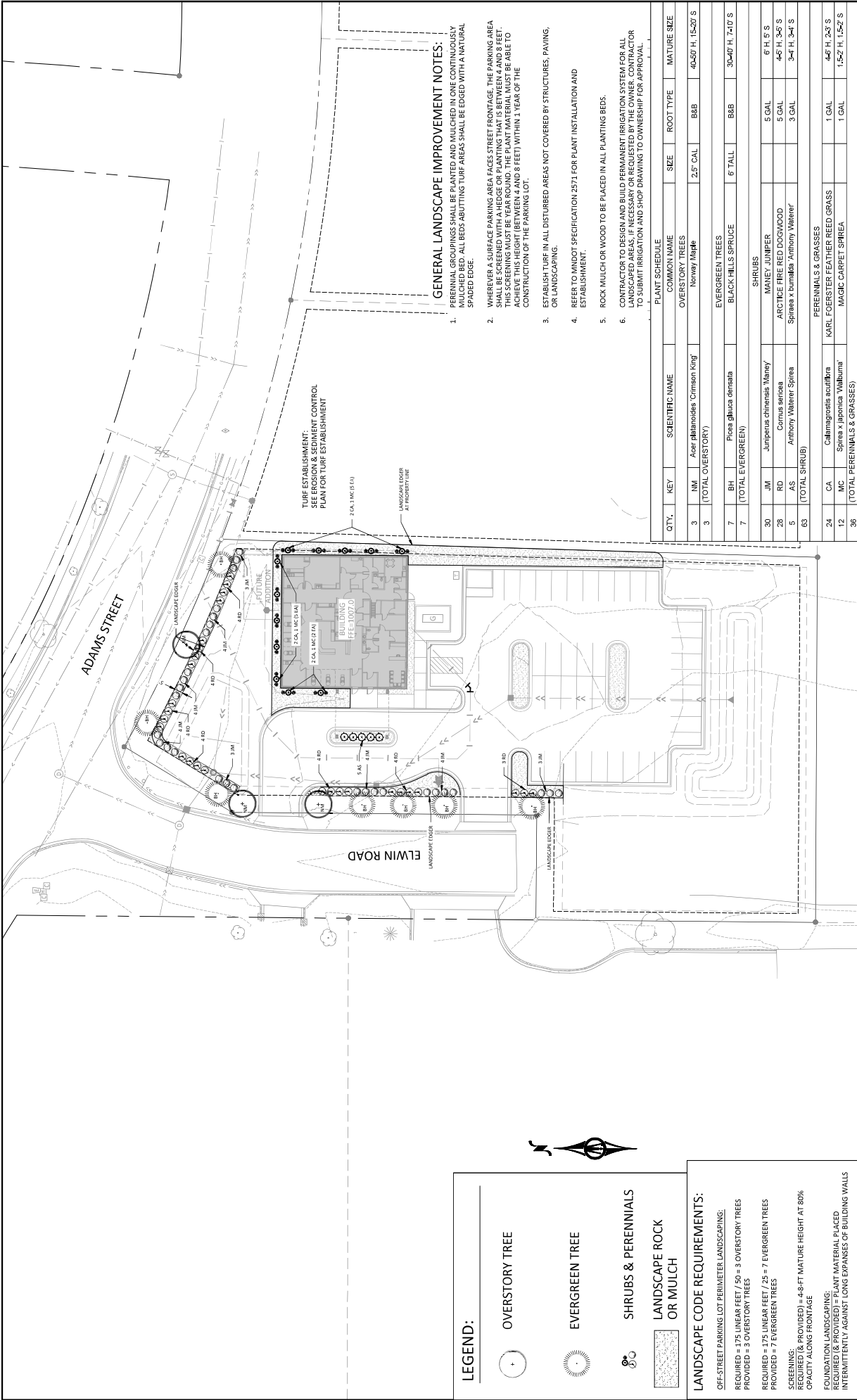
1. THE INFORMATION ON THIS PLAN WAS PREPARED BY BOLTON & MENK, INC. FOR THE PROJECT AND SHOULD NOT BE USED FOR ANY OTHER PROJECT OR PURPOSE.

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DATE 08/14/2024
BY AWP

PROJECT Ophthalmology Associates Ambulatory Surgery Center
LOCATION 1960 Premier Drive, Minnetonka, MN 55011
CLIENT Ophthalmology Associates



LEGEND:

OVERSTORY TREE

EVERGREEN TREE

SHRUBS & PERENNIALS

LANDSCAPE ROCK OR MULCH

LANDSCAPE CODE REQUIREMENTS:

OFF-STREET PARKING LOT PERIMETER LANDSCAPING:
REQUIRED = 175' LINEAR FEET / 50' = 3 OVERSTORY TREES
PROVIDED = 3 OVERSTORY TREES

REQUIRED = 175' LINEAR FEET / 25' = 7 EVERGREEN TREES
PROVIDED = 7 EVERGREEN TREES

SCREENINGS:
REQUIRED (& PROVIDED) = 4-8 FT MATURE HEIGHT AT 80%
OPACITY ALONG FRONTAGE

FOUNDATION LANDSCAPING:
REQUIRED (& PROVIDED) = PLANT MATERIAL PLACED
INTERMITTENTLY AGAINST LONG EXPANSES OF BUILDING WALLS



GENERAL LANDSCAPE IMPROVEMENT NOTES:

- PERENNIAL GROUPINGS SHALL BE PLANTED AND MULCHED IN ONE CONTINUOUSLY MULCHED BED. ALL BEDS ABUTTING TURF AREAS SHALL BE EDGED WITH A NATURAL SPADED EDGE.
- WHEREVER A SURFACE PARKING AREA FACES STREET FRONTAGE, THE PARKING AREA SHALL BE SCREENED WITH A HEDGE OR PLANTING THAT IS BETWEEN 4 AND 8 FEET. THIS SCREENING MUST BE YEAR ROUND. THE PLANT MATERIAL MUST BE ABLE TO ACHIEVE THIS HEIGHT (BETWEEN 4 AND 8 FEET) WITHIN 1 YEAR OF THE CONSTRUCTION OF THE PARKING LOT.
- ESTABLISH TURF IN ALL DISTURBED AREAS NOT COVERED BY STRUCTURES, PAVING, OR LANDSCAPING.
- REFER TO MNDOT SPECIFICATION 2571 FOR PLANT INSTALLATION AND ESTABLISHMENT.
- ROCK MULCH OR WOOD TO BE PLACED IN ALL PLANTING BEDS.
- CONTRACTOR TO DESIGN AND BUILD PERMANENT IRRIGATION SYSTEM FOR ALL LANDSCAPED AREAS. IF NECESSARY OR REQUESTED BY THE OWNER, CONTRACTOR TO SUBMIT IRRIGATION AND SHOP DRAWING TO OWNERSHIP FOR APPROVAL.

PLANT SCHEDULE					
QTY.	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT TYPE
			OVERSTORY TREES		
3	NM	Acer platanoides 'Crimson King'	Norway Maple	2.5' GAL	B&B
3	(TOTAL OVERSTORY)				
			EVERGREEN TREES		
7	BH	Picea glauca densata	BLACK HILLS SPRUCE	6' TALL	B&B
7	(TOTAL EVERGREEN)				
			SHRUBS		
30	JM	Juniperus chinensis 'Maney'	MANEY JUNIPER	5 GAL	6' H, 5' S
28	RD	Cornus sericea	ARCTIC FIRE RED DOGWOOD	5 GAL	4-5' H, 3-5' S
5	AS	Anthony Waterer Spirea	Spiraea x bumalda 'Anthony Waterer'	3 GAL	3-4' H, 3-4' S
63	(TOTAL SHRUB)				
			PERENNIALS & GRASSES		
24	CA	Callunagrostis scutellaria	KARL FOERSTER FEATHER REED GRASS	1 GAL	4-6' H, 2-3' S
12	MC	Spiraea x japonica 'Vallmura'	MAGIC CARPET SPIREA	1 GAL	1.5-2' H, 1.5-2' S
36	(TOTAL PERENNIALS & GRASSES)				

DATE	AMVP	DATE	01/15/2024
DRAWN BY	AMVP	DATE	01/15/2024
CHECKED BY	AMVP	DATE	01/15/2024
DATE	01/15/2024	SCALE	AS SHOWN
PROJECT NAME			
PROJECT ADDRESS			
PROJECT CITY, STATE, ZIP			
PROJECT PHONE			
PROJECT FAX			
PROJECT EMAIL			
PROJECT WEBSITE			
PROJECT CONTACT			
PROJECT NOTES			
PROJECT DESCRIPTION			
PROJECT LOCATION			
PROJECT STATUS			
PROJECT BUDGET			
PROJECT RISK			
PROJECT IMPACT			
PROJECT BENEFIT			
PROJECT SUSTAINABILITY			
PROJECT COMMUNITY			
PROJECT ECONOMIC			
PROJECT SOCIAL			
PROJECT CULTURAL			
PROJECT ENVIRONMENTAL			
PROJECT POLITICAL			
PROJECT LEGAL			
PROJECT ETHICAL			
PROJECT RELIGIOUS			
PROJECT ARTS			
PROJECT RECREATION			
PROJECT EDUCATION			
PROJECT HEALTH			
PROJECT WELLNESS			
PROJECT LIFESTYLE			
PROJECT VALUES			
PROJECT BELIEFS			
PROJECT ATTITUDES			
PROJECT BEHAVIORS			
PROJECT EMOTIONS			
PROJECT COGNITION			
PROJECT INTUITION			
PROJECT WISDOM			
PROJECT FAITH			
PROJECT HOPE			
PROJECT LOVE			
PROJECT KINDNESS			
PROJECT PATIENCE			
PROJECT HUMILITY			
PROJECT GRACE			
PROJECT MERCY			
PROJECT GENTLENESS			
PROJECT PEACE			
PROJECT JOY			
PROJECT GLADNESS			
PROJECT HAPPINESS			
PROJECT CONTENTMENT			
PROJECT SATISFACTION			
PROJECT WELL-BEING			
PROJECT FLOURISHING			
PROJECT THRIVING			
PROJECT GROWTH			
PROJECT PROGRESS			
PROJECT ACHIEVEMENT			
PROJECT SUCCESS			
PROJECT VICTORY			
PROJECT TRIUMPH			
PROJECT GLORY			
PROJECT HONOR			
PROJECT RESPECT			
PROJECT ADMIRATION			
PROJECT APPRECIATION			
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1960 Premier Drive
Mankato, MN 56001-5900

Ph: (507) 625-4171
Fax: (507) 625-4177
Bolton-Menk.com

Stormwater Management Memorandum

Date: August 19, 2024
To: Michael McCarty, P.E. – Assistant City Engineer, City of Mankato
From: Alec Pietz, P.E. – Project Manager
Subject: Ophthalmology Associates – Ambulatory Surgery Center
BMI Project No.: 24X.134905

I. Project Introduction

The following report provides a summary and analysis of the existing and proposed hydrology for Lot 1 Block 1 of Elwin Addition No. 4 in Mankato, Minnesota. The proposed project consists of an ambulatory surgery center (~5,500 SF), parking lot construction, and site grading. Stormwater management has been accounted for in previous development projects with the construction of Kearney Pond. The SCS TR-20 hydrology method was utilized in Autodesk Storm and Sanitary Analysis (SSA) for the project. NOAA Atlas 14 rainfalls for Le Sueur County, Minnesota and MSE 3 distribution curves were used to develop rainfall events. Although additional storm events were used in the stormwater modeling, the 2-yr (2.87"), 10-yr (4.29"), and 100-yr (7.20") events are reported for relevant data in this report.

II. Existing Site Hydrology

The site currently consists of farmland that ultimately drains to City of Mankato right-of-way. This drainage area was assumed to be accounted for in previous stormwater designs, but an existing 12-inch storm sewer is adjacent to the property. Modeling the property area of 1.5 acres at a curve number of 88 for typical local farmland yielded existing peak flows of:

Existing Condition Peak Flow Rates (cfs)			
Location	2-yr	10-yr	100-yr
Existing Parcel (Farmfield) to City R/W and Storm Sewer	4.22	7.26	13.49
Total	4.22	7.26	13.49

While peak flow is not a design constraint for this project. Effort is proposed to be made to mitigate direct peak flows to City storm sewer, given the smaller size of downstream pipe.

III. Proposed Site Hydrology

The *Proposed Hydrology* figure illustrates the proposed improvements, drainage areas, storm sewer routing, and two small basins. The basins are not required for stormwater management but provide some peak mitigation and storage volume for certain storm events and snow storage. The volumes provided are:

- Snow Storage Basin – Elevations 1004 to 1007 = ~8,900 CF
- Basin – Elevations 1004 to 1006 = ~5,000 CF

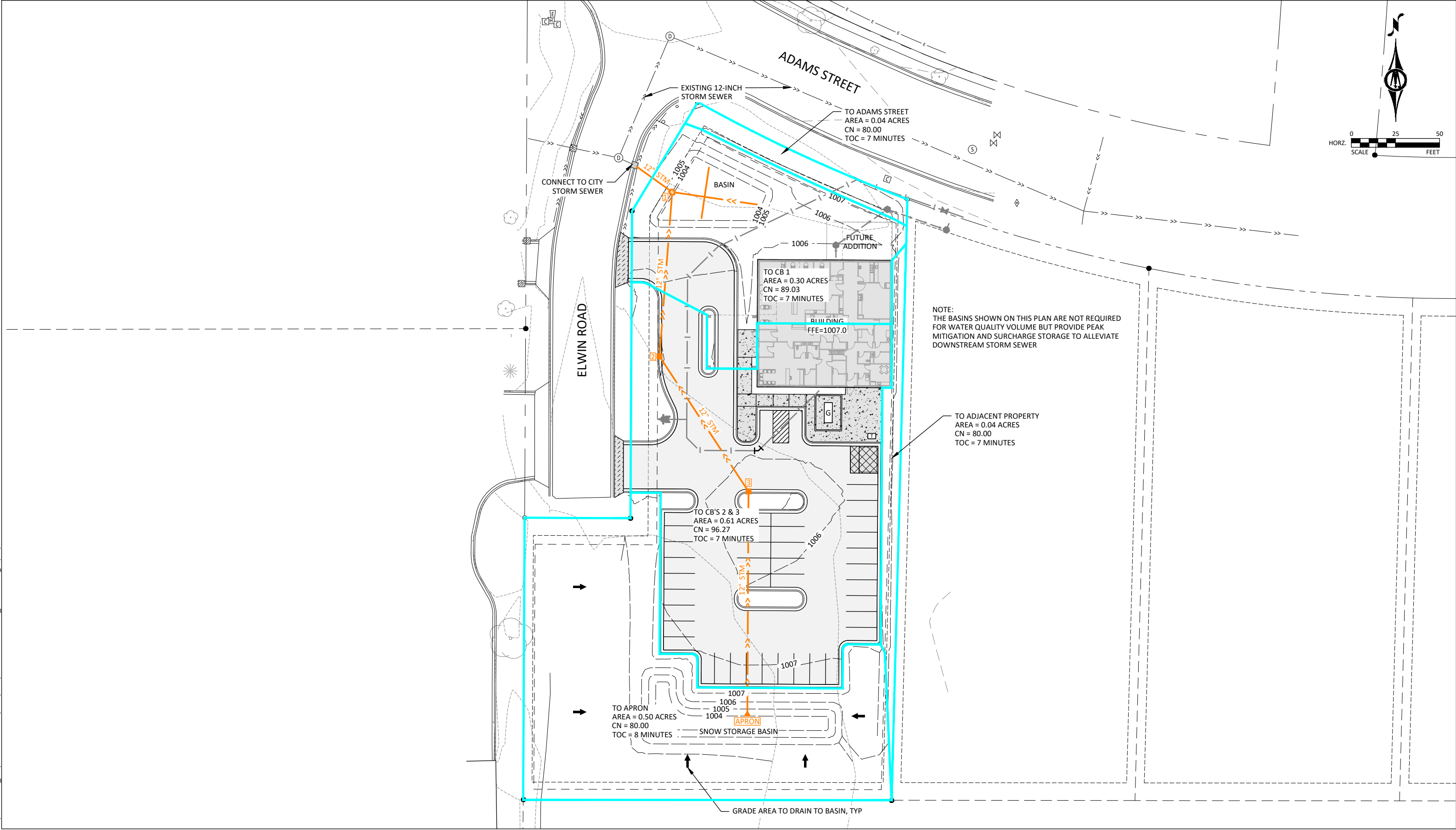
As a metric for comparison, the total storage volume could retain approximately 2- to 2.5-inches of runoff from the entire site if directly routed to the basins and with no outfall.

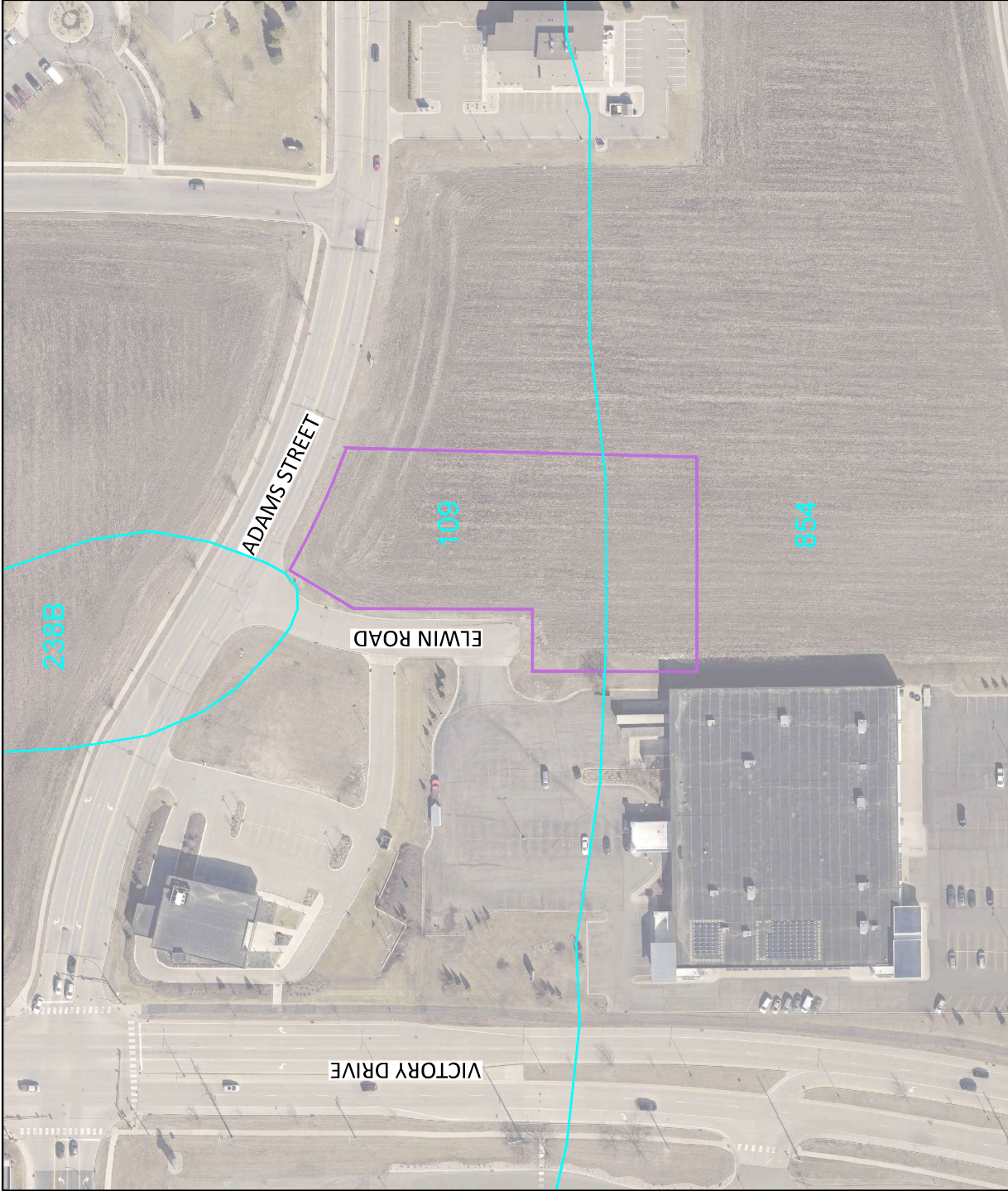
Proposed peak flow rates for the design storms were determined in SSA to be:

Proposed Condition Peak Flow Rates (cfs)			
Location	2-yr	10-yr	100-yr
Direct To Elwin Storm Sewer	3.33	5.19	6.83
Overland to City R/W or Adjacent Property	0.19	0.37	0.77
Total	3.52	5.56	7.60
Existing Peak Rate	4.22	7.26	13.49

As stated, while peak flow is not necessarily a design constraint for the project, the existing peak flows are referenced showing that they are not exceeded by this development.

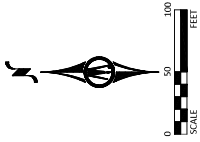
Please review the provided information and accompanying civil construction documents and feel free to contact Alec Pietz, P.E. at Alec.Pietz@bolton-menk.com or 507-625-4171 ext. 3310.





LEGEND

- PROJECT BOUNDARY
- SOIL TYPE



SOIL TYPE SUMMARY

Map Unit Symbol	Soil Name	Hyd. Soil Group	Erodibility
MUSYM	MU/MAME	HYDGRP	MU/HELCL
109	Canisteo clay loam, 0 to 2 percent slopes	C/D	NHEL
238B	Kilkenny clay loam, 2 to 6 percent slopes	D	NHEL
854	Cordova-Urban land complex, 0 to 3 percent slopes	C/D	NHEL

NHEL - Not Highly Erodible Land
PHEL - Potentially Highly Erodible Land
HEL - Highly Erodible Land

LOCATION OF SWPPP REQUIREMENTS IN PROJECT PLAN

DESCRIPTION	SHEET NO.
SITE MAP	C2.01
NARRATIVE & NOTES	C2.01 - C2.02
SOILS	C2.03
EROSION & SEDIMENT CONTROL DETAILS	C2.04 - C2.05
DIRECTION OF FLOW	C2.06
FINAL STABILIZATION	C2.06

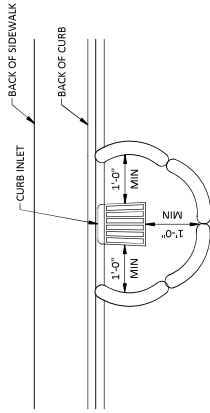
FOR THE CITY OF MANAMATO, MINNESOTA, THE CITY ENGINEER HAS REVIEWED THIS PLAN AND FINDS IT TO BE IN ACCORDANCE WITH THE CITY ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS FOR THE CITY OF MANAMATO, MINNESOTA.
DATE: 11/10/2021 BY: [Signature]
Alec W. Pfeiffer, PE
56017



1960 PREMIER DRIVE
MANAMATO, MN 56001
Email: Manamato@bolton-menk.com
www.bolton-menk.com

DATE	11/10/2021
BY	APR
CHKD	APR
DATE	11/10/2021
BY	APR
CHKD	APR
DATE	11/10/2021
BY	APR
CHKD	APR

OPHTHALMOLOGY ASSOCIATES
AMBULATORY SURGERY CENTER
STORMWATER POLLUTION PREVENTION PLAN
SITE & SOILS MAP
SHEET
C2.03

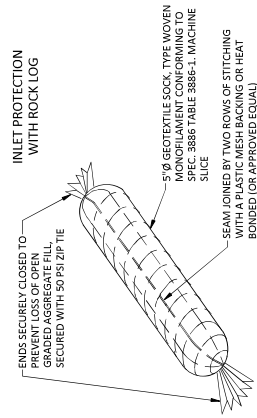


NOTE:
THIS INLET PROTECTION IS USED DURING
ROUGH GRADING ONLY. USE BEFORE ROAD
IS OPEN TO TRAFFIC OR IS PAVED

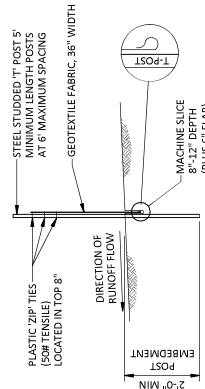
FILL ROCK LOG WITH 45 LBS. OF OPEN
GRADED AGGREGATE CONSISTING OF
SOUND, DURABLE PARTICLES OF CRUSHED
LUMPED MATERIALS CONFORMING
TO THE FOLLOWING GRADATION.

SIEVE SIZE	PERCENT PASSING
1 1/2"	100
1"	95-100
3/4"	85-95
3/8"	50-55
NO. 4	10-35
NO. 10	3-20
NO. 20	0-3

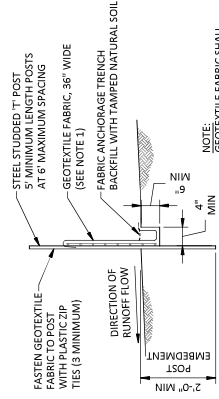
NOTE:
CRUSHED CONCRETE OR BITUMINOUS
SHALL NOT BE USED FOR OPEN
GRADED AGGREGATE.



INLET PROTECTION
ROCK BAG
NOT TO SCALE

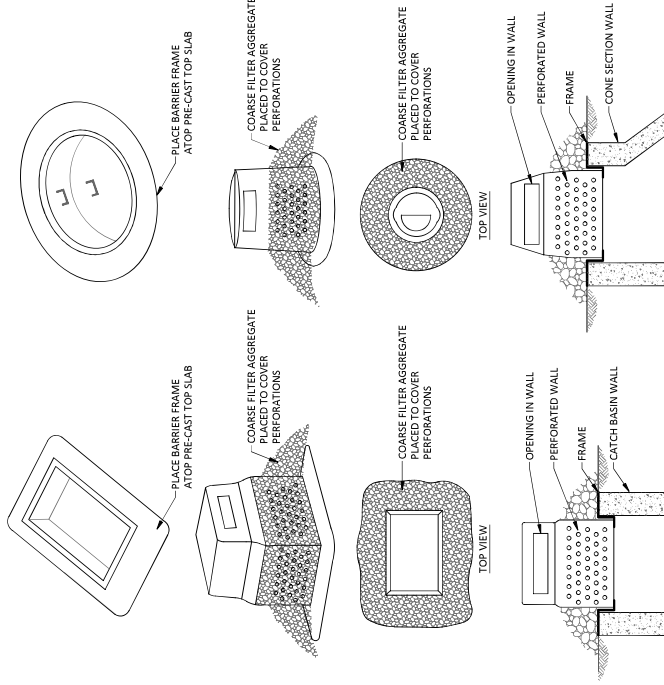


SILT FENCE - MACHINE SLICED
NOT TO SCALE



SILT FENCE - HEAVY DUTY
NOT TO SCALE

INLET PROTECTION
PERFORATED WALL
NOT TO SCALE



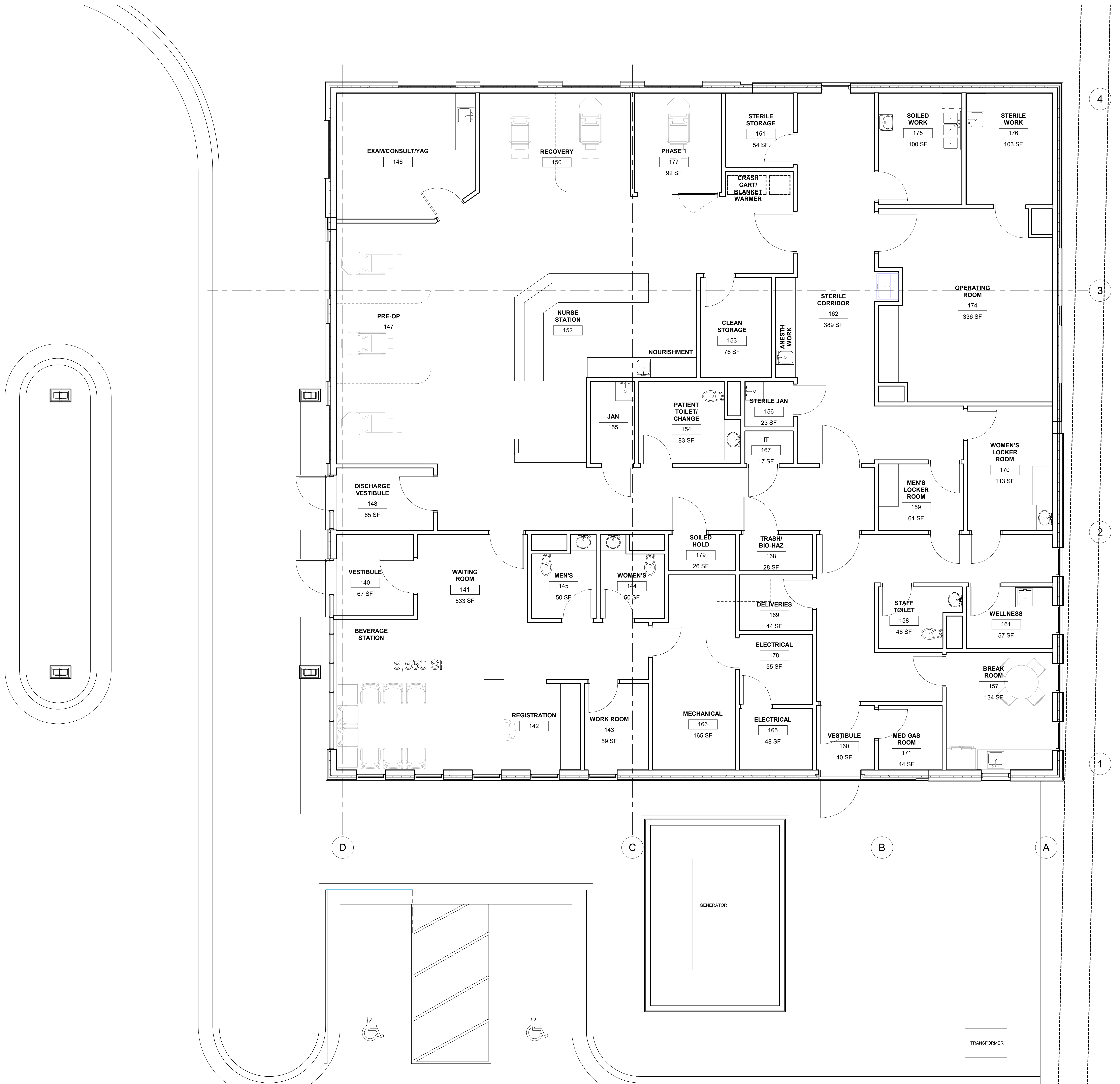
FOR MORE INFORMATION, VISIT US AT www.bolton-menk.com
OR CALL US AT 1-800-368-3686
ALICIA P. PETERSON
58017



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OPHTHALMOLOGY ASSOCIATES
AMBULATORY SURGERY CENTER
STORMWATER POLLUTION PREVENTION PLAN
BEST MANAGEMENT PRACTICE DETAILS

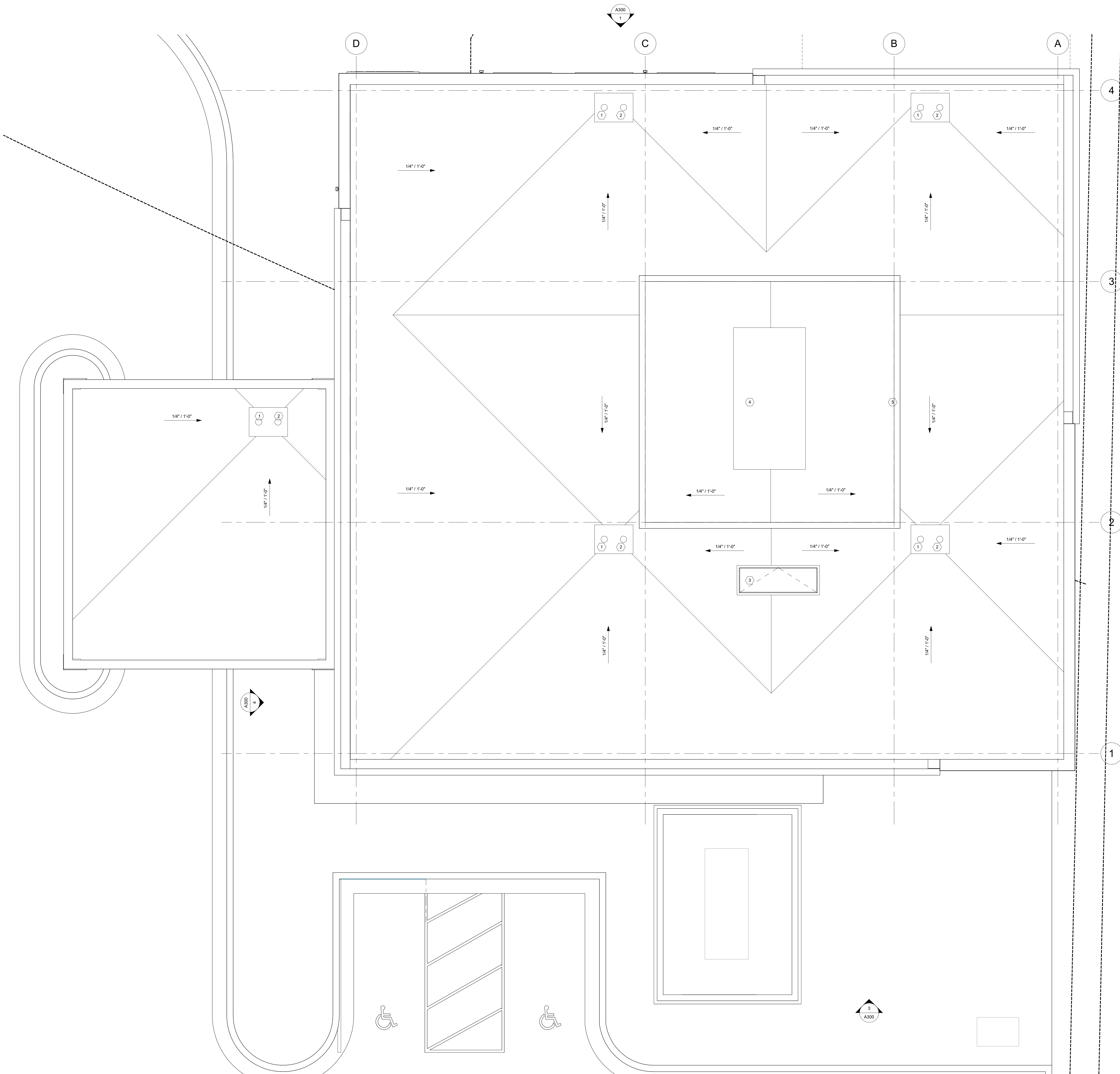
SHEET
C2.05



1
A201
ENLARGED FLOOR PLAN 1
SCALE: 1/4" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE RECORD	
ISSUE #	DESCRIPTION
1	2024-09-20 CITY SUBMITTAL



FLOOR PLAN KEYNOTES	
1	ROOF DRAIN
2	SECONDARY ROOF DRAIN
3	ROOF ACCESS HATCH
4	ROOF TOP HVAC UNIT
5	RTU SCREEN

1
A240
ROOF PLAN
SCALE: 1/4" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

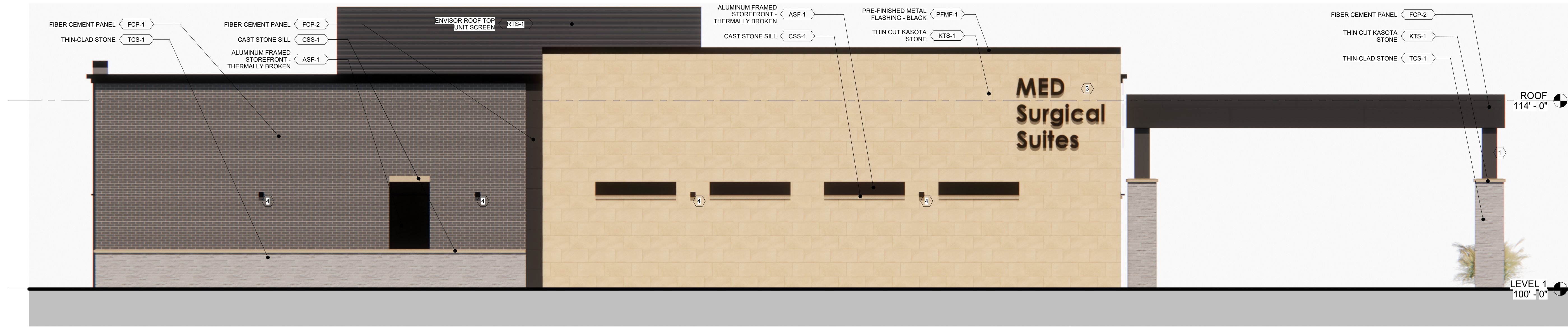
ISSUE RECORD	
ISSUE #	DESCRIPTION
1	2024.09.30 CITY SUBMITTAL

ROOF PLAN

PROJECT NO: 24-051
DRAWN BY: DK
CHECKED BY: DM

A240

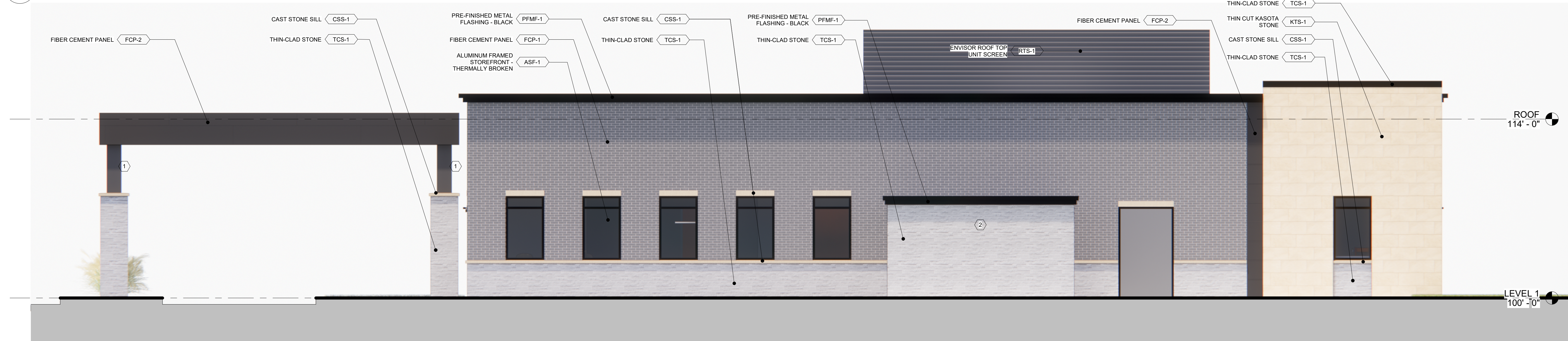
8/16/2024 10:55:15 AM



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



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



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



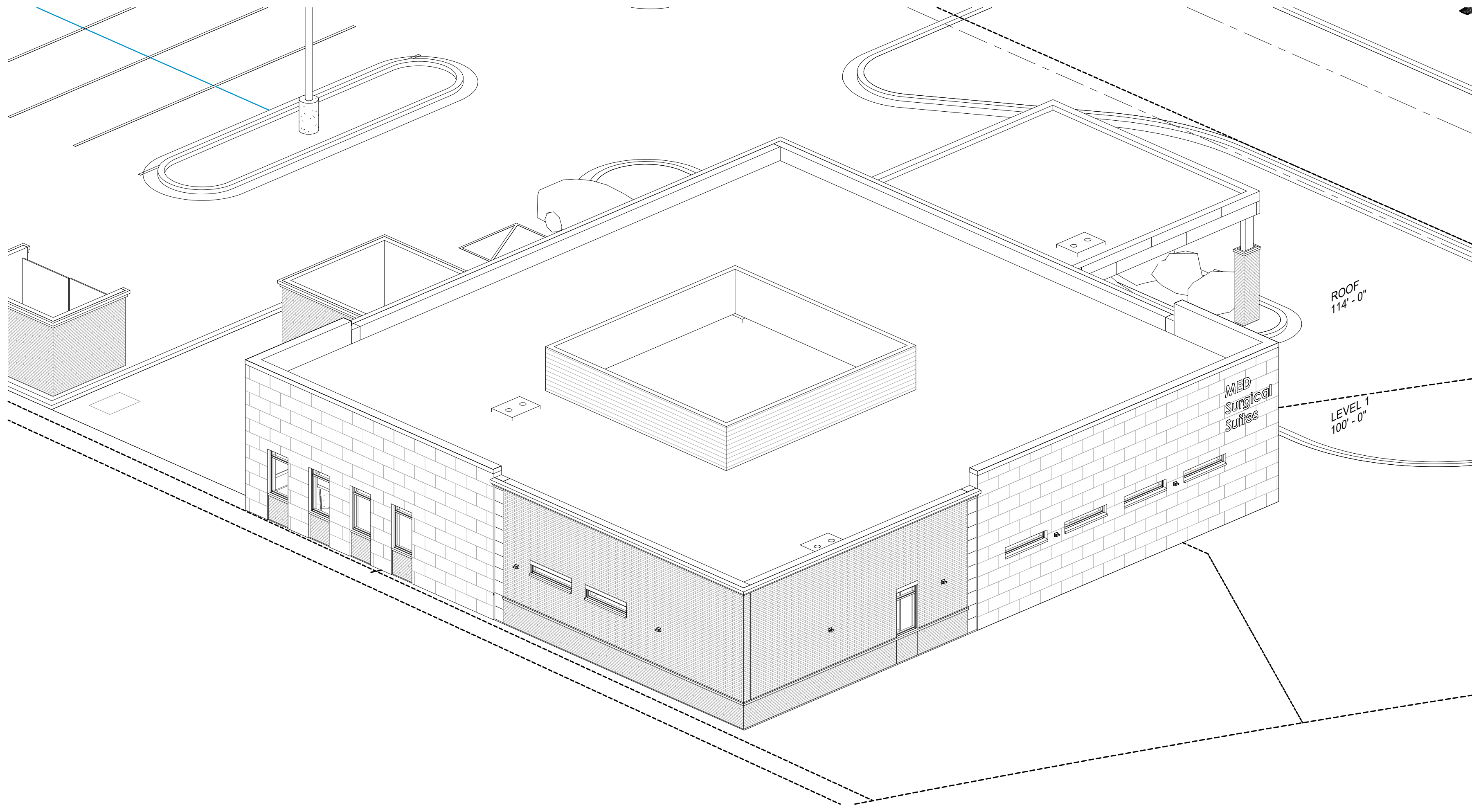
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

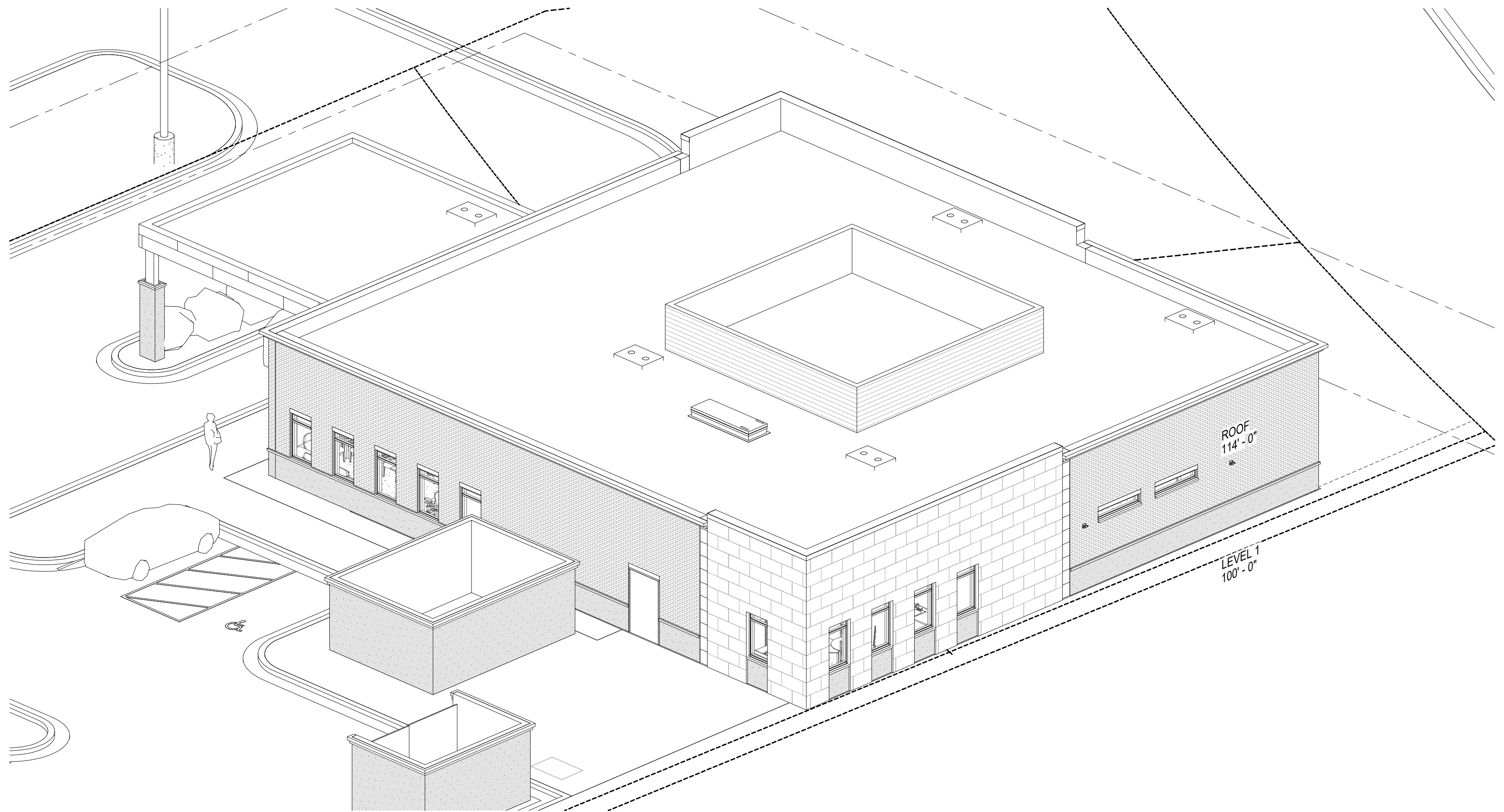
- 1 CANOPY SUPPORT COLUMN - POWDER-COAT BLACK
- 2 GENERATOR ENCLOSURE
- 3 BUILDING SIGNAGE BY OWNER
- 4 WALL ACCENT LIGHTING SCONCE

EXTERIOR MATERIAL LEGEND

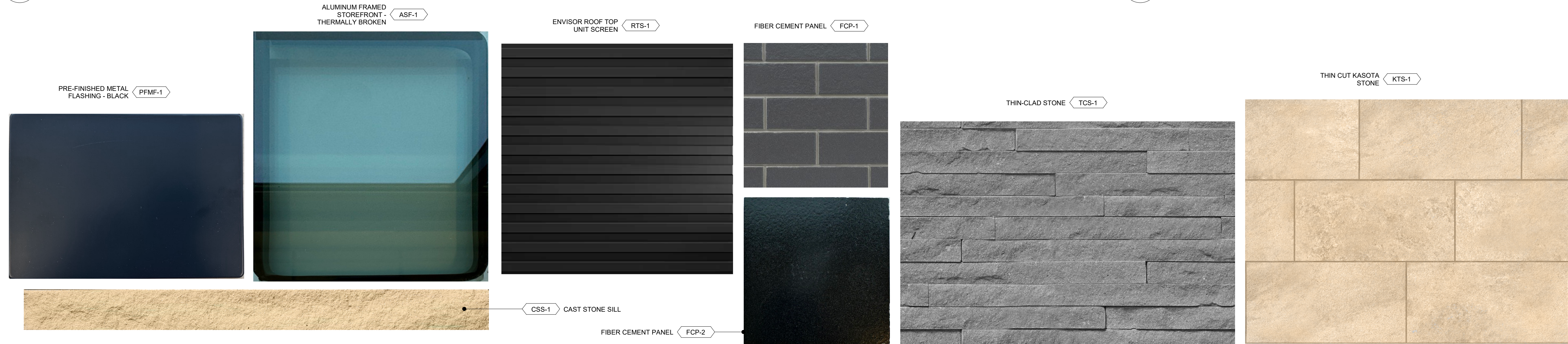
MATERIAL ID	MATERIAL DESCRIPTION	MANUFACTURER	FINISH	COLOR	NOTES
ASF-1	ALUMINUM FRAMED STOREFRONT - THERMALLY BROKEN	EFCO			BLACK MULLIONS
CSS-1	CAST STONE SILL				
FCP-1	FIBER CEMENT PANEL	NICHHA	MODERNBRICK	MIDNIGHT	
FCP-2	FIBER CEMENT PANEL	NICHHA	ILLUMINATION	RAVEN	
KTS-1	THIN CUT KASOTA STONE	KASOTA STONE	HONED	KASOTA STONE	
PFMF-1	PRE-FINISHED METAL FLASHING - BLACK	FIRESTONE		BLACK	
RTS-1	ENVISOR ROOF TOP UNIT SCREEN	CITYSCAPES	CORRUGATED METAL	ELECTRIC BLACK	HORIZONTAL 4.0
TCS-1	THIN-CLAD STONE	ARRISCRAFT	MIDTOWN 5-7B	MANHATTAN	



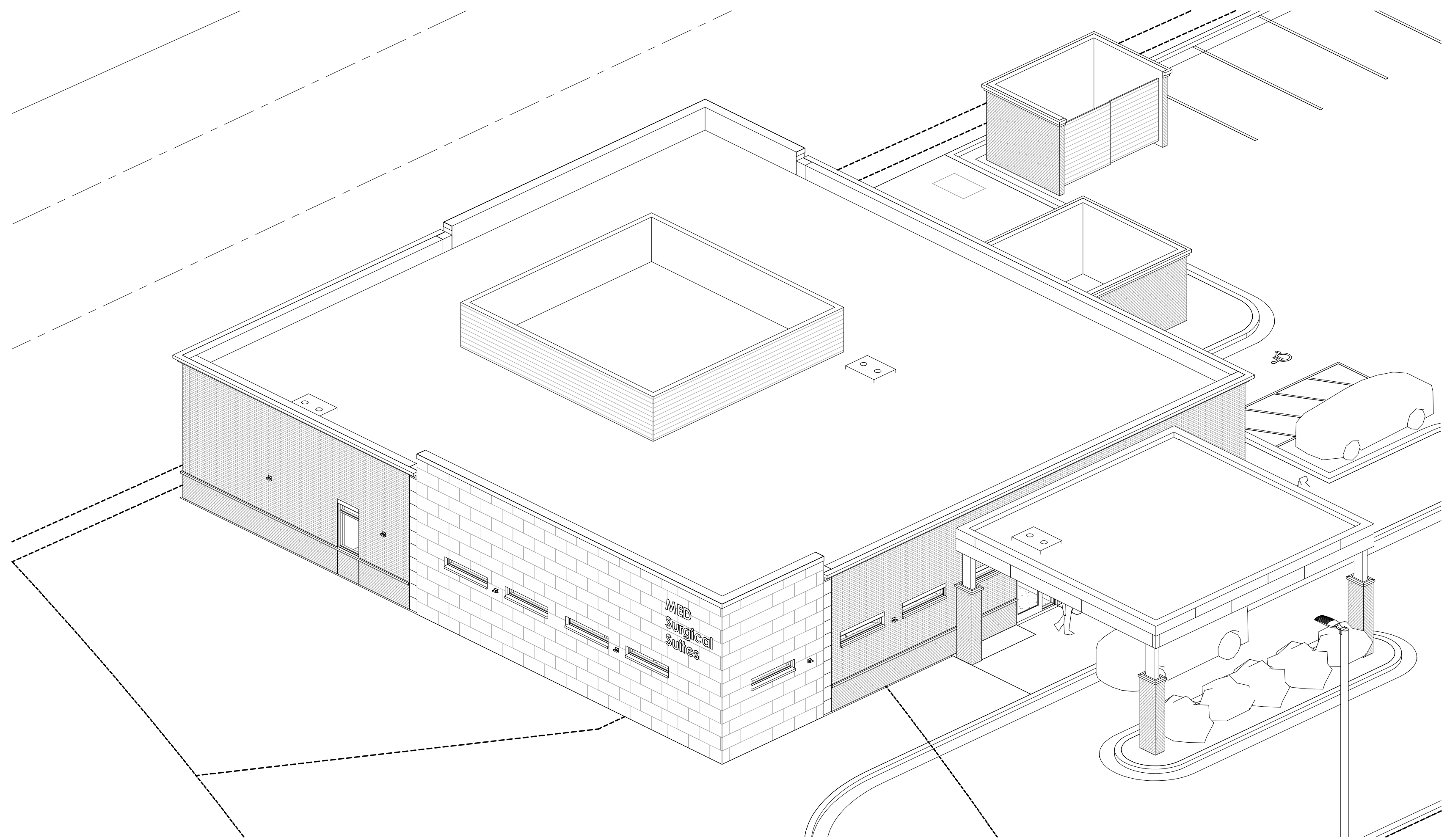
1
A301
NORTHEAST AXON
SCALE:



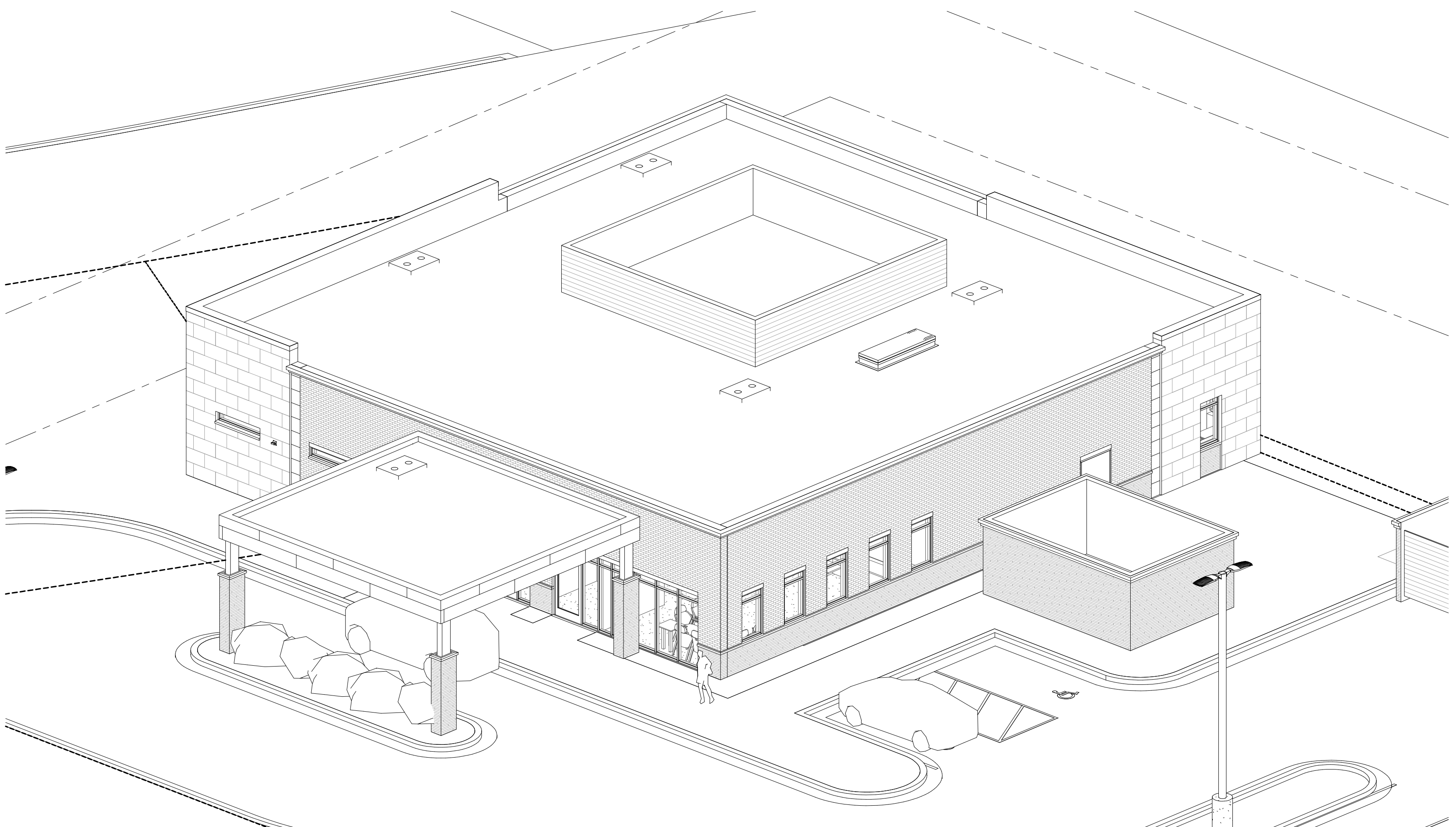
3
A301
SOUTHEAST AXON
SCALE:



MATERIALS
3/4" = 1'-0"

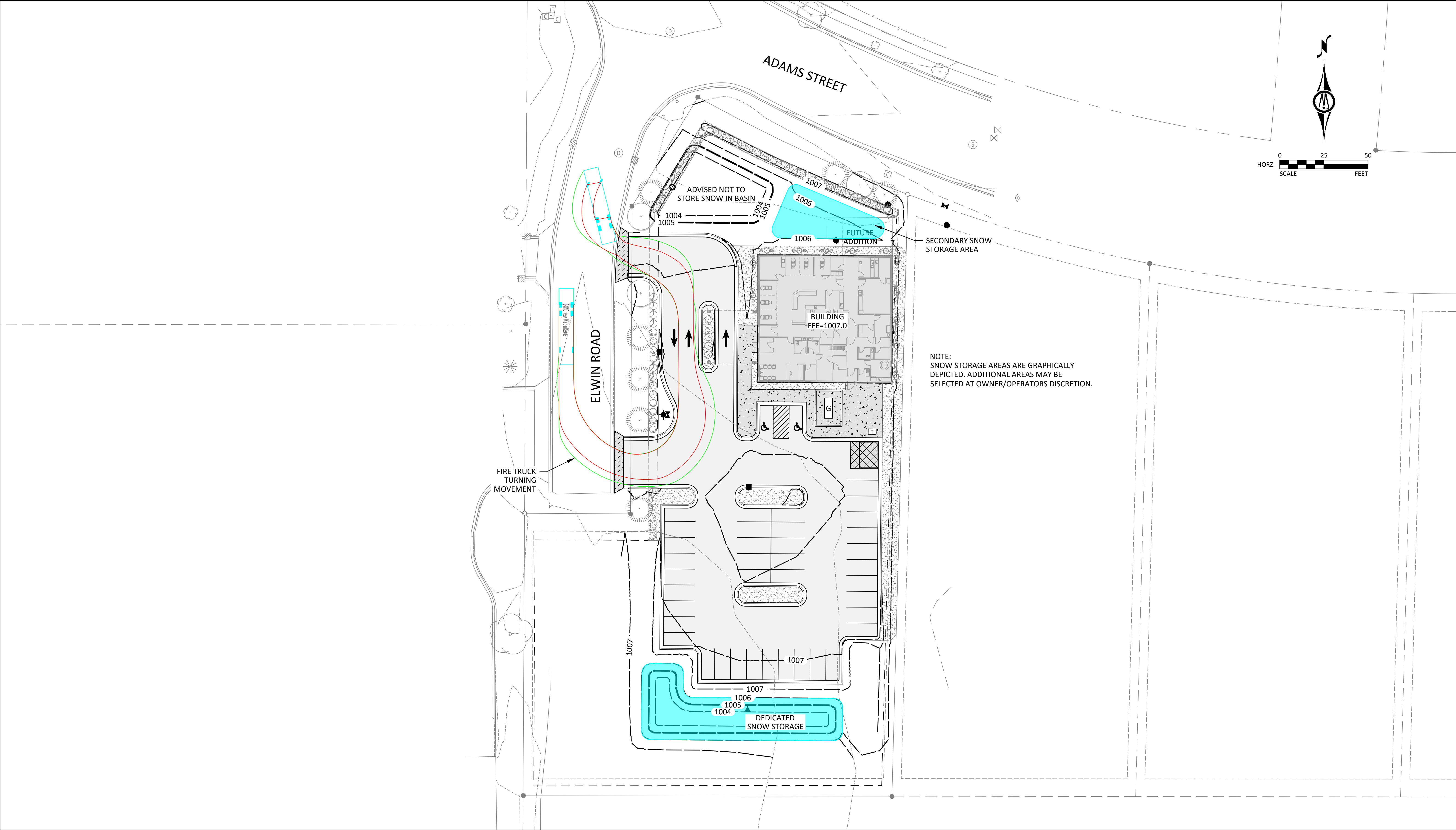


2
A301
NORTHWEST AXON
SCALE:



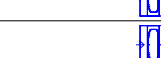
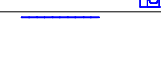
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A301
SOUTHWEST AXON
SCALE:

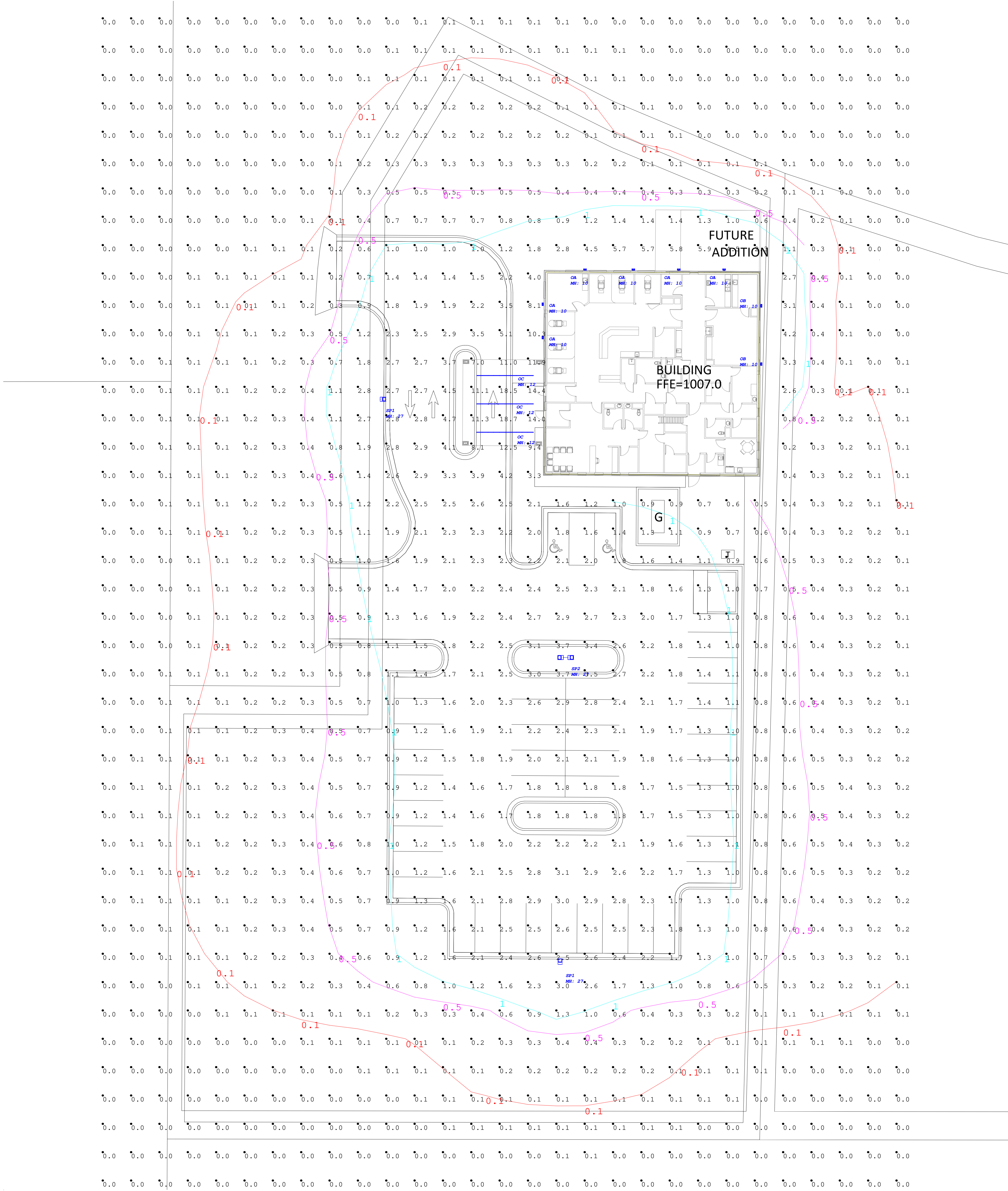
EXTERIOR MATERIAL LEGEND					
MATERIAL ID	MATERIAL DESCRIPTION	MANUFACTURER	FINISH	COLOR	NOTES
ASF-1	ALUMINUM FRAMED STOREFRONT - THERMALLY BROKEN	EFKO			BLACK MULLIONS
CSS-1	CAST STONE SILL				
FCP-1	FIBER CEMENT PANEL	NICHIA	MODERNBRICK	MIDNIGHT	
FCP-2	FIBER CEMENT PANEL	NICHIA	ILLUMINATION	RAVEN	
KTS-1	THIN CUT KASOTA STONE	KASOTA STONE	HONED	KASOTA STONE	
PFMF-1	PRE-FINISHED METAL FLASHING - BLACK	FIRESTONE		BLACK	
RTS-1	ENVISOR ROOF TOP UNIT SCREEN	CITYSCAPES	CORRUGATED METAL	ELECTRIC BLACK	HORIZONTAL 4.0
TCS-1	THIN-CLAD STONE	ARRISCRAFT	MIDTOWN 5-7/8"	MANHATTAN	



1. Standard Reflectance of 80/50/20 unless noted otherwise
2. Not a Construction Document, for Design purposes only
3. Standard indoor calc points @ 30" A.F.F. unless noted otherwise
4. Standard outdoor calc points @ Grade unless noted otherwise
5. Egress calc points @ 0" A.F.F.
6. Mlazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_2	Illuminance	Fc	0.63	18.7	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	6	OA		131-9640_us	Single	3325	55	0.900
	2	OB		131-9635_us	Single	1936	27	0.900
	3	OC		EX2R-300-80-35-SO-20'	GROUP	N.A.	N.A.	0.900
	2	SP1		PRV-PA2B-740-U-T3	Single	19667	151	0.900
	1	SP2		PRV-PA2B-740-U-5WQ	Back-Back	20332	151	0.900



RLMA Project #: 160365
Drawn By: BS
Date: 8/19/2024
Scale: 1" = 16'

MLAZGAR ASSOCIATES
10340 VIKING DR.
SUITE 150
EDEN PRAIRIE, MN 55344
(P) 952-943-8080
(F) 952-943-8088
www.mlazgar.com



#	Date	Comments
Revisions		

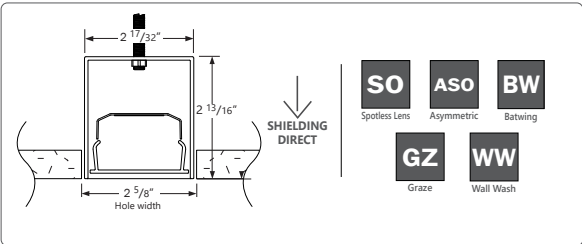
PHOTOMETRIC
OPHTHALMOLOGY ASSOCIATES
MANKATO, MN



Project

Type

Notes



PERFORMANCE PER LINEAR FOOT AT 3500K, 80 CRI

NOMINAL LUMEN OUTPUT	INPUT WATTS*	EFFICACY	SHIELDING
1000 lm/ft	9.8 W/ft	101 lm/W	SO
750 lm/ft	7.2 W/ft	103 lm/W	GZ
750 lm/ft	7.4 W/ft	101 lm/W	ASO
1000 lm/ft	9.7 W/ft	102 lm/W	BW
750 lm/ft	7.4 W/ft	101 lm/W	WW

*Please consult factory for custom lumen output and wattage.

Ordering Guide



EX2R									
PRODUCT ID		NOM. LUM/FT		CRI		COLOR TEMP. (choose one)		SHIELDING DIRECT	
EX2R	Extend 2 Recessed	300	300 lm/ft - min	80	80 CRI	27	2700 K	SO	spotless lens
		750	750 lm/ft - max for GZ, WW, ASO*	90	90 CRI	30	3000 K	GZ	graze
						35	3500 K	WW	wallwash
		1000	1000 lm/ft - max			40	4000 K	ASO	asymmetric
						50	5000 K	BW	batwing
Ships with 7/8" hole standard for power connection by others if no optional power feed is specified, see page 3 for details.		Outputs between listed min and max are available. * 750 lm/ft max. only for GZ, WW and ASO. Consult factory for outputs outside of the listed range.						Choose only one of the options above;	

LENGTH (FT)		FINISH		VOLTAGE		DRIVER		CIRCUITS		MOUNTING	
2	2'	AP	aluminum paint	120	120 V	DP	dimming (0-10V) 1%	1	1 circuit	DF	flange
3	3'	W	white	277	277 V	DPX	dimming (0-10V) 1%, extended	2	2 circuits	D	flangeless
4	4'	BLK	black	347	347 V*		temp. range (-40°C - +50°C)	+E(#)	emergency circuit*	DS	drywall spackle flange
5	5'	C	custom	UNV	universal	LT(#)	Lutron*	+NL(#)	night light circuit*		
6	6'					BI	bi-level dimming	+GTD(#)	generator transfer device* **		
7	7'					O(#)	other*				
8	8'										
12	12'										
S(L) System Run											
Lengths are nominal. Exact lengths can be specified, please consult factory.				*Remote surge protection device only		*Please consult factory; see page 2.		*Specify quantity. Minimum 3ft fixture length. ** 120V and 277V only. Please specify.			

BATTERY (OPTIONAL)	OTHER (OPTIONAL)	CUSTOM (OPTIONAL)
B(#) battery pack (integral)* BR(#) battery pack (remote)**	+TF top feed* +EF end feed* +N natatorium finish	C custom
*Minimum 3ft; **Dry/Damp location only. Please consult factory.	7/8" diameter top power feed hole provided standard. See page 3 for more details. *Comes with liquid tight connector and 10ft of plenum rated power cable. Not available for 347 V.	Please specify

● CONSTRUCTION

Housing	Extruded aluminum (0.08" nominal) Up to 70% recycled content
End Cap	Cast aluminum
Interior Brackets	Die formed sheet steel (18 gauge)
Gaskets	Silicone rubber
Lens Gaskets	Extruded elastomer
Lens	Extruded acrylic
Fasteners	All external fasteners are tamper proof TORX T20

● OPTICS

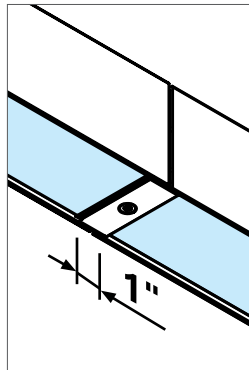


SO	Spotless lens;
ASO	Asymmetric Spotless lens;
WW	Wallwash;
BW	Batwing;
GZ	Graze.

Impact modified PMMA lens used for all shielding options.

● SYSTEM (S(L))

Lengths of 2'-12' standalone are available. Runs of EXTEND2 that are greater than 12' in length are designated as systems (S(L)). System runs are comprised of a combination of 4' to 8' sections to be assembled on site using our joining system which includes a 1" sealed joiner plate. For more information on systems and joining, please refer to the EXTEND2 installation sheets available for download at www.axislighting.com.



● WEIGHT

Recessed 4ft	9 lbs / 4.1 kg
Recessed 8ft	18 lbs / 8.2 kg
Recessed 12ft	27 lbs / 12.3 kg

● FINISHES

Powder coated and custom finishes are also available.

● OTHER MOUNTING OPTIONS

EXTEND 2 is also available with pendant, surface and wall mounted options.

- ❗ Specification sheets and installation sheets for all mountings for EXTEND 2 luminaires are available for download at www.axislighting.com

● ELECTRICAL

DP	0-10V dimming driver. Ambient operating temperature -30°C - +40°C
DPX	0-10V dimming driver with extended temperature range (-40°C - +50°C)
Lutron driver	LDE1 - Hi-lume 1% EcoSystem with Soft-on, Fade-to-Black (min ambient operating temperature - 0°C (32°F).
Other drivers	DALI* - Digital Addressable Lighting Interface DMX* - Digital Multiplex Xitanium SR* - For wireless sensor
Choose driver from available options. * Ambient operating range: -20°C - +40°C	

Emergency	B(#) Integral Emergency Battery pack, 3ft minimum. Operating temperature (-20° to 50°C) for 120V to 277V; (0°C to 50°C) for 347V BR(#) Remote emergency battery pack operating temperature range (-20°C- +50°C) for 120V to 277V; (0°C - +50°C) for 347V.
------------------	--

Input Voltage 120V, 277V, 347V, UNV.

Surge Protection Extend comes standard with surge protection device.

- ❗ Incorporating these components may have limitations or affect the length of the luminaire. Please contact factory for more details.

● LED SYSTEM

CRI	Minimum 80 or 90 color rendering index.
CCT Single Color	Choice of 2700K, 3000K, 3500K, 4000K and 5000K color temperature with a great color consistency (within 3-step MacAdam ellipse). Both within fixture and fixture to fixture.
LED life	Minimum 50,000h with 85% of lumen maintenance in 25°C ambient temperature, in compliance with IES LM-80 testing measurements.
Thermal Management	Aluminum housing acting as the heat sink to maximize life.
Environment	Dry and wet location rated IP66 for outdoor or indoor use. Impact resistant rated IK10.

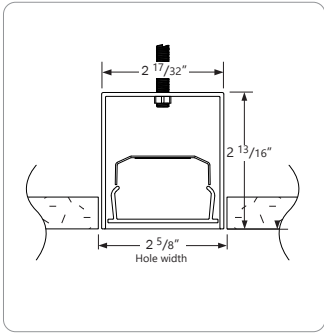
● APPROVALS

Certified wet locations to UL and CUL standards. IP66 and IK10 rated.

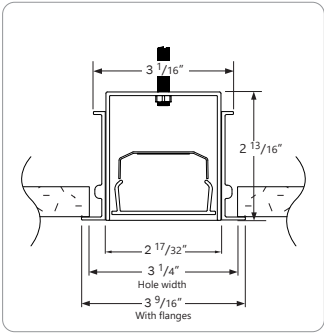
● WARRANTY

Limited 5-year warranty is available. Warranty is valid provided luminaires are installed and used according to specifications. For full terms and conditions, please consult warranty section at axislighting.com.

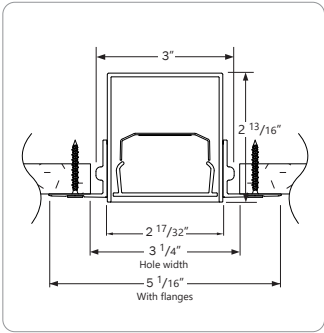
● CEILING MOUNTING OPTIONS



D FLANGELESS WITH 1/4-20 STUD MOUNTING

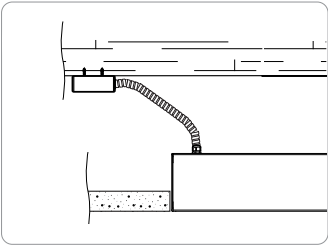


DF VISIBLE FLANGES WITH 1/4-20 STUD MOUNTING



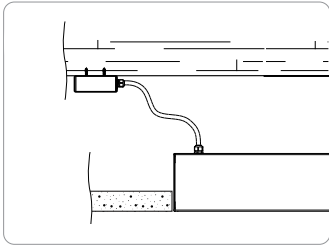
DS SPACKLE FLANGES

● POWER FEED



7/8" Diameter opening provided. Conduit and electrical connection by others.

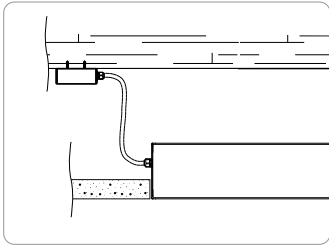
STANDARD



TF TOP FEED

OPTIONAL

Liquid tight connector and 10ft of plenum rated power cable provided.



EF END FEED

OPTIONAL

Liquid tight connector and 10ft of plenum rated power cable provided.

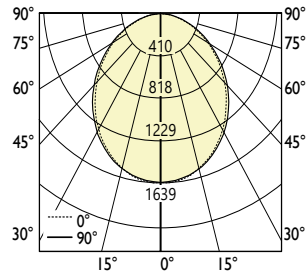
● PHOTOMETRIC DATA

SO - Spotless lens

1000 lm/ft



PHOTOMETRIC CURVE



Lumen/ft: 1000 lm/ft
Total Lumens: 3982 lm (for 4ft)
Input Watts: 39.5 W
Efficacy: 101 lm/W
 IES FILE: EX2R-1000-80-35-SO-4.IES

TESTED ACCORDING TO IES LM-79-2019

CANDELA DISTRIBUTION

Vertical Angle	Horizontal Angles				
	0	22.5	45	67.5	90
0	1639	1639	1639	1639	1639
5	1626	1621	1622	1620	1626
15	1539	1533	1532	1527	1526
25	1377	1370	1366	1355	1354
35	1165	1159	1150	1134	1134
45	928	923	916	898	897
55	687	682	677	658	657
65	451	445	440	425	421
75	224	221	216	203	203
85	44	43	39	33	33
90	3	3	3	3	3

ZONAL LUMENS

Zone	Lumens
0	
0-10	154
10-20	432
20-30	630
30-40	722
40-50	709
50-60	608
60-70	439
70-80	233
80-90	54
90	

LUMINANCE DATA (cd/m²)

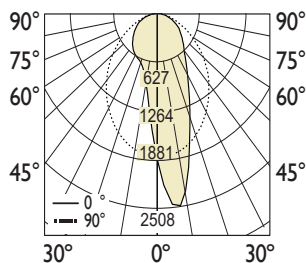
Vertical Angle	Horizontal Angles		
	0	45	90
45	37100	36644	35884
55	33888	33389	32377
65	30182	29417	28191
75	24519	23546	22127
85	14416	12814	10812

GZ Graze

750 lm/ft



PHOTOMETRIC CURVE



Lumen/ft 750 lm/ft
Total Lumens: 2971 lm (for 4ft)
Input Watts: 28.8 W
Efficacy: 103 lm/W
 IES FILE: EX2R-750-80-35-GZ-4.IES

TESTED ACCORDING TO IES LM-79-2019

CANDELA DISTRIBUTION

Vertical Angle	Horizontal Angles				
	0	22.5	45	67.5	90
0	2105	2105	2105	2105	2105
5	2092	2304	2435	2492	2508
15	1961	2361	2115	1824	1745
25	1688	1903	1381	1116	1062
35	1294	1295	869	749	738
45	849	786	585	571	583
55	510	462	401	424	438
65	280	263	250	272	276
75	126	122	121	123	117
85	26	27	27	25	25
90	3	3	2	2	2

ZONAL LUMENS

Zone	Lumens
0	
0-10	190
10-20	453
20-30	544
30-40	534
40-50	468
50-60	371
60-70	254
70-80	128
80-90	30
90	

LUMINANCE DATA (cd/m²)

Vertical Angle	Horizontal Angles		
	0	45	90
45	16868	11615	11585
55	12499	9831	10726
65	9313	8296	9160
75	6836	6554	6362
85	4196	4398	4033

i All IES files are available for download at: www.axislighting.com

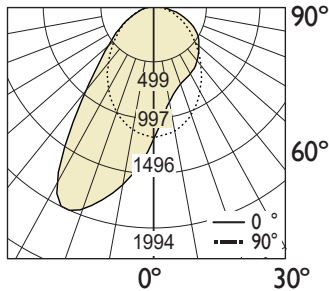
● PHOTOMETRIC DATA

WW Walwash



750 lm/ft

PHOTOMETRIC CURVE



Lumen/ft: 750 lm/ft
Total Lumens: 2987 lm (for 4ft)
Input Watts: 29.6 W
Efficacy: 101 lm/W

IES FILE: EX2R-750-80-35-WW-4.IES

TESTED ACCORDING TO IES LM-79-2019

CANDELA DISTRIBUTION

	Horizontal Angles				
Vertical Angle	0	22.5	45	67.5	90
0	1232	1232	1232	1232	1232
5	1222	1149	1097	1057	1052
15	1134	948	852	807	797
25	965	752	693	686	690
35	751	584	578	611	634
45	535	440	471	535	570
55	362	313	356	437	477
65	224	203	235	312	343
75	113	103	120	156	162
85	24	23	26	22	21
90	3	4	4	3	3

ZONAL LUMENS

Zone	Lumens
0	
0-10	117
10-20	342
20-30	541
30-40	610
40-50	527
50-60	404
60-70	274
70-80	139
80-90	33
90	

LUMINANCE DATA (cd/m²)

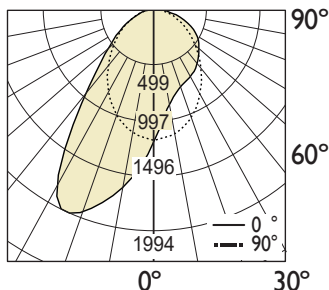
	Horizontal Angles		
Vertical Angle	0	45	90
45	10630	9359	11321
55	8858	8728	11689
65	7462	7806	11399
75	6114	6524	8813
85	3919	4146	3429

ASO Asymmetric



750 lm/ft

PHOTOMETRIC CURVE



Lumen/ft: 750 lm/ft
Total Lumens: 2987 lm (for 4ft)
Input Watts: 29.6 W
Efficacy: 101 lm/W

IES FILE: EX2R-750-80-35-ASO-4.IES

TESTED ACCORDING TO IES LM-79-2019

CANDELA DISTRIBUTION

	Horizontal Angles				
Vertical Angle	0	22.5	45	67.5	90
0	1232	1232	1232	1232	1232
5	1222	1149	1097	1057	1052
15	1134	948	852	807	797
25	965	752	693	686	690
35	751	584	578	611	634
45	535	440	471	535	570
55	362	313	356	437	477
65	224	203	235	312	343
75	113	103	120	156	162
85	24	23	26	22	21
90	3	4	4	3	3

ZONAL LUMENS

Zone	Lumens
0	
0-10	117
10-20	342
20-30	541
30-40	610
40-50	527
50-60	404
60-70	274
70-80	139
80-90	33
90	

LUMINANCE DATA (cd/m²)

	Horizontal Angles		
Vertical Angle	0	45	90
45	10630	9359	11321
55	8858	8728	11689
65	7462	7806	11399
75	6114	6524	8813
85	3919	4146	3429

i All IES files for other lamping are available for download at: www.axislighting.com

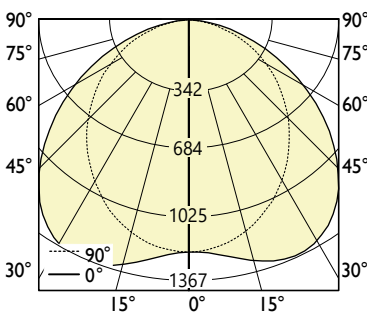
● PHOTOMETRIC DATA

BW Batwing



1 000 lm/ft

PHOTOMETRIC CURVE



Lumen/ft 1000 lm/ft
Luminaire Lumens: 3990 lm
Input Watts: 39.1 W
Efficacy: 102 lm/W
IES FILE: EX2R-1000-80-35-BW-4.IES
TESTED ACCORDING TO IES LM-79-2019

CANDELA DISTRIBUTION					
Vertical Angle	Horizontal Angles				
	0	22.5	45	67.5	90
0	1191	1191	1191	1191	1191
5	1184	1187	1194	1201	1204
15	1128	1150	1207	1263	1285
25	1024	1076	1200	1314	1357
35	885	961	1139	1279	1329
45	727	809	1003	1128	1163
55	555	626	796	877	895
65	376	422	539	576	575
75	191	212	265	262	258
85	39	43	46	37	38
90	4	4	4	5	5

ZONAL LUMENS	
Zone	Lumens
0	
0-10	114
10-20	342
20-30	553
30-40	705
40-50	755
50-60	684
60-70	508
70-80	268
80-90	60
90	

LUMINANCE DATA (cd/m²)			
Vertical Angle	Horizontal Angles		
	0	45	90
45	14449	19916	23111
55	13600	19496	21913
65	12488	17902	19111
75	10375	14386	14000
85	6255	7386	6081

i All IES files for other lamping are available for download at: www.axislighting.com

Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark

Prevail Discrete LED

Area / Site Luminaire

Product Features



Product Certifications



Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3, 4](#)
- Optical Configurations [page 5](#)
- Product Specifications [page 5](#)
- Energy and Performance Data [page 6](#)
- Control Options [page 8](#)

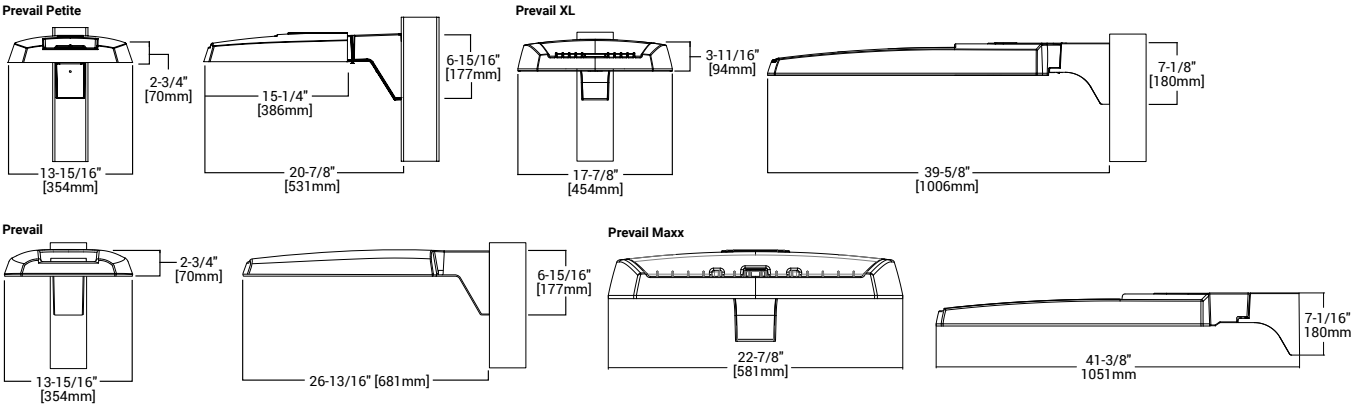
Quick Facts

- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 4,300 - 68,000 nominal lumens (30W - 550W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 157 lumens per watt
- Standard universal quick mount arm with universal drill pattern

Connected Systems

- WaveLinx PRO Wireless
- WaveLinx LITE Wireless

Dimensional Details



NOTES:
1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: **PRV-XL-PA4B-740-U-T4W-BZ**

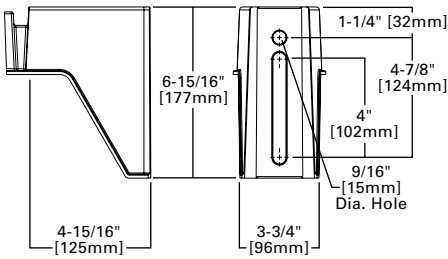
Product Family ^{1, 2}	Light Engine		Color Temperature	Voltage	Distribution	Mounting (Included)	Finish				
	Configuration	Drive Current ⁴									
PRV-P =Prevail Petite BAA-PRV-P =Prevail Petite BAA Buy American Act Compliant ³ TAA-PRV-P =Prevail Petite TAA Trade Agreements Act Compliant ³	PA1 =1 Panel, 24 LED Rectangle	A =400mA Nominal B =700mA Nominal C =950mA Nominal D =1200mA Nominal	740 =70CRI, 4000K 730 =70CRI, 3000K 750 =70CRI, 5000K 8540 =85CRI, 4000K	U =Universal, 120-277V H =High Voltage, 347-480V 1=120V 2=208V 3=240V 4=277V 8=480V ⁵ 9=347V DV =DuraVolt, 277-480V ^{5, 6}	T2R =Type II Roadway T2U =Type II Urban T3 =Type III T4W =Type IV Wide 5WQ =Type V Square Wide	SA =QM Standard Versatile Arm MA =QM Mast Arm FMA =Fixed Mast Arm ²⁷ WM =QM Wall Mount Arm ADJA-WM = Adjustable Arm – Wall Mount ²⁹ ADJA =Adjustable Arm – Pole Mount ²⁹ ADJS =Adjustable Arm – Slipfitter, 3” vertical tenon ²⁹ SP2 =Adjustable Arm – Slipfitter, 2 3/8” vertical tenon ^{27, 29}	AP =Grey BZ =Bronze BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White				
PRV =Prevail BAA-PRV =Prevail BAA Buy American Act Compliant ³ TAA-PRV =Prevail TAA Trade Agreements Act Compliant ³	PA1 =1 Panel, 24 LED Rectangle PA2 =2 Panels, 48 LED Rectangles	A =700mA Nominal B =950mA Nominal									
PRV-XL =PRV XL BAA-PRV-XL =Prevail XL BAA Buy American Act Compliant ³ TAA-PRV-XL =Prevail XL TAA Trade Agreements Act Compliant ³	PA3 =3 Panels, 72 LED Rectangles PA4 =4 Panels, 96 LED Rectangles	A =750mA Nominal B =950mA Nominal									
PRV-M =Prevail Maxx BAA-PRV-M =Prevail Maxx BAA Buy American Act Compliant ³ TAA-PRV-M =Prevail Maxx TAA Trade Agreements Act Compliant ³	PA6 = 6 Panels, 144 LED Rectangles	A =600mA Nominal B =800mA Nominal C =1000mA Nominal D =1200mA Nominal									
Options (Add as Suffix)				Accessories (Order Separately) ^{20, 21}							
10K =10kV UL 1449 Fused Surge Protective Device 20MSP =20kV MOV Surge Protective Device 20K =20kV UL 1449 Fused Surge Protective Device F =Single Fuse (Used with Voltages 120, 277 or 347V) FF =Double Fuse (Used with Voltages 208, 240 or 480V) FADC =Field Adjustable Dimming Controller ³⁰ L90 =Optics Rotated 90° Left R90 =Optics Rotated 90° Right CC =Coastal Construction finish ⁹ HSS =House Side Shield (Factory Installed) ⁷ HA =50°C High Ambient Temperature ⁸ PR =NEMA 3-PIN Twistlock Photocontrol Receptacle ¹⁰ PR7 =NEMA 7-PIN Twistlock Photocontrol Receptacle ¹⁰ MS/DIM-L08 =Motion Sensor for Dimming Operation, Up to 8’ Mounting Height ^{11, 12, 13} MS/DIM-L20 =Motion Sensor for Dimming Operation, 9’ - 20’ Mounting Height ^{11, 12, 13} MS/DIM-L40 =Motion Sensor for Dimming Operation, 21’ - 40’ Mounting Height ^{11, 12, 13} SPB1 =Motion Sensor for Dimming Operation, BLE Interface, Up to 8’ Mounting Height ^{11, 14} SPB2 =Motion Sensor for Dimming Operation, BLE Interface, 8’ - 20’ Mounting Height ^{11, 14, 27, 28} SPB4 =Motion Sensor for Dimming Operation, BLE Interface, 21’ - 40’ Mounting Height ^{11, 14, 28}			WPS2XX =Wavelinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7’ - 15’ Mounting Height ^{11, 12, 15, 16, 17} WPS4XX =Wavelinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15’ - 40’ Mounting Height ^{11, 12, 15, 16, 17} WLS2XX =WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7’ - 15’ Mounting Height ^{11, 12, 15, 16, 17} WLS4XX =WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15’ - 40’ Mounting Height ^{11, 12, 15, 16, 17} (See Table Below) =LumenSafe Integrated Network Security Camera ^{18, 19}			PRVSA-XX =Standard Arm Mounting Kit ²² PRVMA-XX =Mast Arm Mounting Kit ²² PRVWM-XX =Wall Mount Kit ²² PRV-ADJA-XX =Adjustable Arm - Pole Mount Kit ²² PRV-ADJS-XX =Adjustable Arm - Slipfitter Kit ²² PRV-ADJA-WM-XX =Adjustable Arm - Wall Mount Kit ²² PRVXLSA-XX =Standard Arm Mounting Kit ²⁸ PRVXLMA-XX =Mast Arm Mounting Kit ²⁸ PRVXLWM-XX =Wall Mount Kit ²⁸ PRV-XL-ADJA-XX =Adjustable Arm - Pole Mount Kit ²⁸ PRV-XL-ADJA-WM-XX = Adjustable Arm - Wall Mount Kit ²⁸ PRV-XL-ADJS-XX = Adjustable Arm - Slipfitter Kit ²⁸ PRV-M-ADJA-XX =Adjustable Arm - Pole Mount Kit ²⁷ PRV-M-ADJS-XX =Adjustable Arm - Slipfitter Kit ²⁷ PRV-M-ADJA-WM-XX =Adjustable Arm - Wall Mount Kit ²⁷ MA1010-XX =Single Tenon Adapter for 3-1/2” O.D. Tenon MA1011-XX =2@180° Tenon Adapter for 3-1/2” O.D. Tenon			MA1017-XX =Single Tenon Adapter for 2-3/8” O.D. Tenon MA1018-XX =2@180° Tenon Adapter for 2-3/8” O.D. Tenon SRA238 =Tenon Adapter from 3” to 2-3/8” PRV/DIS-FDV =Full Drop Visor ²³ PRVXL/DIS-FDV =Full Drop Visor ¹⁸ HSS-VP =House Side Shield Kit, Vertical Panel ^{7, 24} HSS-HP =House Side Shield Kit, Horizontal Panel ^{7, 24} VGS-ARCH = Panel Drop Shield, Short VGL-ARCH = Panel Drop Shield, Long OA/RA1013 =Photocontrol Shorting Cap OA/RA1014 =NEMA Photocontrol - 120V OA/RA1016 =NEMA Photocontrol - Multi-Tap 105-285V OA/RA1201 =NEMA Photocontrol - 347V OA/RA1027 =NEMA Photocontrol - 480V FSIR-100 =Wireless Configuration Tool for Occupancy Sensor ²⁵ WOLC-7P-10A =WaveLinx Outdoor Control Module (7-PIN) ²⁶		
NOTES: 1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications. Refer to installation instructions and pole white paper WP513001EN for additional support information. 3. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC.PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. 4. Nominal drive currents shown here. For actual drive current by configuration, refer to Power and Lumens tables. 5. 480V not to be used with ungrounded or impedance grounded systems. 6. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information. 7. House Side Shield not for use with 5WQ distribution. 8. Not available with PATD light engine in Petite housing (PRV-P). 9. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. 10. If High Voltage (H) or DuraVolt (DV) is specified, use a photocontrol that matches the input voltage used. 11. Controls system is not available in combination with a photocontrol receptacle (PR or PR7) or another controls system (MS SPB). 12. Option not available with High Voltage (H) or DuraVolt (DV). Must specify Universal (U), 347V (9), or 480V (8) voltage. 13. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIR-100 accessory separately. 14. Utilizes the Wattstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details. 15. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F).							16. In order for the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more Wavelinx application information. 17. Replace XX with sensor color (WH, BZ or BK). 18. Only available in PRV-XL configurations. 19. Not available with High Voltage (H, DV, 8 or 9) or HA options. Consult LumenSafe system product pages for additional details and compatibility information. 20. Replace XX with paint color. 21. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information. 22. Not for use with PRV-XL or PRV-M configurations. 23. Only for use with PRV. Not applicable to PRV-M, PRV-XL, or PRV-P. 24. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 3, 4, or 6). Refer to House Side Shield reference table for details. 25. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information. 26. Requires 7-PIN NEMA twistlock photocontrol receptacle (PR7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS or LWR). Only for use at 120-347V. 27. Only available for PRV-M configurations. 28. Only for use with PRV-XL. 29. Fixed for PRV-M 30. Cannot be used with PR7 or other motion response control options.				

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

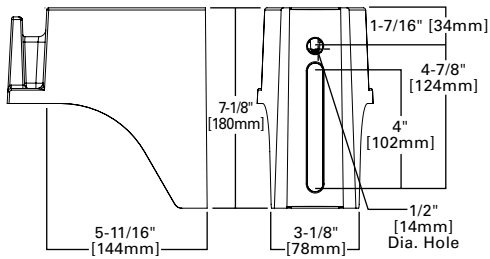
Product Family	Camera Type	Data Backhaul	
L =LumenSafe Technology 	H =Dome Camera, High Res Z =Dome Camera, Remote PTZ	C =Cellular, Customer Installed SIM Card A =Cellular, Factory Installed AT&T SIM Card V =Cellular, Factory Installed Verizon SIM Card	S =Cellular, Factory Installed Sprint SIM Card E =Ethernet Networking

Mounting Details

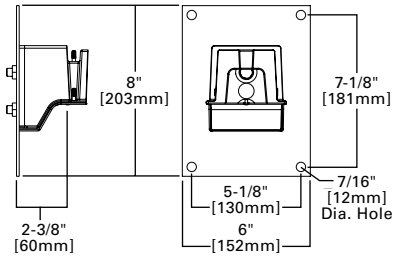
SA=QM Pole Mount Arm (PRV & PRV-P)



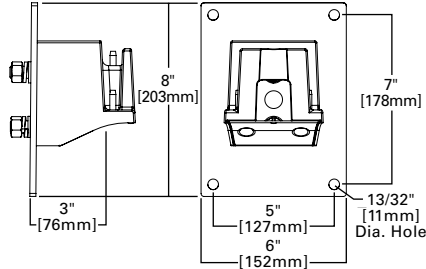
SA=QM Pole Mount Arm (PRV-XL)



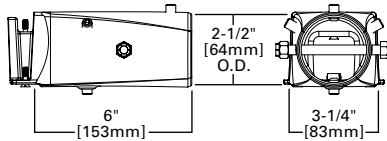
WM=QM Wall Mount Arm (PRV & PRV-P)



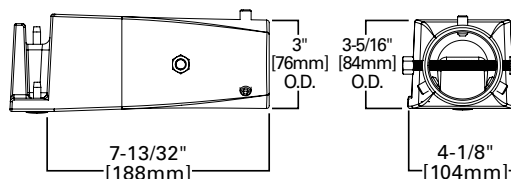
WM=QM Wall Mount Arm (PRV-XL)



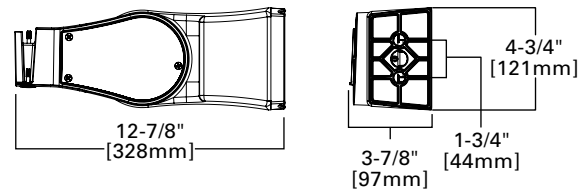
MA=QM Mast Arm (PRV & PRV-P)



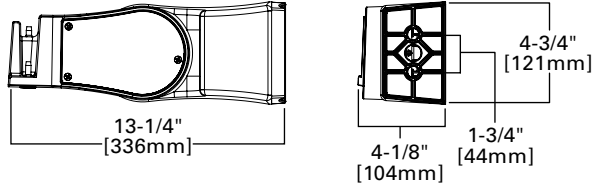
MA=QM Mast Arm (PRV-XL)



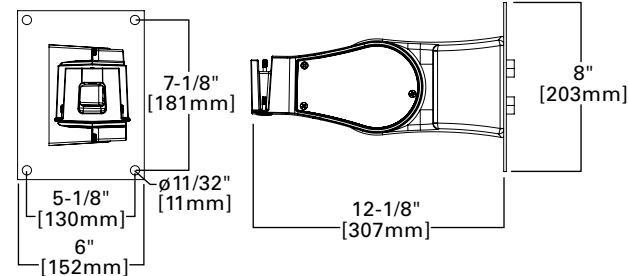
ADJA=Adjustable Arm Pole Mount (PRV & PRV-P)



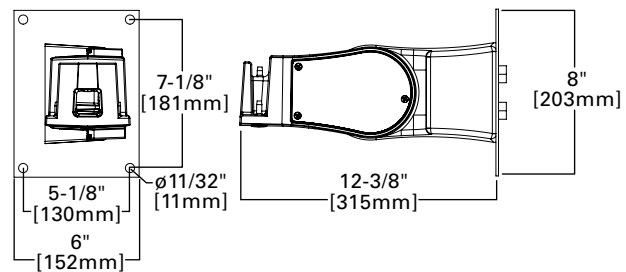
ADJA=Adjustable Arm Pole Mount (PRV-XL)



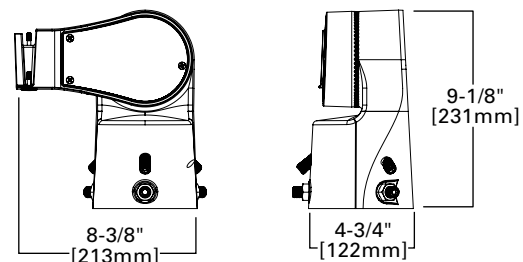
ADJA-WM=Adjustable Arm Wall Mount (PRV & PRV-P)



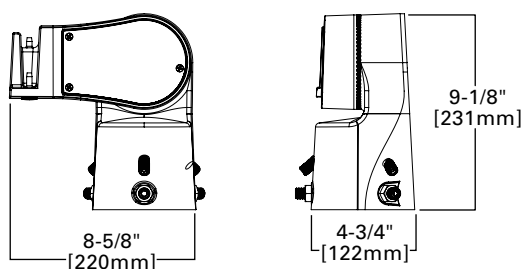
ADJA-WM=Adjustable Arm Wall Mount (PRV-XL)



ADJS=Adjustable Slipfitter 3 (PRV & PRV-P)

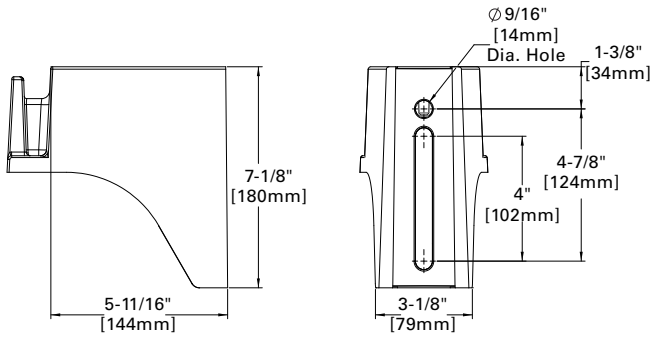


ADJS=Adjustable Slipfitter 3 (PRV-XL)

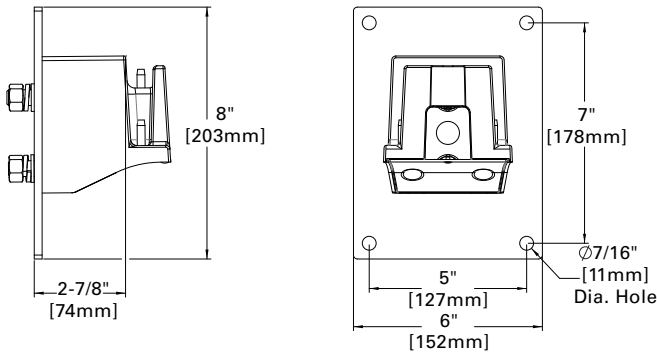


Mounting Details

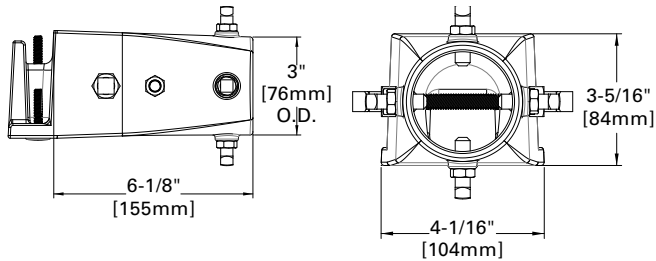
SA=QM Pole Mount Arm (PRV-M)



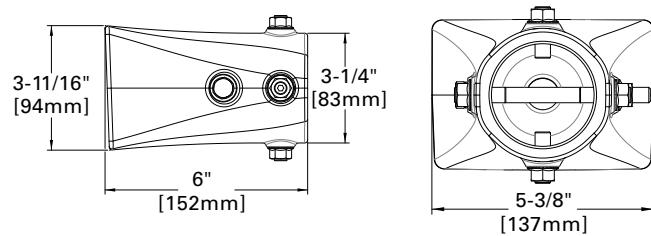
WM=QM Wall Mount Arm (PRV-M)



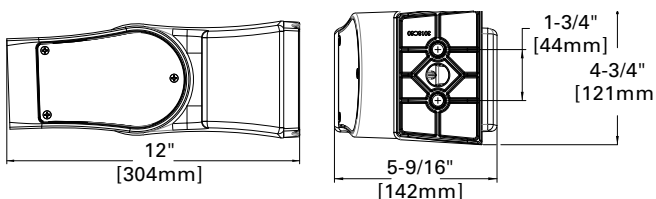
MA=QM Mast Arm (PRV-M)



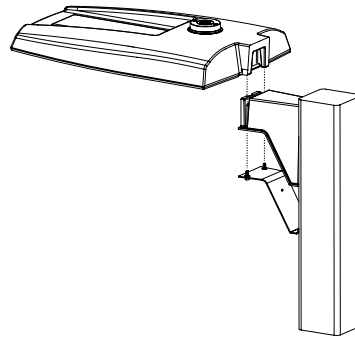
FMA=Fixed Mast Arm (PRV-M)



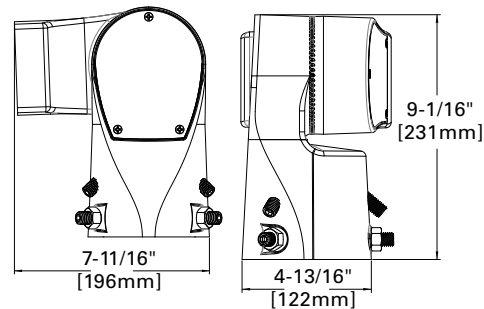
ADJA=Adjustable Pole Mount Arm (PRV-M)



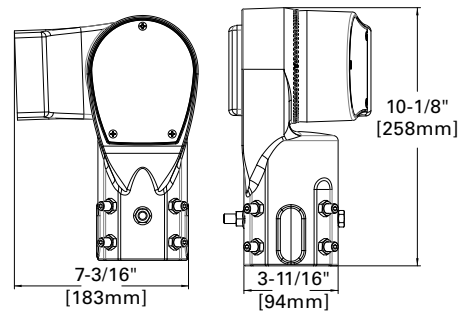
Versatile Mount System



ADJS=Adjustable Slipfitter (PRV-M)



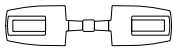
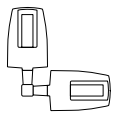
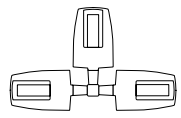
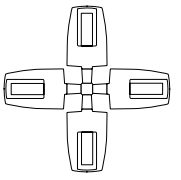
SP2=Adjustable Slipfitter 2-3/8\" (PRV-M)



Mounting Details

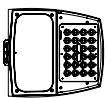
Mounting Configurations and EPAs

NOTE: For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications

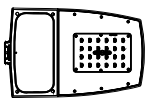
						
Housing Size	Tilt Angle (Degrees)	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
Prevail Petite	0°	0.54	1.08	0.84	1.38	1.38
	60°	1.68	1.85	2.42	3.15	3.30
Prevail	0°	0.92	1.35	1.42	1.63	1.63
	60°	2.20	2.40	3.05	3.88	4.07
	60° + Full Drop Visor	2.20	2.40	3.25	4.28	4.47
Prevail XL	0°	1.12	2.25	2.13	2.52	2.52
	60°	3.99	4.30	5.26	6.51	6.79
	60° + Full Drop Visor	3.99	4.30	5.59	7.17	7.49
Prevail Maxx	0°	1.28	2.56	1.7	2.69	2.69
	60°	5.09	5.52	6.34	7.49	7.81

Optical Configurations

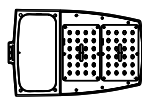
PRV-P-PA1X



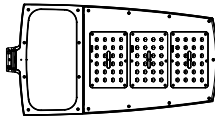
PRV-PA1X



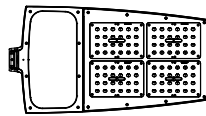
PRV-PA2X



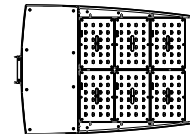
PRV-XL-PA3X



PRV-XL-PA4X



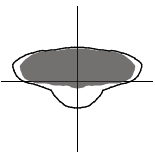
PRV-M-PA6X



Optical Distributions

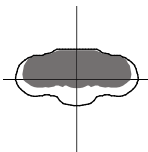
T2R

(Type II Roadway)



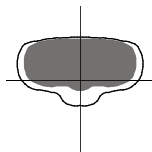
T2U

(Type II Urban)



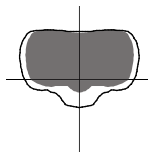
T3

(Type III)



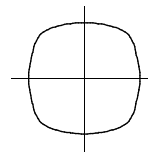
T4W

(Type IV Wide)



5WQ

(Type V Square Wide)



■ = Distribution with House Side Shield (HSS)
□ = Optical Distribution

Product Specifications

Construction

- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door

Optics

- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

Electrical

- 40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture
- Standard MOV surge protective device designed to withstand 10kV of transient line surge

- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels; Comes pre-set to the highest position at the lumen output selected

Mounting

- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8" (Type M drilling recommended for new installations)
- A knock-out on the standard mounting arm enables round pole mounting
- Adjustable pole and wall mount arms adjust in 5° increments from 0° to 60°; Downward facing orientation only (Type N drilling required for ADJA mount)
- Adjustable slipfitter arm adjusts in 5° increments from -5° to 85°; Downward facing orientation only
- Prevail and Prevail Petite: 3G vibration rated (all arms)
- Prevail XL Mast Arm: 3G vibration rated

- Prevail XL Standard Arm: 1.5G vibration rated
- Adjustable Arms: 1.5G vibration rated

Finish

- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Finish is compliant to 3,000 hour salt spray standard (per ASTM B117)

Typical Applications

- Parking lots, Walkways, Roadways and Building Areas

Shipping Data

- Prevail Petite: 18 lbs. (7.94 kgs.)
- Prevail: 20 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)
- Prevail Maxx: 49 lbs. (22.23 kgs.)

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

Power and Lumens



View PRV-P IES files



View PRV IES files



View PRV-XL IES files

Product Family		Prevail Petite				Prevail				Prevail XL				Prevail Maxx			
Light Engine		PA1A	PA1B	PA1C	PA1D	PA1A	PA1B	PA2A	PA2B	PA3A	PA3B	PA4A	PA4B	PA6A	PA6B	PA6C	PA6D
Power (Watts)		31	53	72	93	54	74	113	151	172	234	245	303	274	366	457	544
Drive Current (mA)		375	670	930	1200	670	930	720	970	750	980	785	970	600	800	1000	1200
Input Current @ 120V (A)		0.26	0.44	0.60	0.78	0.45	0.62	0.93	1.26	1.44	1.95	2.04	2.53	2.30	3.05	3.83	4.54
Input Current @ 277V (A)		0.12	0.20	0.28	0.35	0.21	0.28	0.41	0.55	0.62	0.85	0.93	1.12	0.99	1.30	1.62	1.94
Input Current @ 347V (A)		0.10	0.17	0.23	0.29	0.17	0.23	0.33	0.45	0.52	0.70	0.74	0.90	0.78	1.05	1.32	1.60
Input Current @ 480V (A)		0.07	0.13	0.17	0.22	0.12	0.17	0.24	0.33	0.39	0.52	0.53	0.65	0.58	0.76	0.95	1.14
Distribution																	
Type II Roadway	4000K/5000K Lumens	4,505	7,362	9,495	11,300	7,605	9,896	15,811	19,745	24,718	30,648	34,067	39,689	41,611	52,596	61,921	67,899
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	147	139	132	121	141	134	141	131	144	131	139	131	152	144	135	125
	3000K Lumens ¹	4,103	6,705	8,647	10,291	6,926	9,012	14,399	17,982	22,511	27,912	31,025	36,145	37,896	47,900	56,392	61,837
Type II Roadway w/ HSS	4000K/5000K Lumens	3,727	6,091	7,855	9,349	6,006	7,815	12,487	15,594	19,521	24,204	26,094	31,334	32,874	41,553	48,919	53,642
	BUG Rating	B0-U0-G1	B0-U0-G2	B0-U0-G2	B1-U0-G2	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G4	B1-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5
	Lumens per Watt	121	115	109	100	111	106	111	103	113	103	107	103	120	114	107	99
	3000K Lumens ¹	3,394	5,547	7,154	8,514	5,470	7,117	11,372	14,201	17,778	22,043	24,502	28,545	29,939	37,843	44,552	48,853
Type II Urban	4000K/5000K Lumens	4,496	7,347	9,476	11,277	7,597	9,886	15,795	19,724	24,692	30,616	34,031	39,647	41,372	52,294	61,565	67,509
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	139	131	121	141	134	141	131	144	131	139	131	151	143	135	124
	3000K Lumens ¹	4,095	6,691	8,630	10,271	6,919	9,003	14,384	17,963	22,488	27,882	30,992	36,107	37,678	47,625	56,068	61,481
Type II Urban w/ HSS	4000K/5000K Lumens	3,253	5,316	6,856	8,160	5,297	6,893	11,013	13,753	17,217	21,347	23,728	27,644	28,951	36,594	43,082	47,241
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	106	101	95	87	98	93	97	91	100	91	97	91	106	100	94	87
	3000K Lumens ¹	2,963	4,841	6,244	7,431	4,824	6,277	10,029	12,525	15,680	19,441	21,609	25,176	26,366	33,327	39,235	43,023
Type III	4000K/5000K Lumens	4,443	7,261	9,364	11,145	7,575	9,857	15,749	19,667	24,621	30,527	33,932	39,532	41,155	52,020	61,242	67,155
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	145	138	130	119	140	133	141	130	143	130	138	130	150	142	134	123
	3000K Lumens ¹	4,046	6,612	8,528	10,150	6,899	8,977	14,343	17,911	22,423	27,802	30,903	36,002	37,480	47,375	55,774	61,159
Type III w/ HSS	4000K/5000K Lumens	3,406	5,566	7,179	8,543	5,592	7,277	11,626	14,519	18,176	22,536	25,049	29,183	30,159	38,121	44,879	49,212
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	111	105	100	91	104	98	103	96	106	96	102	96	110	104	98	90
	3000K Lumens ¹	3,102	5,069	6,538	7,781	5,093	6,627	10,588	13,222	16,553	20,524	22,813	26,578	27,466	34,717	40,872	44,818
Type IV Wide	4000K/5000K Lumens	4,348	7,106	9,164	10,906	7,484	9,738	15,560	19,431	24,325	30,161	33,525	39,057	41,207	52,086	61,320	67,240
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	142	135	127	117	139	132	139	129	141	129	137	129	151	142	134	124
	3000K Lumens ¹	3,960	6,471	8,346	9,932	6,816	8,869	14,170	17,696	22,153	27,468	30,531	35,570	37,528	47,435	55,845	61,236
Type IV Wide w/ HSS	4000K/5000K Lumens	3,318	5,422	6,993	8,323	5,420	7,053	11,268	14,072	17,617	24,843	24,279	28,286	30,005	37,926	44,650	48,961
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	108	103	97	89	100	95	100	93	102	106	99	93	110	104	98	90
	3000K Lumens ¹	3,022	4,938	6,369	7,580	4,936	6,423	10,262	12,816	16,044	19,892	22,111	25,760	27,326	34,540	40,664	44,589
Type V Square Wide	4000K/5000K Lumens	4,497	7,349	9,478	11,280	7,831	10,190	16,281	20,332	25,453	31,559	35,079	40,868	42,947	54,285	63,909	70,079
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	139	131	121	145	138	145	135	148	135	143	135	157	143	136	129
	3000K Lumens ¹	4,095	6,693	8,632	10,273	7,132	9,280	14,827	18,517	23,180	28,741	31,947	37,219	39,112	49,438	58,203	63,822

NOTES:

1. For 3000K or HSS BUG Ratings, refer to published IES files

Energy and Performance Data

House Side Shield Reference Table

Product Family		Prevail	Prevail		Prevail XL		Prevail Maxx
Light Engine		PA1	PA1	PA2	PA3	PA4	PA6
Rotated Optics	Standard	HSS-HP (Qty 1)	HSS-VP (Qty 1)	HSS-HP (Qty 2)	HSS-HP (Qty 3)	HSS-VP (Qty 4)	HSS-HP (qty 6)
	L90 or R90 option	HSS-VP (Qty 1)	HSS-HP (Qty 1)	HSS-VP (Qty 2)	HSS-VP (Qty 3)	HSS-HP (Qty 4)	HSS-VP (qty 6)

Sensor Color Reference Table (SPBx)

Housing Finish	Sensor Color
AP=Grey	Grey
BZ=Bronze	Bronze
BK=Black	Black
DP=Dark Platinum	Grey
GM=Graphite Metallic	Black
WH=White	White

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

FADC Settings

FADC Postion	Percent of Typical Lumen Output
1	25%
2	48%
3	55%
4	62%
5	72%
6	77%
7	82%
8	85%
9	90%
10	100%

Note: +/-5% typical value

Lumen Maintenance

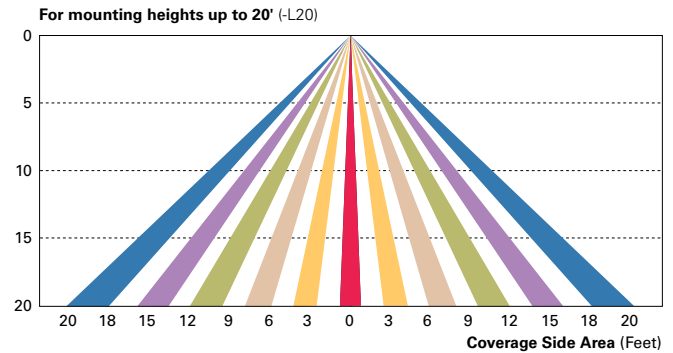
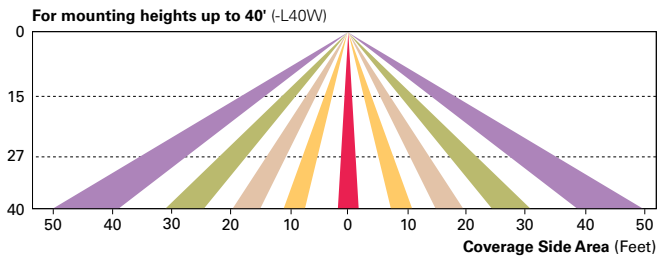
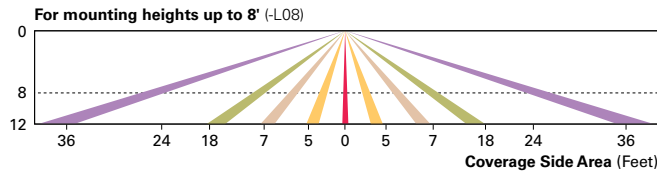
Ambient Temperature	TM-21 Lumen Maintenance (78,000 Hours)	Theoretical L70 (Hours)
Up to 50°C	96.76%	> 896,000

Control Options

0-10V This fixture provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (PR and PR7) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the PR7 receptacle.

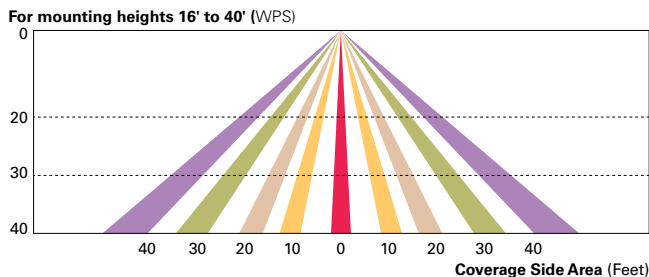
Dimming Occupancy Sensor (SPB, MS/DIM-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or "daylight harvesting." Factory default is enabled for the MS sensors and disabled for the SPB. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes.



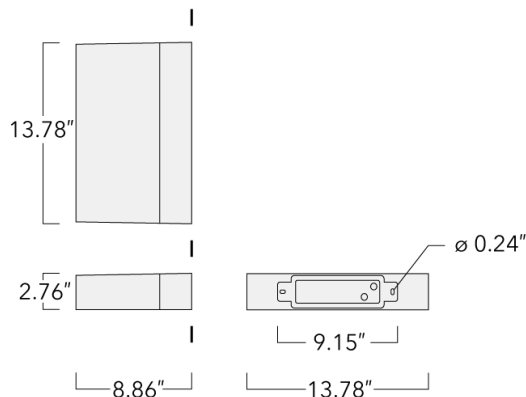
WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

WaveLinx PRO Wireless Sensor (WPS2 and WPS4) These outdoor sensors offer passive infrared (PIR) occupancy sensing and a photocell for closed-loop daylight sensing. These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected, and the photocell for "dusk-to-dawn" control is default enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.



LumenSafe (LD) The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.



Description

IP66. Class I. IK08. Marine-grade, die-cast aluminum alloy. 5CE superior corrosion protection including PCS hardware. Silicone CCG® Controlled Compression Gasket. CAD-optimized optics for superior illumination and glare control. Integral driver. Advanced thermal management protects LEDs while optimizing lumens output. 0-10V Dimming comes standard with luminaire. Luminaire is factory-sealed and does not need to be opened during installation.

Luminaire can be mounted for up or down lighting.

Specify product with 7 Digit product code - Finish Color. Accessories, such as mounting, optical, and electrical, must be specified separately.

Example: XXX-XXXX-9004 (Black)
+ XXX-XXXX (Accessory 1)

Surface Mounted Wall Luminaires

Specifications

Material description

Body	Marine-grade, die-cast aluminium alloy
Lens	Safety glass lens
Colors	RAL9004 Black RAL9007 Grey Metallic RAL9016 White RAL8019 Dark Bronze
Gasket	Silicone CCG® Controlled Compression Gasket
Fasteners	PCS Polymer Coated Stainless Steel Hardware
Ingress protection	IP66
Impact resistance	IK08
Corrosion resistance	5CE

Electrical description

Power supply	Integral [ECG] electronic driver 120V-277V. 0-10V dimmable, to be specified with order.
Driver / Ballast	Standard. Optional DALI version available. To be specified at time of ordering.

Additional information

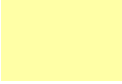
Lifetime	Ta=25°/40° L90B10 > 90000h
BUG Rating	Please see individual Spec Sheets for classification of Backlight, Uplight and Glare.
Listings	ETL listed. Suitable for wet locations.

PLS430 LED



Surface Mounted Wall Luminaires

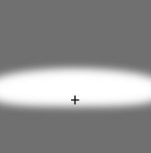
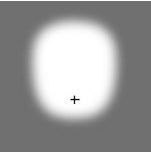
Options

Light distribution	Color temperature	Nominal Watt
 symmetric, medium beam [M]	 3000 K	0 W
 symmetric, narrow beam [N]	 4000 K	
 [S70] Type II Short	 2700 K	
 [A60] Type IV Very Short		
 [R65] Type IV Medium		

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Configurations

Light distribution	Part ID	Light source	Rated lumens	Rated input power	CRI	Weight (lb)
symmetric, medium beam [M] 	131-9644	LED-12/24W / 700 mA - 2700 K	2601.4	27 W	80	11.46
	131-9645	LED-12/36W / 1050 mA - 2700 K	3889.7	41 W	80	11.46
	131-9646	LED-12/52W / 1400 mA - 2700 K	4933.2	55 W	80	11.46
	131-9671	LED-12/24W / 700 mA - 3000 K	2794.1	27 W	80	11.46
	131-9672	LED-12/24W / 700 mA - 4000 K	2986.8	27 W	80	11.46
	131-9673	LED-12/36W / 1050 mA - 3000 K	4079.4	41 W	80	11.46
	131-9674	LED-12/36W / 1050 mA - 4000 K	4269.2	41 W	80	11.46
	131-9675	LED-12/52W / 1400 mA - 3000 K	5217.9	55 W	80	11.46
	131-9676	LED-12/52W / 1400 mA - 4000 K	5455	55 W	80	11.46
symmetric, narrow beam [N] 	131-9647	LED-12/24W / 700 mA - 2700 K	2446.4	27 W	80	11.46
	131-9648	LED-12/36W / 1050 mA - 2700 K	3944.6	41 W	80	11.46
	131-9649	LED-12/52W / 1400 mA - 2700 K	5003	55 W	80	11.46
	131-9677	LED-12/24W / 700 mA - 3000 K	2627.6	27 W	80	11.46
	131-9678	LED-12/24W / 700 mA - 4000 K	2808.8	27 W	80	11.46
	131-9679	LED-12/36W / 1050 mA - 3000 K	4137.1	41 W	80	11.46
	131-9680	LED-12/36W / 1050 mA - 4000 K	4329.5	41 W	80	11.46
	131-9681	LED-12/52W / 1400 mA - 3000 K	5291.6	55 W	80	11.46
	131-9682	LED-12/52W / 1400 mA - 4000 K	5532.1	55 W	80	11.46
[S70] Type II Short 	131-9635	LED-12/24W / 700 mA - 2700 K	1936.3	27 W	80	11.46
	131-9636	LED-12/36W / 1050 mA - 2700 K	2860.3	41 W	80	11.46
	131-9637	LED-12/52W / 1400 mA - 2700 K	3627.7	55 W	80	11.46
	131-9652	LED-12/24W / 700 mA - 3000 K	2079.8	27 W	80	11.46
	131-9654	LED-12/24W / 700 mA - 4000 K	2223.2	27 W	80	11.46
	131-9655	LED-12/36W / 1050 mA - 3000 K	2999.9	41 W	80	11.46
	131-9656	LED-12/36W / 1050 mA - 4000 K	3139.4	41 W	80	11.46
	131-9657	LED-12/52W / 1400 mA - 3000 K	3837	55 W	80	11.46
	131-9658	LED-12/52W / 1400 mA - 4000 K	4011.5	55 W	80	11.46
[A60] Type IV Very Short 	131-9641	LED-12/24W / 700 mA - 2700 K	1880.5	27 W	80	11.46
	131-9642	LED-12/36W / 1050 mA - 2700 K	2696.1	41 W	80	11.46
	131-9643	LED-12/52W / 1400 mA - 2700 K	3419.5	55 W	80	11.46
	131-9665	LED-12/24W / 700 mA - 3000 K	2019.8	27 W	80	11.46
	131-9666	LED-12/24W / 700 mA - 4000 K	2159.1	27 W	80	11.46

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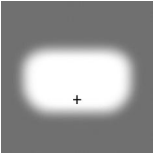
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PLS430 LED

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Surface Mounted Wall Luminaires

Light distribution	Part ID	Light source	Rated lumens	Rated input power	CRI	Weight (lb)
	131-9667	LED-12/36W / 1050 mA - 3000 K	2827.6	41 W	80	11.46
	131-9668	LED-12/36W / 1050 mA - 4000 K	2959.2	41 W	80	11.46
	131-9669	LED-12/52W / 1400 mA - 3000 K	3616.7	55 W	80	11.46
	131-9670	LED-12/52W / 1400 mA - 4000 K	3781.1	55 W	80	11.46
	131-9638	LED-12/24W / 700 mA - 2700 K	1760.2	27 W	80	11.46
	131-9639	LED-12/36W / 1050 mA - 2700 K	2622	41 W	80	11.46
	131-9640	LED-12/52W / 1400 mA - 2700 K	3325.4	55 W	80	11.46
	131-9659	LED-12/24W / 700 mA - 3000 K	1890.6	27 W	80	11.46
	131-9660	LED-12/24W / 700 mA - 4000 K	2021	27 W	80	11.46
	131-9661	LED-12/36W / 1050 mA - 3000 K	2749.9	41 W	80	11.46
[R65] Type IV Medium	131-9662	LED-12/36W / 1050 mA - 4000 K	2877.8	41 W	80	11.46
	131-9663	LED-12/52W / 1400 mA - 3000 K	3517.3	55 W	80	11.46
	131-9664	LED-12/52W / 1400 mA - 4000 K	3677.2	55 W	80	11.46

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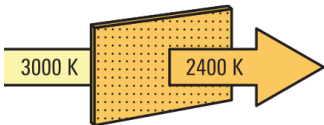
PLS430 LED

Surface Mounted Wall Luminaires

Optical Accessories

Colour correction filter

Description	Part ID
IF-3000K > 2400K	131-9685



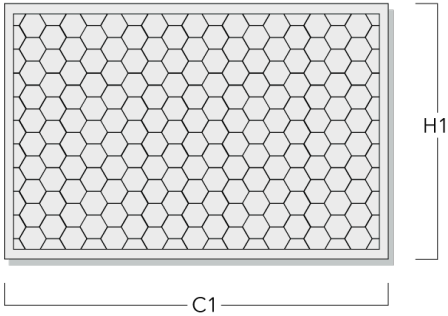
Honeycomb louvre

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Description	Part ID	C1	H1
Honeycomb louvre IW	131-9684	12.13	2.80



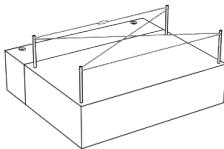
Light shield

Description	Part ID	Additional information
LS180-[A60]	430-0038	Light shield LS180 to greatly reduce or eliminate light pollution. PA injection moulded component, black matt. Suitable for asymmetric light distribution [A60].
LS180	430-0029	Glare Shield for backlight spill. Glare Shield factory-installed or available as retrofit kit. Suitable for [S60], [S65], [S70], [R65], [P65] lenses. Must be specified at time of ordering.

Mounting Accessories

Bird deterrent

Description	Part ID
Bird deterrent BD	131-9688



Surface Collar

Description	Part ID	D1
PLS430 Surface Conduit Kit	131-6904	1/2

Electrical Accessories

Emergency Lighting Package

Description	Part ID	Additional information
_LS420/430 LED Emergency Lighting Package	131-6900	Emergency battery backup operating for a minimum 90 minutes when power is lost.

PLS430 LED



Surface Mounted Wall Luminaires

Control

Photocell

Description	Part ID
PLS430 Button Photocell Kit	131-6902

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Title

CY41-24

Request of the Planning Agency to review Mankato Development District No. 50 Plan (“Plan”) to determine conformity of said plan to the General Development Plan for Development or Redevelopment of the Municipality as a whole. The Plan is proposed in conjunction with the redevelopment of property for two adjoining hotels totaling approximately 250,000 square feet. Planning Commission review of the Plan is a prerequisite requirement for the City to approve the use of tax increment financing assistance to aid development of the project. The subject property is addressed 101 E. Main Street, 121 E. Main Street and 118 S. 2nd Street.

The anticipated date of council action is October 15, 2024.

Applicant

The applicant is the Planning Agency.

Request

The applicant is requesting to review Mankato Development District No. 50 Plan (“Plan”) to determine conformity of said plan to the General Development Plan for Development or Redevelopment of the Municipality as a whole. The Plan is proposed in conjunction with the redevelopment of property for two adjoining hotels totaling approximately 250,000 square feet.

Location

The subject property is located at 101 E. Main Street, 121 E. Main Street and 118 S. 2nd Street. The subject property will be described as "Lot 1, Block 1, Hotel Mankato Redevelopment" once the property has finished the replatting process.

Existing Land Use

The subject properties are currently home to the vacant City Center Hotel, the vacant Landmark Building, a parking lot, and a vacated alley.

Zoning

The subject properties are zoned CBD-C, Central Business District Core.

Other Board or Commission

The Planning Commission reviewed an amendment to the preliminary plat and the final plat at their August 28, 2024 meeting. Final action on that request occurred at the September 9, 2024 City Council meeting.

The Planning Commission reviewed the preliminary plat, the alley vacation, a conditional use permit and a certificate of design compliance at their June 26, 2024 meeting. Final action on that request occurred at the August 12, 2024 City Council meeting.

Environmentally Sensitive Areas

There are no known environmentally sensitive areas on the site.

Public Utilities

The site is currently served by public utilities and the proposed redevelopment will continue the use of public infrastructure.

Review

On June 26, 2024, the Planning Commission reviewed the preliminary plat, alley vacation, conditional use permit, and certificate of design compliance to allow the redevelopment of the properties located at 101 E. Main Street, 121 E. Main Street, and 118 S. 2nd Street for the purpose of vacation of an alley; a conditional use permit to allow two hotels in the CBD-C, Central Business District Core; and a certificate of design compliance for the construction of a new, approximately 250,00 square foot development including a 169-stall underground parking garage in the Downtown Gateway Overlay District and the Downtown Design District. The request was subsequently reviewed by the City Council at their August 12, 2024, meeting.

On August 28, 2024, the Planning Commission reviewed an amendment to the preliminary plat, and the final plat of Hotel Mankato Redevelopment Subdivision associated with the redevelopment, combination, and reconfiguration of 101 E. Main Street, 121 E. Main Street, and 118 S. 2nd Street. The request was subsequently reviewed by the City Council at their September 9, 2024 meeting.

The proposed project is the redevelopment and demolition of existing substandard buildings that include Landmark Center and City Center Hotel, with development accompanying the adjacent parking lot to maximize development opportunities and allow for construction of two Marriott hotel brands, including a rooftop restaurant, ground-floor lounge and 282 guest rooms with shared parking.

The level of private investment associated with the redevelopment is approximately \$92,710,000. Financing of specific activities with tax increment revenues and other public and private sources of funds will occur following the review and approval of the project, Development District Plan, Tax Increment Financing Plan, and Development Agreement by the City.

The City of Mankato has received a request from the developer to consider financial assistance in the form of tax increment financing (TIF) to off-set the redevelopment costs. The Development District is subject to Planning Commission review, not the tax increment district. Approval of the creation of the TIF District, Development District and development agreement are under the purview of the City Council, which will be considered at a future public hearing held by the City Council.

The map in Section C, "Development District No. 50" of the Development District Plan outlines the proposed development district area. This area includes the vacant City Center Hotel at 101 E. Main St, the vacant Landmark Building at 121 E. Main St, the parking area at 118 S. 2nd St, the alley behind 117 S. Front St, the extent of Riverfront Drive between 101 E. Main St & 112 S. Riverfront Dr, the extent of E. Main Street between Riverfront Drive and 2nd Street, and the western half of the 2nd street ROW to the west of 111 S. 2nd St.

The creation of Development District No. 50 allows the use of tax increment financing (TIF) to fund eligible redevelopment costs. The Development District that encompasses the area shall include the entirety of the Riverfront Drive and East Main Street right-of-way adjacent to the subject property, as well as the Western portion of the 2nd Street ROW adjacent to the subject property.

The Development District Act, Minnesota Statutes, sections 469.124 to 469.133, requires that areas proposed for development district designation must be found to be located in areas of the community that are "already built up". For the following reasons, the proposed Development District qualifies:

1. The vicinity of the Development District is urban. Existing land uses in the vicinity include commercial offices. Zoning in the vicinity corresponds to the land use pattern.
2. City sanitary sewer, storm sewer, and water lines are available throughout the Development District and surrounding vicinity.
3. The vicinity of the Development District includes existing City streets and roadways.
4. The City's comprehensive plan has designated the Development District as an area for mixed-use

development.

Minnesota Statutes, section 469.126, subdivision 2, in part, authorizes a municipality to accomplish the following activities: “Within these districts the municipality may adopt a development program consistent with which the municipality may acquire, construct, reconstruct, improve, alter, extend, operate, maintain or promote developments aimed at improving the physical facilities, quality of life and quality of transportation. The municipality may acquire land or easements through negotiation or through powers of eminent domain.”

Activities proposed within Development District No. 50 will assist private property redevelopment to include demolition and redevelopment of the existing Landmark Center, City Center Hotel, and adjacent parking lot to allow for construction of two upscale Marriott hotel brands, including a signature rooftop restaurant, ground floor lounge and 282 guest rooms with shared parking, which accomplishes the goals of preventing blight, creating employment and housing opportunities, enhancing the tax base, and improving the general economy of the community and state.

Minnesota Statutes, sections 469.124 to 469.133, authorizes the City a broad array of powers to undertake a Project. The City will perform all Project activities pursuant to the statute and in doing so anticipates that the following activities may be undertaken:

1. Acquisition. The City may acquire property for the development of public improvements and private projects. Land acquisition will be completed within the requirements of the Uniform Acquisition and Relocation Act.
2. Site preparation and construction of buildings. Properties acquired by the City may be prepared for development, which may include street, curb, gutter, bituminous, flood prevention improvements, subsoil correction, and the establishment of greenways, walkways, and common access corridors. In addition, the City may choose to construct new facilities.
3. Incentives for private development. The City may provide financial incentives for the redevelopment and/or expansion of mixed-use developments.
4. Public improvements. The City may construct public facilities such as streets, traffic signals, sanitary sewer, storm drainage improvements, including the separation of storm and sanitary sewers, waterlines, parking, and such other facilities as it deems necessary and desirable for the implementation of the Project.
5. Maintenance. Maintenance of improvements undertaken by the City may include the improvement to public lighting, streetscaping, parking, signs, traffic control devices, and pedestrian improvements.

It is not under the Planning Commission's purview to determine whether the project is eligible for project financing. Rather, the Planning Commission is requested to consider adoption of a resolution stating that the objectives of the development district comply with the general planning objectives of the City.

Findings

Staff respectfully submits the following findings of fact:

1. The proposed development district conforms to the goals for commercial areas in the Land Use Plan.
2. The proposed development district conforms to the locational criteria as listed in the Land Use Plan.

Recommendation

Staff recommends approval of Development District No. 50 and recommends adoption of said resolution.

Attachments

General Location Map
Aerial Plan
Development District Plan
Resolution

General Location Map



Date: September 2024

Author:

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Aerial Map



Date: September 2024

Author:

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City of Mankato, Minnesota

Development District Plan

for

Development District No. 50

(Landmark/City Center Redevelopment Project)

Dated: September 18, 2024

Public Hearing Scheduled: October 15, 2024

Anticipated Approval by City Council: October 15, 2024

Prepared by:

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Saint Paul, MN 55101
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WWW.BAKERTILLY.COM**

TABLE OF CONTENTS

	<u>Page(s)</u>
Introduction	
A. Background.....	1
B. Definitions	1
C. Development District No. 50 Map	2
D. Purpose of Development District	2
 Development District No. 50 Development Program	
A. Basis For Proposing Project	3
B. Project Eligibility	3
C. Boundary Description.....	3
D. Development Proposal.....	4
E. Development District Goals and Objectives.....	4
F. Project Activities	6
G. Conformance with Plan for the City	7
H. Procedure for Making Modifications in an Approved Development District	7
I. Open Space to be Created	7
J. Proposed Reuse of Property.....	7
K. Environmental Controls.....	7
L. Maintenance and Operation of Public Improvements and Administration of the Development District	7
M. Required Documents	8
N. Developer's Obligations	8
O. Project Financing	8

INTRODUCTION

Section A Background

The City of Mankato (the “City”) has received an application for financial assistance from Hotel Mankato, LLC (the “developer”) for redevelopment of the existing Landmark Center, City Center Hotel, and adjacent parking lot to allow for construction of two upscale Marriott hotel brands, including a signature rooftop restaurant, ground floor lounge and 282 guest rooms with shared parking. This redevelopment is consistent with the City’s planning and zoning regulations. The aerial photograph and map in Section C - Development District No. 50 Map shows the location and boundaries of the proposed development district area. Creation of Development District No. 50 allows the use of tax increment financing to fund eligible redevelopment costs.

Section B Definitions

The terms defined in this section have the meanings given herein, unless the context in which they are used indicates a different meaning:

“City” means the City of Mankato, Minnesota; also referred to as a “Municipality”.

“City Council” means the City Council of the City; also referred to as the “Governing Body”.

“Development” means the redevelopment, by the Developer, of the existing blighted building and the creation of a mixed-use building.

“Development District” means a specific area within the corporate limits of a municipality, which has been so designated and separately numbered by the governing body.

“Development Program” means the Development Program for the Development District No. 50 prepared pursuant to the provisions of Minnesota Statutes, Chapter 469, which provides an outline for the development or redevelopment of the area and is sufficiently complete (1) to indicate its relationship to definite local objectives as to appropriate land uses; and (2) to indicate general land uses and general standards of development or redevelopment.

“Project” means redevelopment of the existing Landmark Center, City Center Hotel, and adjacent parking lot to allow for construction of two upscale Marriott hotel brands, including a signature rooftop restaurant, ground floor lounge and 282 guest rooms with shared parking.

“Project Area” means the geographic area of the Development District as defined in Minnesota Statutes, section 469.125, subdivision 9.

“TIF District” or “District” means a contiguous or noncontiguous geographic area within a project delimited in the tax increment district financing plan, as provided by Minnesota Statutes, section 469.174, subdivision 9, for the purpose of financing redevelopment, or housing or economic development in municipalities through the use of tax increment generated from the captured net tax capacity in the tax increment financing district.

Section C Development District No. 50 Map

Boundaries of Development District No. 50 and Tax Increment Financing District No. 50-1 are coterminous and illustrated in the map shown below.



Section D Purpose of Development District

Development District No. 50 is being undertaken pursuant to Minnesota Statutes, Sections 469.124 to 469.134, in order to give the City Council the ability to carry out activities to address redevelopment through the elimination of blight in order to promote and maintain the health, safety, and welfare of the citizens.

In proposing the creation of Development District No. 50, the City is considering the financing of Project improvements using tax increment financing and other financing sources. Prior to commitment of any City financial assistance for Project activities within the Development District, the City will require evidence of the need as well as a sound financial plan showing Project economic feasibility.

DEVELOPMENT DISTRICT NO. 50 DEVELOPMENT PROGRAM

Section A Basis for Proposing Project

Mankato's planning process has identified needs and opportunities within the Development District for residential/commercial redevelopment. The establishment of the Development District meets community needs, which have been identified through a detailed planning process including recommendations of the Community Development Director and the Economic Development Authority.

Section B Project Eligibility

The Development District Act, Minnesota Statutes, sections 469.124 to 469.133, requires that areas proposed for development district designation must be found to be located in areas of the community that are "already built up". For the following reasons, the proposed Development District qualifies:

1. The vicinity of the Development District is urban. Existing land uses in the vicinity include commercial offices. Zoning in the vicinity corresponds to the land use pattern.
2. City sanitary sewer, storm sewer, and water lines are available throughout the Development District and surrounding vicinity.
3. The vicinity of the Development District includes existing City streets and roadways.
4. The City's comprehensive plan has designated the Development District as an area for mixed-use development.

Minnesota Statutes, section 469.126, subdivision 2, in part, authorizes a municipality to accomplish the following activities: "Within these districts the municipality may adopt a development program consistent with which the municipality may acquire, construct, reconstruct, improve, alter, extend, operate, maintain or promote developments aimed at improving the physical facilities, quality of life and quality of transportation. The municipality may acquire land or easements through negotiation or through powers of eminent domain."

Activities proposed within Development District No. 50 will assist private property redevelopment to include demolition and redevelopment of the existing Landmark Center, City Center Hotel, and adjacent parking lot to allow for construction of two upscale Marriott hotel brands, including a signature rooftop restaurant, ground floor lounge and 282 guest rooms with shared parking, which accomplishes the goals of preventing blight, creating employment and housing opportunities, enhancing the tax base, and improving the general economy of the community and state.

Section C Boundary Description

Development District No. 50 includes parcels R01.09.07.381.001 (101 E Main St), R01.09.07.381.014 (121 E Main St) and R010907381021 (118 S. 2nd Street). The proposed Project Area is approximately 2.05 acres of land. The boundaries and area encompassed by the Project Area are described below:

Parcel Number & Legal Description *	
R01.09.07.381.001	Lot 1, Block 1, Hotel Mankato Redevelopment
R01.09.07.381.014	
R01.09.07.381.021	

*** existing parcels will be replatted and new parcel identification numbers will be available. The new legal description for the Project Area is described above.*

The area encompassed by the Development District shall also include the entirety of all street or utility right-of-ways located upon or adjacent to the property described above.

Section D Development Proposal

The proposed project is the redevelopment and demolition existing substandard buildings that include Landmark Center and City Center Hotel with development accompanying the adjacent parking lot to maximize development opportunities and allow for construction of two upscale Marriott hotel brands, including a signature rooftop restaurant, ground floor lounge and 282 guest rooms with shared parking.

The level of private investment associated with the redevelopment is approximately \$92,710,000. Financing of specific activities with tax increment revenues and other public and private sources of funds will occur following the review and approval of the project, Development District Plan, Tax Increment Financing Plan, and Development Agreement by the City.

Section E Development District Goals and Objectives

The Council determines that it is necessary, desirable, and in the public interest to establish, designate, develop, and administer a development district in the City pursuant to the provisions of Minnesota Statutes, sections 469.124 to 469.133, inclusive. The Council further determines that the funding of the necessary activities and improvements in the Development District may be financed through a wide array of funding mechanisms, including tax increment financing, and other appropriate sources. Before involving itself in financing Project activities or a development, the City shall determine financial feasibility of the Project or development. Any City financed public or private activity shall demonstrate how said financing is repaid if it is a loan. In the case of a grant or tax increment financing, the benefits to the community, such as job opportunities and increased tax base shall be demonstrated.

The City seeks high-quality development that provides job opportunities, housing opportunities, and tax base enhancement. To achieve this outcome, the City proposed review of the Development District and subsequent development activities in accordance with the following:

Redevelopment Goals:

1. To encourage and support alternative development patterns, which allow for a mixture of uses for retail, residential, and office to co-exist in the same areas, within nodes or urban villages.

2. Promote and secure the prompt development of property in the Project in a manner consistent with the City's zoning ordinance, with the City's planning commission, and with a minimal adverse impact on the environment.
3. Promote and secure additional employment opportunities within the City for residents of the City and the surrounding area, thereby improving living standards and preventing unemployment and the loss of skilled and unskilled labor and other human resources.
4. Provide increased employment opportunities and as much as possible seek businesses which employ the unemployed and under-employed.
5. Secure the increase of property subject to taxation by the City, Independent School District No. 77, Blue Earth County, and any other taxing jurisdictions to enable such entities to pay for public improvements, and governmental services and programs required to be provided by them.
6. Promote infill development.
7. Assure that land uses shall be final and operated within the building with no outside storage.
8. Assure that such developments will have adequate off-street parking.
9. Encourage open-air configuration of developments.
10. Ensure inclusion of amenities such as fountains and street furniture, which are conducive to the intended use of casual browsing.
11. Require that off-street parking shall be provided so as to not result in residential streets being used for parking.
12. Require that outdoor seating areas associated with eating and drinking establishments shall be reviewed in terms of hours of occupancy and location to adjacent residential properties.
13. Street designs should encourage pedestrian connections to assure that a pedestrian network is provided to these areas.
14. Assure that flexibility in regard to City parking standards shall be examined, when the reuse of existing buildings or areas is being considered.
15. Require that Urban Design Guidelines shall be implemented with new developments.
16. Encourage mixed-use elements, including storefront retail with vertical mixed-uses, such as residential or office.

Locational Criteria:

1. Areas adjacent to existing High Density Residential Development, Commercial, or Industrial Districts.

2. Areas adjacent to principal arterials or connections to a principle arterial via minor arterial or collector streets, railroad, or airports accessible to such without passing through less intense land uses.
3. Areas served by public transportation.

Policies:

1. Allow Zoning Ordinance/Subdivision Regulation Flexibility.
2. Allow limited home occupations to be monitored and regulated.
3. Monitor and regulate performance standards of the facilities.
4. Ensure site(s) provides sufficient parking.
5. Ensure compliance with the City Sidewalk Ordinances.
6. Ensure conformity with adopted plans and policies of the City, including the City of Mankato Strategic Plan, the Old Town Master Plan, and the Economic Development Policy.

Section F Project Activities

The City envisions the development of the Project Area in accordance with the Comprehensive Plan for the City, the zoning and subdivision ordinances, this Plan and such development proposals as may be submitted, provide individual proposals conform to the above plans and regulations.

Minnesota Statutes, sections 469.124 to 469.133, authorizes the City a broad array of powers to undertake a Project. The City will perform all Project activities pursuant to the statute and in doing so anticipates that the following activities may be undertaken:

1. Acquisition. The City may acquire property for the development of public improvements and private projects. Land acquisition will be completed within the requirements of the Uniform Acquisition and Relocation Act.
2. Site preparation and construction of buildings. Properties acquired by the City may be prepared for development, which may include street, curb, gutter, bituminous, flood prevention improvements, subsoil correction, and the establishment of greenways, walkways, and common access corridors. In addition, the City may choose to construct new facilities.
3. Incentives for private development. The City may provide financial incentives for the redevelopment and/or expansion of mixed-use developments.
4. Public improvements. The City may construct public facilities such as streets, traffic signals, sanitary sewer, storm drainage improvements, including the separation of storm and sanitary sewers, waterlines, parking, and such other facilities, as it deems necessary and desirable for the implementation of the Project.

5. Maintenance. Maintenance of improvements undertaken by the City may include the improvements of public lighting, streetscaping, parking, signs, traffic control devices, and pedestrian improvements.

Section G Conformance with Plan for the City

The City Council, by approval of this Plan, believes that the establishment and implementation of Development District No. 50 meets the intent of City plans, policies, and ordinances by maintaining the quality of existing development, and improving the quality of life through orderly planned improvements. Financing for the development activities will be made available through tax increment revenues generated within Tax Increment Financing District No. 50-1. The proposed activities and expenditures of funds conform to allowable activities delineated and approved for the tax increment district.

Section H Procedure for Making Modifications in an Approved Development District

The Development District Plan may be modified by the governing body of the City of Mankato, Minnesota, pursuant to the applicable provisions of Minnesota Statutes, sections 469.124 to 469.133, inclusive.

Section I Open Space to be Created

The Development District is an area that is partially developed. The Project activities in the Development District will not result in the creation of additional open space.

Section J Proposed Reuse of Property

Ownership of property in the Development District will be by private parties and by the City. Redevelopment within the Development District will consist of public and private activities.

Section K Environmental Controls

The environmental controls to be applied in connection with the execution of the development program shall consist of the applicable ordinances of the City, and the applicable provisions of Minnesota Statutes.

Section L Maintenance and Operation of Public Improvements and Administration of the Development District

Upon completion of the Development District's activities, the public improvements shall be owned and maintained by the City.

Pursuant to Minnesota Statutes, section 469.131, the City Council designates the Economic Development Authority to administer the ongoing activities of the Development District.

Section M Required Documents

The City will review developers' proposals to determine conformance with this Plan and applicable rules, regulations laws, and ordinances. To facilitate this effort, the following documents shall be submitted for approval: site plan, construction, mechanical and electrical system drawings, landscaping plan, grading and storm drainage plans, utility network and site correction plans, lighting system plan, signage system plan, and any other drawings or narrative deemed necessary by the developer and/or City staff to demonstrate the conformance of the development with the design standards.

Section N Developer's Obligations

Development of properties in the Project Area will use the following general guidelines:

1. Development of the Project Area in accordance with this Plan.
2. Commencement and completion of the building and improvements in the Project Area within a reasonable period as determined by the City.
3. Not to discriminate based on race, color, sex, creed, or national origin on the lease or occupancy of the Development.
4. All public and private utility services such as water, sewer, gas, electric, and telephone serving parcels of land under this Plan shall be placed underground except where physical conditions would prohibit such placement of utilities.

Section O Project Financing

For the City to undertake in assisting the Development the use of tax increment financing may be considered. Minnesota Statutes, Chapter 469, authorizes tax increment financing for development activities when a project created pursuant to Chapter 469 exists. Public and private financing will be important to the overall success of the Development. It is the intent of the City to use tax increment financing to leverage private investment and to ensure that the Development is undertaken and operated in a successful manner.

RESOLUTION OF THE PLANNING COMMISSION FINDING
DEVELOPMENT DISTRICT NO. 50 PLAN
CONFORMS TO THE CITY PLANS FOR DEVELOPMENT
OF THE LOCALITY AS A WHOLE

WHEREAS, the Development District No. 50 Plan has been submitted to the City of Mankato Planning Commission pursuant to Minnesota Statutes Chapter 469; and

WHEREAS, the Planning Commission has reviewed said plan to determine conformity of said plan to the general plan for the development or redevelopment of the municipality as a whole; and

WHEREAS, the Planning Commission is in agreement with the Development District No. 50 Plan dated September 18, 2024.

NOW THEREFORE, BE IT RESOLVED by the City of Mankato Planning Commission that the Development District No. 50 Plan conforms to the general plan for the development of the municipality as a whole and the Commission forwards the plan to the City Council.

Adopted by the Planning Commission of the City of Mankato this 25th day of September 2024.

Chairperson

Meeting Date: 09/25/2024

Title

CY42-24

Request of ISG, on behalf of the property owner Rolls-Royce Solutions America, Inc., for easement vacations between subject properties. The subject properties are described as Lot 1, Block 1, Eastwood Industrial Park and Lot 1, Block 1, Eastwood Industrial Park No. 2. (100 Power Drive; Blue Earth County PID R010910103012 and R010910103013).

The anticipated date of City Council action is October 15, 2024.

Applicant

The applicant is ISG, on behalf of the property owner.

Request

The applicant is seeking vacation of utility easements between platted lots.

Location

The subject properties are described as Lot 1, Block 1, Eastwood Industrial Park and Lot 1, Block 1, Eastwood Industrial Park No. 2. The lots are located to the south of the property at 100 Power Drive and the Blue Earth County parcel identification numbers are R010910103012 and R010910103013.

Existing Land Use

The subject parcels are currently vacant, platted lots.

Zoning

The subject parcels are zoned M-1, Light Industrial.

Environmentally Sensitive Areas

There are no known environmentally sensitive areas on the site.

Public Utilities

Public utilities currently serve the property.

City Code

The [City of Mankato Charter section 10.04](#) provides standards for the vacation of Easements on Private Property.

Site Plan Review Comments

The Site Plan and Traffic Advisory Committee review the item at their September 10, 2024 meeting and provided the following comments. The applicant's subsequent responses are also included below.

1. Applicant shall be aware that this property will receive the address of 110 Power Dr. The address of the southern parcel (120 Power Dr) will be retired. Response: Understood. Refer to attached revised sheet C0-10 Site Data.
2. Applicant shall be aware that sanitary sewer service connections need to be connected to the main via a sanitary sewer service wye. Response: Revised as requested. Refer to attached revised sheet C3-20 Overall Utility Plan.

3. Applicant shall provide the utility company verification form for each of the provided utility companies. This is a required application submittal component. Response: Please see the attached document containing each utility companies' verification form.
4. Applicant shall provide details on whether relocation of the existing power lines will require any power outages for the adjacent properties. Response: According to Xcel Energy, no power outages are necessary for relocation.
5. Applicant shall provide details on whether the project/vacations will result in power outages, including even short temporary power outages, associated with the subject request. Response: According to Xcel Energy, no outages, even short temporary power outages are needed. The relocation of current underground electrical is a redundant service.
6. Applicant shall pay all notification fees, and application fees, if not already complete. Response: Notification and application fees have been paid.

Review

Rolls-Royce Solutions America, Inc., is seeking easement vacations between subject properties. The subject properties are described as Lot 1, Block 1, Eastwood Industrial Park and Lot 1, Block 1 and Lot 2, Block 1, Eastwood Industrial Park No. 2. (100 Power Drive; Blue Earth County PID R01.09.10.103.010, R010910103012 and R010910103013).

The applicant is seeking to vacate two existing utility easements between lots that they currently own. The first of the two areas proposed for vacation is referred to in the surveyed documents as utility easement vacation A, and it encompasses the southern 10 feet of Lot 1, Block 1, Eastwood Industrial Park and the northern 20 feet of Lot 1, Block 1, Eastwood Industrial Park No. 2. The total vacation dimension for utility easement vacation A is 30 feet.

The second area proposed for vacation is referred to as utility easement vacation B and is the south 10 feet of Lot 1, Block 1, Eastwood Industrial Park No. 2 and the north 10 feet of Lot 2, Block 1, Eastwood Industrial Park No. 2. The total area of easement vacation is 20 feet.

With both the proposed vacation areas, the 10-foot strip on the street sides, the western and eastern sides, of the lots will remain an easement area, and is not proposed for vacation.

The applicant has provided Vacation Request forms to the utility company. Xcel Energy has responded that re-routing of their infrastructure will be necessary as a result of vacation of the easement areas. The feedback provided states that re-routing of the existing infrastructure to vacate the easement may have a cost to it, and that, if not existing, the applicant would grant to the utility provider the necessary easements for the relocation of said infrastructure.

The applicant is seeking vacation of the subject easement areas because a new approximately 280,000 square foot logistics center is planned for the lots.

Findings

Staff respectfully submits the following findings of fact pertaining to the requested easement vacations:

1. The owner of the affected properties have petitioned to vacate the noted easement areas.
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. The applicant is responsible for coordination of utility relocation and is responsible for all costs associated with said relocations. The applicant is responsible for coordination and granting of any new easement if necessary for the relocation of the subject infrastructure.
3. The proposed vacation is necessary for the development of the subject parcels.

Recommendation

Staff recommends approval of the vacation of the requested private easements with the following recommended conditions:

1. If an appropriate existing easement is not available for the relocation of the utility infrastructure, the applicant shall be a willing grantor of the necessary easement in order to relocate the infrastructure. The location and size of the easement shall be at the discretion of the applicable utility.
2. The applicant/property owner is responsible for any and all costs of re-routing the existing infrastructure to a location that is acceptable to the utility company.

Attachments

General Location Map

Aerial Plan

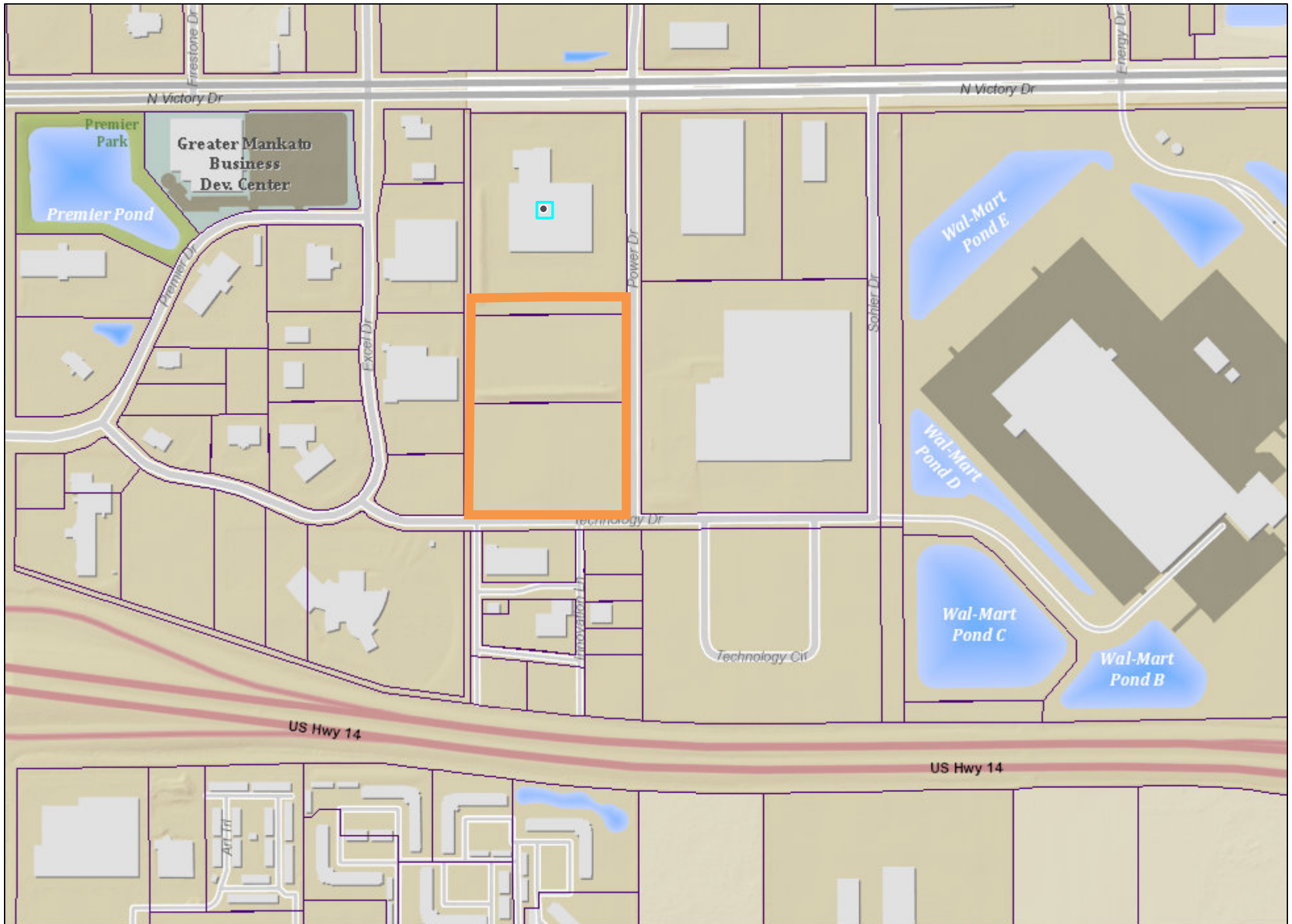
Vacation Request Exhibit

Vacation Petition

Site Plan

Renderings

General Location Map

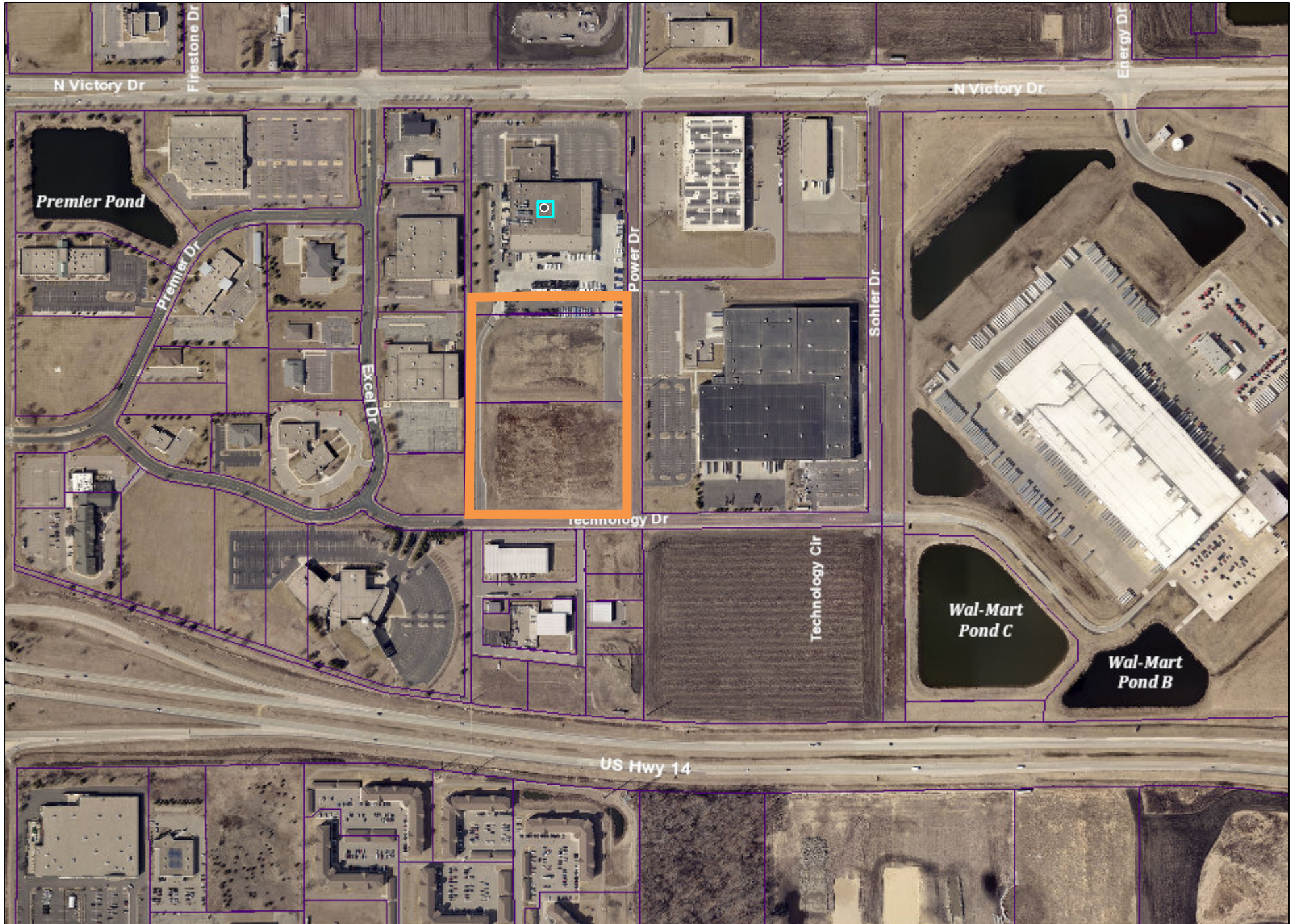


Date: August 2024

Author:

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Aerial Location Map



Date: August 2024

Author:

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ISG

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PROJECT

**ROLLS-ROYCE
POWER SYSTEMS
100 POWER DRIVE
EXPANSION**

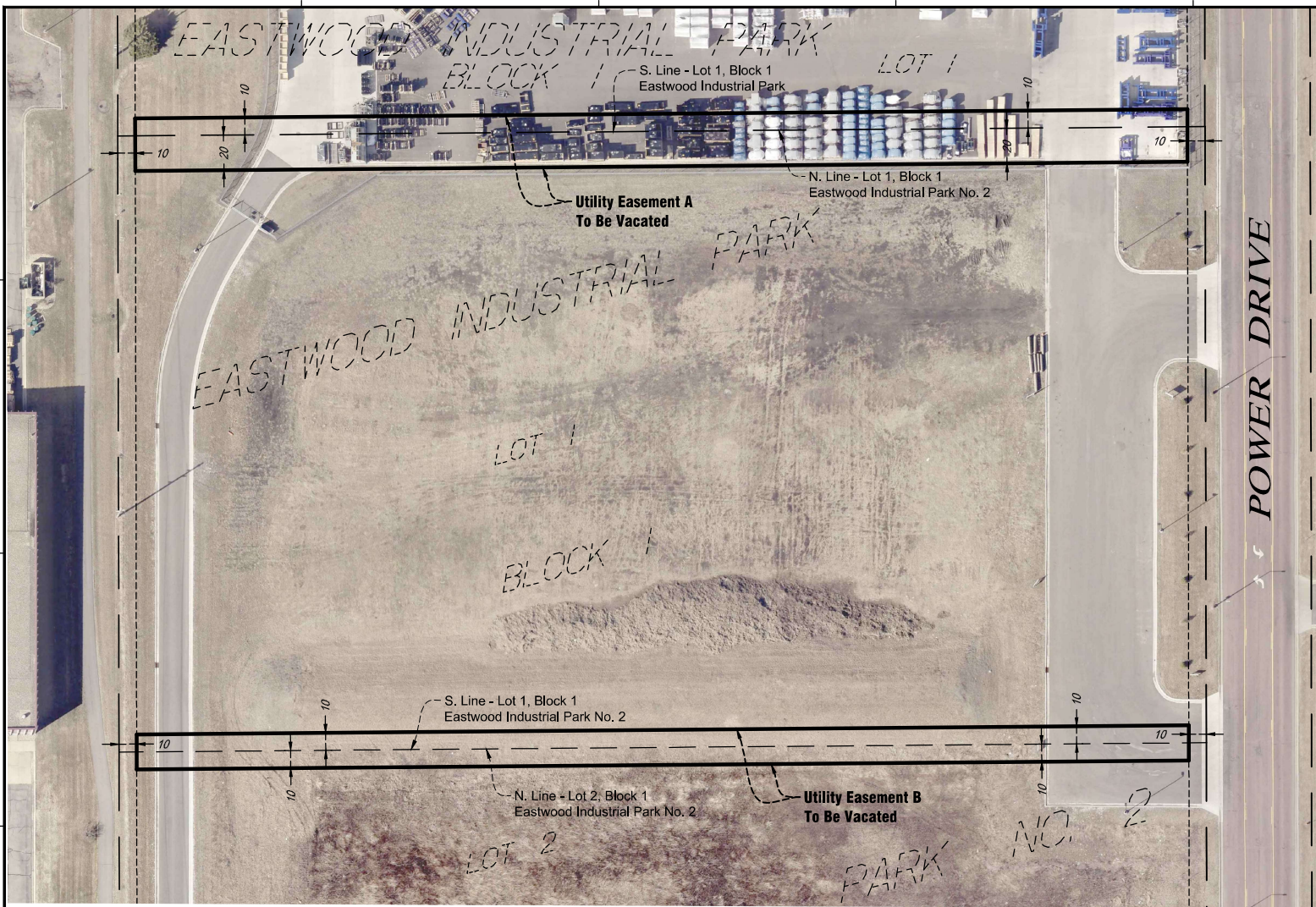
MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 23-29038
CAD FILE NAME 29038 EASE VAC
DRAWN BY KH
DESIGNED BY
REVIEWED BY
ORIGINAL ISSUE DATE
CLIENT PROJECT NO.

**PROPOSED
EASEMENT
VACATION**

SHEET
1 OF 1



PROPOSED UTILITY EASEMENT VACATION A:

The South 10.00 feet of Lot 1, Block 1, Eastwood Industrial Park, according to the recorded plat thereof, except the East 10.00 feet of the South 10.00 feet and except the West 10.00 feet of the South 10.00 feet of said Lot 1, City of Mankato, Blue Earth County, Minnesota.

AND

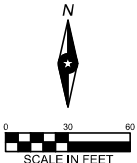
The North 20.00 feet of Lot 1, Block 1, Eastwood Industrial Park No. 2, according to the recorded plat thereof, except the East 10.00 feet of the North 20.00 feet and except the West 10.00 feet of the North 20.00 feet of said Lot 1, City of Mankato, Blue Earth County, Minnesota.

PROPOSED UTILITY EASEMENT VACATION B:

The South 10.00 feet of Lot 1, Block 1, Eastwood Industrial Park No. 2, according to the recorded plat thereof, except the East 10.00 feet of the South 10.00 feet and except the West 10.00 feet of the South 10.00 feet of said Lot 1, City of Mankato, Blue Earth County, Minnesota.

AND

The North 10.00 feet of Lot 2, Block 1, Eastwood Industrial Park No. 2, according to the recorded plat thereof, except the East 10.00 feet of the North 10.00 feet and except the West 10.00 feet of the North 10.00 feet of said Lot 2, City of Mankato, Blue Earth County, Minnesota.





**PETITION TO VACATE UNDER SECTION 10.04,
CHAPTER 10 OF THE CITY CHARTER**

**HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL OF MANKATO,
MINNESOTA:**

The undersigned property owner/owners respectfully represent:

That the petitioners are fee owner/owners of the following described property situated in the City of Mankato, Blue Earth County, Minnesota, to wit:

Lot 1, Block 1, Eastwood Industrial Park, City of Mankato, Blue Earth County, State of Minnesota
Lot 1, Block 1, Eastwood Industrial Park No. 2, City of Mankato, Blue Earth County, State of Minnesota

The petitioner is interested in having vacation of any interest the City may or may not have in the following described right-of-way, to wit:

The South 10.00 feet of Lot 1, Block 1, Eastwood Industrial Park, according to the recorded plat thereof, except the East 10.00 feet of the South 10.00 feet and except the West 10.00 feet of the South 10.00 feet of said Lot 1, City of Mankato, Blue Earth County, Minnesota.

AND

The North 20.00 feet of Lot 1, Block 1, Eastwood Industrial Park No. 2, according to the recorded plat thereof, except the East 10.00 feet of the North 20.00 feet and except the West 10.00 feet of the North 20.00 feet of said Lot 1, City of Mankato, Blue Earth County, Minnesota.

That the above-described portion of this street or alley is not necessary for traffic circulation and, therefore, the vacation of the described portion of said street or alley would relieve the City of any responsibility for maintenance or construction.

THEREFORE, the petitioner/petitioners respectfully request that a date for a hearing on this petition be set and at such hearing a resolution be passed to vacate any interest the City may have in the above described portion of said right-of-way.

Dated this 15 day of August, 2024.

Rolls-Royce Solutions America

Petitioner

100 Power Drive, Mankato, MN 56001

Mailing Address

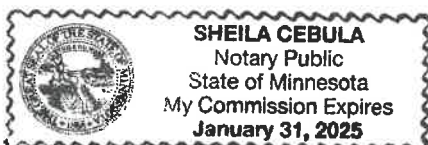
507-625-7973

Phone

JASON.DEBUS@PS.ROLLS-ROYCE.COM

Email

Subscribed and sworn to by me, a Notary Public, within and for said County, on this 19th day of August, 2024.



Sheila Cebula
Notary Public



**PETITION TO VACATE UNDER SECTION 10.04,
CHAPTER 10 OF THE CITY CHARTER**

**HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL OF MANKATO,
MINNESOTA:**

The undersigned property owner/owners respectfully represent:

That the petitioners are fee owner/owners of the following described property situated in the City of Mankato, Blue Earth County, Minnesota, to wit:

Lot 1, Block 1, Eastwood Industrial Park No. 2, City of Mankato, Blue Earth County, State of Minnesota
Lot 2, Block 1, Eastwood Industrial Park No. 2, City of Mankato, Blue Earth County, State of Minnesota

The petitioner is interested in having vacation of any interest the City may or may not have in the following described right-of-way, to wit:

The South 10.00 feet of Lot 1, Block 1, Eastwood Industrial Park No. 2, according to the recorded plat thereof, except the East 10.00 feet of the South 10.00 feet and except the West 10.00 feet of the South 10.00 feet of said Lot 1, City of Mankato, Blue Earth County, Minnesota.

AND

The North 10.00 feet of Lot 2, Block 1, Eastwood Industrial Park No. 2, according to the recorded plat thereof, except the East 10.00 feet of the North 10.00 feet and except the West 10.00 feet of the North 10.00 feet of said Lot 2, City of Mankato, Blue Earth County, Minnesota.

That the above-described portion of this street or alley is not necessary for traffic circulation and, therefore, the vacation of the described portion of said street or alley would relieve the City of any responsibility for maintenance or construction.

THEREFORE, the petitioner/petitioners respectfully request that a date for a hearing on this petition be set and at such hearing a resolution be passed to vacate any interest the City may have in the above described portion of said right-of-way.

Dated this 19 day of August, 2024.

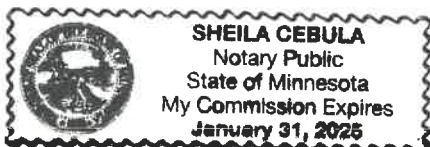
Rolls-Royce Solutions America
Petitioner

100 Power Drive, Mankato, MN
Mailing Address

507-625-7973
Phone

Jason.DeBus@ps.rolls-royce.com
Email

Subscribed and sworn to by me, a Notary Public, within and for said County, on this 19th day of August, 2024.



Sheila Cebula
Notary Public







