

RESOLUTION AMENDING THE CITY OF MANKATO LAND USE PLAN

WHEREAS, the City of Mankato has adopted a Land Use Plan in conformance with Minnesota Statute 462; and

WHEREAS, periodically the Land Use Plan may be amended to reflect revised goals and objectives for tracts of land or areas within and around the City; and

WHEREAS, the City has undertaken a planning effort to update and guide the land use plan for the area bounded by Madison Avenue, Victory Drive, Main Street, and the Crocus Street bluff line; and

WHEREAS, the scope of the update is to include the adoption of the Hilltop Planning Study; and

WHEREAS, a planning document has been compiled through a public process involving stakeholders' input - the Hilltop Planning Study; and

WHEREAS, the document contains planning principles and implementation tactics to effectuate the goals and the objections of the plan; and

WHEREAS, the Hilltop Planning Study recommended the following strategies for implementation and integration into the City's Capital Improvement Plan:

1. Prioritize Corridor Safety Improvements on Dane/Dickinson, Marsh, Long, and Belle Avenue, with emphasis on pedestrian crossings, sidewalks, and traffic calming.
2. Integrate Traffic Calming and pedestrian safety features into the 2026 Long Street reconstruction and future capital projects.
3. Expand the Pedestrian and Bicycle Network, filling sidewalk gaps, upgrading crosswalks, and improving Safe Routes to Schools.
4. Preserve and Rehabilitate Housing Stock, targeting reinvestment dollars to maintain affordability and prevent displacement.
5. Evaluate Parking Alternatives rather than remove affordable homes for institutional or commercial needs.
6. Invest in Parks and Multi-Generational Amenities to enhance community livability, including potential splash pad installation and pet-friendly facilities.
7. Advance Climate Action Goals by supporting multi-modal systems, EV charging infrastructure, and sustainable neighborhood design.
8. Coordinate with Institutional Campus Plans to ensure growth is transparent, cooperative, and consistent with neighborhood stability.

WHEREAS the Planning Agency has reviewed the proposal (CY 52-25), and made the following finding:

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1. The Hilltop Planning Study conforms to the goals of the Land Use Plan and supports concepts identified in the Strategic Plan.

WHEREAS, the Planning Agency has reviewed the Hilltop Planning Study and found that it complies with the purpose and intent of the Land Use Plan to manage institutional growth under the Institutional Overlay District framework, address redevelopment pressures along Madison Avenue, and preserve housing stock critical to neighborhood affordability the City of Mankato.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Mankato adopts the Hilltop Planning Study, in its entirety, as part of the City Land Use Plan.

This resolution shall become effective immediately upon its passage.

Passed this _____ day of _____, 2025.

Najwa Massad
Mayor

ATTEST: _____
Rena Kopischke, MMC
City Clerk