MANKATO PLANNING COMMISSION
Regular Meeting March 26, 2025 - 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.
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1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

3. **APPROVAL OF MINUTES**

   1. **Draft February 26, 2025 Planning Commission minutes**

4. **OLD BUSINESS**

   1. CY10-25

      Request of Mary Ssegirinya, with permission of the property owner, for a conditional use permit to allow the operation of a daycare center in the B-3, Highway Business District. The subject property is described as CIC 59, Bassett Square Condo, Unit 1720 and the adjacent common elements, Mankato. (1720 Bassett Drive).

      The anticipated date of City Council action is April 14, 2025.

   2. CY11-25

      Request of the Planning Agency to review Mankato Development District No. 48 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 a 2-story commercial building comprising of 6,784 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 824-830 N. Broad Street.

      The anticipated date of City Council action is April 14, 2025.

3. CY12-25

Request of Web Construction for a Certificate of Design Compliance for the construction of a new structure in the Highway Gateway Overlay District. The subject property is described as Lot 1, Block 1, Alexia Subdivision. (1600 N. Victory Drive; Blue Earth County PID R010909126033).

The anticipated date of City Council action is April 14, 2025.

4. CY13-25

Request of Caravel Autism Center for a conditional use permit to allow operations outside of a completely enclosed structure to accommodate a playground system in the B-1, Community Business District. The subject property is described as Lot 2, Block 5, North Star subdivision (1701 Adams Street).

5. CY14-25

Request of Brett Skilbred, with permission of the property owner, for a Land Use Plan amendment to change the guided land use from Light Industrial to Medium Density Residential. The subject properties are described as approximately 188,000 sqft and located in Blocks 7-10, Columbia Park Addition, City of Mankato, and Blocks 23-24, Germania Park Add, City of Mankato (8th Avenue in Germania Park neighborhood between Harper and Cleveland Avenue).

The anticipated date of City Council action is May 12, 2025.

6. CY15-25

Request of Archer-Daniels Midland Company for the preliminary plat review of ADM Mankato First Addition. The subject property is described as part of the Northwest Quarter of the Southwest Quarter of Section 5 and that part of the North Half of the Southeast Quarter of Section 6, all in Township 108 North Range 26 West, Blue Earth County; part of Block 7, Mankato Industrial Acres; Lots 5, 6, 7 of Block 4 and a part of Block 7, Mankato Industrial Acres Subdivision; Lots 2, 3, 4, Block 4, Mankato Industrial Acres, Tracts A, B, and C, RLS No. 105; Lot 1, Block 4, Industrial Acres subdivision, all in the city of Mankato (2019 3rd Avenue, etal, Blue Earth County PID R010906427006, R010906277004, R010906426007, R010906426006, R010906426001, etal).

The anticipated date of City Council action is April 14, 2025.

7. CY16-25

Request of Growth Holdings, LLC for a conditional use permit to allow a medical clinic in the R-4, High Density Residential District. The subject property is described as a portion of Lot 1, Block 1, Southeast Village Subdivision (103 Homestead Road).

The anticipated date of City Council action is April 14, 2025.

5. **NEW BUSINESS**

6. **MISCELLANEOUS**

7. **ADJOURNMENT**

Planning Commission Regular Meeting **3. 1.**

Meeting Date: 03/26/2025

Title

Draft February 26, 2025 Planning Commission minutes

Attachments

February 26, 2025 Draft Planning Commission minutes

MINUTES

Mankato Planning Commission
February 26, 2025 - 6:00 p.m.
IGC - Mankato Room

1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

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

3. **APPROVAL OF MINUTES**

Mr. Dieken made a motion to approve the minutes from January 22nd, 2025. Mr. Iddings seconded the motion. The motion carried unanimously.

1. **January 22, 2025 Planning Commission Minutes**

4. **OLD BUSINESS**

No Old Business

5. **NEW BUSINESS**

1. CY04-25

Request of Bennett Coughlan for a conditional use permit to allow for a restaurant use in the CBD-F, Central Business District Fringe, zoning district. The subject property is described approximately as the East 92' of Lots 9 and 10, Auditors Plat 5, Mankato (634 S. Front Street).

Mr. Hanson respectfully submits the following findings of fact:

1. The proposed use, a restaurant, in the Central Business District-Fringe, CBD-F, zoning district is considered a Conditional Use Permit in Mankato City Code.
2. The request is in keeping with the comprehensive planning policies of the City as the underlying land use plan identifies this parcel as "Central Business District", which is in keeping with this request.

3. To the extent known, the development, when considered with the recommended conditions, conforms with all other applicable regulations of the district, and other applicable ordinances.
4. The proposal will not cause undue traffic congestion, as no changes are proposed to the public street system and the property was previously used as a restaurant.
5. The proposed outdoor patio space will be constructed entirely within private property and will not encroach into the public Right-of-Way.

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

1. Prior to issuance of a certificate of occupancy for the structure, the applicant shall provide a lease for the minimum required off-street parking stalls. Parking stalls shall be provided within 500 feet of the subject use.
2. If said minimum required off-street parking stalls are no longer provided due to modification or termination of the lease, the applicant/property owner shall provide notice to City Staff and secure alternative parking opportunities.
3. Parking lots associated with use of the property shall be striped in accordance with Mankato City Code Section 10.85.
4. A pedestrian access route along West Liberty Street shall be maintained, with a minimum of a 5-foot setback from the back of the curb.
5. When the patio is disassembled for the season and not in use, all patio related furniture, fencing, etc. must be stored indoors or at an off-site location. Exterior storage of patio components when not in use is prohibited.
6. All refuse containers shall be fully enclosed in conformance with the Mankato City Code, or stored entirely within the buildings. This includes all grease collection containers, recycling containers and other associated containers.
7. All signage, both temporary and permanent, shall adhere to Mankato City Code Section 10.87 standards, and sign permits shall be obtained prior to fabrication or installation of any signage.
8. If the applicant proposes to serve alcohol in the future, the applicant shall work with the City Clerk on a liquor license agreement. The agreement will require City Council approval prior to serving alcohol.

Bennett Coughlan. Bennett was present as the applicant to answer any questions the commission may have. He did indicate that he will be obtaining a lease from Tailwind to provide more parking at the proposed restaurant.

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

Ms. Johnson made a motion for approval of the conditional use permit with conditions. The motion was seconded by Mr. Wilke. The motion passed unanimously.

The anticipated date of City Council action is March 10, 2025.

2. CY05-25

Request of Brunton Architects, on behalf of the property owner, for a certificate of design compliance for an approximately 750 square foot addition to an existing building located in the Highway Gateway Overlay District. The subject property is described as the east 150 feet of the west 260 feet, except for adjacent highway right of way, of Lot 1, Block 1, Rooneys Subdivision, Mankato (1521 Tullamore).

Ms. Westman reports staff respectfully submits the following findings:

1. The request is in keeping with the comprehensive planning policies of the City as the underlying land use plan identifies this parcel as "commercial."
2. The proposal does not interfere with or diminish the use of property in the immediate vicinity.
3. The proposal is currently served by public facilities and services and will continue to be.
4. The proposal does not cause undue traffic congestion as the submission conforms to Mankato City Code criteria for off-street parking and driving areas, and no other changes are proposed to the site access, or traffic patterns.
5. There are no known historical or architectural resources on the site.
6. There are no known natural or environmental features on the site.
7. It will not cause a negative cumulative effect and effect on the City as a whole as the current use is a restaurant.
8. To the extent known, the development conforms with all other applicable regulations of the district, and other applicable ordinances.
9. The proposal will not jeopardize the public's health, safety, or general welfare.
10. The property is located in the Highway Gateway Overlay District and the proposed value of the project exceeds $500,000, which by Mankato City Code Chapter 10.48, requires a review of the Planning Commission and City Council.
11. The building elevations conform to the guidelines of the Highway Gateway Overlay District. The proposed addition has exterior finishes including brick and metal, and is similar to the current principal structure. All sides of the building visible to the public will be treated consistently with quality materials and finishes.

Ms. Westman reports that based on the findings staff recommends approval of the requested Certificate of Design Compliance with the following conditions:

1. All previous conditions of approval contained in the May 14, 2018, Conditional Use Permit and Certificate of Design Compliance shall remain and be required to comply.
2. The exterior finishes as shown and approved by the City Council shall be implemented.
3. At the time of building permit submission for the proposed expansion, the applicant shall provide a photometric plan in accordance with Mankato City Code for the installation of any new light fixtures.

Ms. Johnson questioned if there would be issues with overflow parking.

Ms. Westman indicated that when the initial notices went out, MVAC (Minnesota Valley Action Council) submitted a letter indicating they had some concerns about parking. The applicant has since been working directly with MVAC on overflow parking and the letter has been withdrawn.

Christine Ahmann, Brunton Architects. Christine was present representing the owner to answer any questions the commission may have.

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 requested Certificate of Design Compliance with conditions. Ms. Johnson seconded the motion. The motion passed unanimously.

The anticipated date of City Council action is March 10, 2025.

3. CY06-25

Request of Papa John's for a conditional use permit to allow the addition of a new drive-thru/pick-up window at an existing restaurant operation. The subject property is described as Lot 1 and Lot 2, Block 3, North Victory Drive Stage 3, Mankato. (551 Belle Avenue).

Ms. DePrenger reports staff respectfully submits the following findings:

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

Ms. DePrenger reports that, based on the findings, staff recommends approval of the conditional use permit to allow a drive-thru pick-up window with the following conditions:

1. Prior to installing of signage, a separate sign permit shall be obtained for each proposed sign.
2. Landscaping shall be installed in accordance with City Code. A detailed landscaping plan, including proposed vegetation types and sizes, shall be submitted for review and approval prior at the time of building permit application submission. At a minimum, the plan shall include a vegetative screening, having an opacity of 80% or greater, a minimum of 4' and a maximum of 8' in height, along all the drive through areas, and the parking lot. In addition, landscaping shall be provided in accordance with section 10.88. This shall include, but not be limited to, 6' tall evergreen trees at a rate of 1 evergreen tree per 25 lineal feet of lot perimeter length and 1 shade tree, 2 ½" caliper, per 50 lineal feet of lot perimeter length.
3. Applicants shall supplement the existing landscaping with the new landscaping plan to help buffer the residential use on the frontage of the property. A landscaping plan shall be submitted at the time of building permit submittal that meets Mankato City Code.
4. If the operation of the drive-thru facility results in traffic hazards or congestion on public streets or alleys, the City Council may order the modification or termination of the drive-thru facility.
5. If parking becomes an issue, the resolution shall occur privately among tenants and owners.
6. If new exterior light fixtures are proposed, lighting shall achieve Mankato City Code including, but not limited to full-cut, fully shielded fixtures and a photometric plan shall be provided that demonstrates conformance with Mankato City Code.
7. Bicycle parking shall be provided per Mankato City Code.

Nick Rover, Papa Johns. Nick was present representing the owner to answer any questions the commission may have.

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

Ms. Johnson made a motion to approve the conditional use permit to allow a drive-thru pick-up window with conditions. The motion was seconded by Mr. Iddings. The motion passed unanimously.

The anticipated date of City Council action is March 10, 2025.

4. CY07-25

Request of Brett Skilbred, on behalf of the owner, Grace Baptist Church, for the vacation of a portion of Lind Street between 6th and 7th Avenue and for the vacation of a portion of an alley located in Block 6, Columbia Park subdivision. The subject property is described as that portion of Lind Street located between 6th Avenue and 7th Avenue and adjacent to Blocks 6 and 11, Columbia Park Addition and 100 feet of alley located between Lots 7 and 8 and 9 and 10, Block 6, Columbia Park Addition, Mankato. (600 Lind Street, etal).

Ms. Westman reports staff respectfully submit the following findings of fact for the vacation request for Lind Street between 6th Avenue and 7th Avenue and for the vacation of a portion of an alley located in Block 6, Columbia Park Addition.

1. The portion of Lind Street requested for vacation by this petition is useful and necessary for public purposes. The street is currently used for public roadway purposes, provides ingress and egress throughout the neighborhood and is an essential corridor, creates traffic circulation for the neighborhoods, as well as the public at large, and is the location of utilities and utility infrastructure.
2. The portion of the alley requested for vacation with this request is necessary and useful for public purposes. The alley provides a connection between two streets, provides a location for utilities and utility infrastructure, represents an essential corridor and provides access to the abutting residential properties, including for emergency vehicles.
3. The portion of Lind Street and the alley requested for vacation with this request serve the interests of the public and remain useful for public purposes. Emergency access to the areas is necessary. Utilities are located within each corridor.
4. In addition to current usefulness, future development demonstrates the need for the Lind Street corridor for public usage as part of a traffic study that was submitted for a Land Use Plan amendment.

Ms. Westman reports staff recommends denial of the requested vacations.

Mr. Wilke wanted clarification that based on the findings, staff did not feel as though this request has complied with the state statute related to the vacation.

Ms. Westman indicated that this was correct. Staff findings indicated that the street is still useful and still used for public purposes.

Chair Zehnder questioned if the proposal for new housing on 8th avenue is a separate proposal from the Jefferson Quarry redevelopment plan.

Ms. Westman indicated that this is correct.

Chair Zehnder inquired if the vacation was approved, would the applicant have to work with the utility companies directly.

Ms. Westman did indicate that this was correct. The applicant would have options to address the utility companies' concerns including easements or relocation of utility lines.

Mr. Wilke questioned if there have been any other discussions between Grace Baptist Church and city staff to try and address some of the safety concerns.

Ms. Westman indicated that those discussions have not happened, but the city would be open to it.

Ms. Johnson questioned what the current speed limit was on Lind St.

Ms. Westman indicated that she believed it to be 30 MPH.

Brett Skillbred & Pastor Larry Johnson. Mr. Skillbred and Mr. Johnson were present to address any questions the commission may have about the vacation. Mr. Skillbred indicated they have no timeline for this vacation to take place and the church is not in a rush for this vacation to be approved. They would not want improvements to take place in this section of Lind St. if the vacation were to move forward at some point in the future.

Mr. Skillbred also wanted to walk through the findings and address some of the concerns brought forward by city staff. He indicated that they have spoken with all utility companies. They are prepared to provide easements to every utility that is in this vacation area. He also indicated that for future developments, traffic would be directed north towards Cleveland St. or South towards Harper St. from 8th Ave. This would be to direct traffic away from Lind St. Lastly, he indicated that the capacity of Lind St. would not affect any future development in the quarry. He would ask that the commission consider tabling the application under the caveat that a recommendation makes its way to City Council that this portion of Lind St is removed from the CIP, but the CIP is still able to move forward.

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

Mr. Wilke questioned staff about what tabling this application would do for the commission moving forward.

Mr. Konz indicated that we don't know what the City Council is going to do in relation to the CIP projects that were referenced by Mr. Skillbred. If they wanted to get this into the next March 26th Planning Commission meeting, that would be possible as a continuation of the proposal. Mr. Konz also indicated the applicant could submit a letter indicating they propose delaying this application to a certain date. The 60-day rule has already been extended to 120 days, so a decision would need to be made by May 28th.

Mr. Wilke inquired if the Planning Commission were to vote to deny, would that prevent the applicant from being able to apply for the vacation in the future?

Mr. Konz indicated that the denial would be a recommendation, and the City Council would still have to act. At the March 10th City Council meeting, the date of the hearing will be set for April. If the applicant were to submit something in writing indicating the willingness to extend the timeline, then a new timeline would be possible but something officially in writing would need to be provided by the applicant.

Chair Zehnder questioned, if the commission were to vote to table the application, what type of information we would be looking for.

Mr. Konz indicated the applicant could provide the utility easements or some form of agreement from the utility companies showing their approval of the vacation. The state statue indicates that it is up to the petitioner to prove that the road is not used both now and in the future. Tabling the application would provide more time for the applicant to provide proof that this section of road is not used.

Mr. Wilke indicated that the traffic impact of going from 3 access points potentially down to 2 with the planned future developments would be of concern.

Chair Zehnder questioned if there were any plans to extend Lind St. into the Jefferson project.

Mr. Konz indicated that none of the proposals that they have seen have shown that. The

access would be on Cleveland St and a south route from the quarry.

Mr. Dieken indicated that he would be in favor of giving the applicant time to provide evidence regarding the use of Lind St. He questioned if Lind St. is not extended would it dead end on 7th Ave.

Mr. Konz indicated this was correct. Lind St. would stop at 7th Ave on the west and 6th Ave on the east.

Mr. Dieken questioned if there were plans to connect Lind St. to 8th Ave.

Mr. Konz indicated that this is correct. He did note that the revised plans do show a driving lane that connects 6 th Ave to 7th Ave.

Chair Zehnder questioned if the CIP would include the part of Lind between 7th and 8th Ave.

Mr. Konz indicated that was his understanding.

Chair Zehnder questioned if a vote to table the application for one month would have any impact on the timeline for the CIP.

Mr. Konz indicated there would be no impact on the CIP and this is scheduled to go to City Council on March 10 th. He also stressed the importance of having a consistent plan for the area based on different inputs from the community, including this vacation request. The road network, the utilities, and the completion of the Germania Park project are all things that must be considered.

Mr. Dieken stated that if Lind St. was going to continue to 8th Ave, then future use would make it difficult to approve the vacation request.

Chair Zehnder questioned if there were any discussions with the CIP regarding implementing safety features on this stretch of Lind St.

Ms. Westman indicated that she is not aware of any discussions in relation to these types of safety improvements.

Mr. Skillbred stated that his intent during the March 10th City Council meeting, will be that the church request this section of Lind St. be removed from the CIP, and then he would request the CIP to move forward. If the council approves this, then the vacation request will be removed.

Chair Zehnder questioned what type of improvements are projected to be made.

Mr. Konz indicated that it's a mix of several different improvements. When these projects went forward to the City Council, the request of the neighborhood was to limit the exposure to assessments.

Mr. Dieken again stated that he believes with the planned improvements in the area, Lind St. will be extended to 8th Ave and this in turn will make it a useful street for the city.

Mr. Konz stated that it is reasonable to allow time for the applicant to figure out what happens at the City Council meeting on March 10th. He also indicated the need to get something from the applicant in writing that they are ok to extend the application or the application be withdrawn until they have additional information from the March 10th City Council meeting.

Chair Zehnder made a motion proposing that the planning commission table this project. In addition, the applicant shall be willing to sign a waiver to the 60-day rule, provide evidence as to the use of Lind St. and provide approval of the easements from the utility companies. Mr. Wilke seconded the motion. The motion passed unanimously.

The anticipated date of City Council action is April 14, 2025.

5. CYL08-25

Request of Lime Township Board for an amendment to Section 15 of Lime Township related to the adoption of the Solar Ordinance.

Mr. Konz reports staff respectfully submits the finding that the proposed ordinance amendments conform to the goals of Lime Township Land Use Plan.

Mr. Konz reports staff recommends approval of the proposed amendments made to the Lime Township Solar Ordinance.

Mr. Wilke questioned whether other communities have similar proposals in relation to prohibited battery storage.

Mr. Konz indicated that they have not seen anything locally but nationwide there have been facilities that do have battery storage. The Lime Township board felt that it was necessary to regulate it based on safety concerns.

Chair Zehnder questioned what would allow companies to go past the 1 megawatt on a maximum of 10 acres.

Mr. Konz indicated there are several different items that are looked at for these types of projects such as screening from adjacent property owners or the ability to provide storm water facilities. He also noted that this ordinance still includes getting sign off from adjacent property owners.

Cody Hilgers, Lime Township. Mr. Hilgers was present to answer any questions the planning commission may have. He indicated the goal of this amendment was to preserve farmland, the game refuge, and to prevent water runoff from getting into drinking water.

Chair Zehnder opened the public hearing for public comment.

Jody Swanson, 110 Pheasant Dr, Mankato MN. Ms. Swanson has been part of the workshop meetings for over a year and a half in relation to this amendment. She indicated that this was in response to landowners who were interested in putting solar on their property. She encouraged the planning commission to approve these proposed changes.

With no one wishing to speak further, the public hearing was closed.

Ms. Johnson made a motion to approve the proposed amendments to the Lime Township Solar Ordinance. The motion was seconded by Mr. Wilke. The motion passed unanimously.

The anticipated date of Lime Town Board action is March 18, 2025.

6. CYL09-25

Request of SunVest Solar, LLC, with permission of the property owner, for an interim use permit to allow for an additional one-megawatt community solar garden in the Lime Township Rural Conservation zoning district, for a variance from Section 15.B.15.4.3 of Lime Township Solar ordinance to allow an additional one-megawatt community solar energy system in the Rural Conservation District on an existing tax parcel already approved for a one-megawatt solar site without the informed written consent signed by the adjoining property owners agreeing to more than one Community Solar Energy System per tax parcel, and for a variance from Section 15.B.3 of the Lime Township Solar Ordinance to allow an increase in the Maximum Size and Capacity of a Community Solar Energy System from the code allowed maximum size from no greater than ten (10) acres in size to no greater than seventeen (17) acres in size and increase from one megawatt of production to two megawatts of production. 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 reports staff respectfully submits the following findings of fact for the proposed Interim Use Permit.

1. Use. - The proposed community solar use is listed as an interim use in the Rural Conservation District, which is the zoning designation for 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 additional community solar facility is a 1-megawatt facility creating a total of 2 megawatts onsite. The proposed solar site encompasses approximately 8 acres and with the previously approved 7.2 solar site making it a 15.2-acre coverage. Thus, exceeding the maximum capacity and size of the Lime Township Solar Ordinance.
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.
5. Signage. - The applicant has not submitted plans for signage.
6. Power and Communication Lines. - The applicant has an interconnection agreement with Xcel Energy.
7. Waste Disposal. - The applicant will be providing dumpster and portable waste facilities during construction for contractors and employees.
8. Interconnection. - The applicant has an interconnection agreement with Xcel Energy.
9. Decommissioning Plan. - The applicant has submitted a decommissioning plan. The plan addresses costs for decommissioning totaling $143,513.24. If approved, the application will be required to submit a cash escrow or irrevocable letter of credit for the amount of approximately $181,891.55.
10. Noise. - The applicant will conform to the noise standards. If approved, a condition should include the submission of a noise study for confirmation that the proposed development conforms to Minnesota Rule 7030. Suspected violations will be forwarded to the MPCA for enforcement.
11. Electrical Codes and Standards. – If approved, the applicant will be required work with the State of Minnesota on the enforcement and/or compliance with the electrical code.
12. Minnesota State Building Code. - If approved, the applicant will be required to submit documentation of this with the land development permit.
13. Maximum Height. - The proposed module conforms Lime Township ordinance standards and will be 8 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 security fence surrounding the solar site.
17. Screening. - The applicant is not proposing a vegetative screening due to the natural barrier of trees located on the property. Code provides that the Board may consider this “type and location of the required screening” (Section 15 part B subpart 17).
18. Inspections and Reports. - The applicant will prepare the information for the boards and allow for inspections.
19. Tile Lines. – Tiles lines have not been identified on the land development site.
20. Roads. - The applicant will be accessing the site via 3rd Avenue onto 238th Street. If approved, the applicant will need to work 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 company was notified with the standard notification process for the interim use permit.

Ms. Potts reports staff respectfully submits the following findings of fact for the proposed Written Consent Variance:

1. The proposed variance is not in harmony with the general purposes and intent of the ordinance. In order for the Township to provide orderly development while protecting the character and preserving uses within areas of Township, all applicant shall conform to the ordinances listed within their zoning districts. The applicant does not conform due to the lack of signed consent letters for the additional solar site.
2. The proposed variance is not consistent with the comprehensive plan. The request does not conform to Lime Township Zoning Ordinance. The Lime Township has adopted a Lime Township Zoning Ordinance for Solar Sites, Section 15B 15.4.3 states informed written consent must be signed by adjoining property owners. The applicant is missing two of the needed letters in order to remain compliant with code.
3. There are no known practical difficulties in complying with this ordinance.
    a. The applicant proposes to use the property in a reasonable manner however they do not conform to the rural conservation district requirement of obtaining consent letters of the adjoining properties.
    b. The plight of the applicant is not unique to the property meaning there is not anything physically unique about the particular piece of property to approve the requested variance.
    c. The variance, if granted, would alter the essential character of the locality because of the required signatures needed in order to comply with Ordinance 15.B15.4.3.
    d. Economic consideration alone does not constitute practical difficulties
4. The variance, if approved, would be allowing for a use that is not permitted within the rural conservation district in which the property is located.

Ms. Potts reports staff respectfully submits the following findings of fact for the proposed Size and Capacity variance.

1. The proposed variance is not in harmony with the general purposes and intent of the ordinance. In order for the Township to provide orderly development while protecting the character and preserving uses within areas of Township, all applicant shall conform to the ordinances listed within their zoning districts. The applicant would surpass the maximum capacity (1 megawatt) and size (10 acres) in order to remain compliant with section 15.B3.
2. The proposed variance is not consistent with the comprehensive plan. The Lime Township Board has adopted a Lime Township Zoning Ordinance that states no more than one community solar energy system co-location of systems shall have a maximum area no greater than ten (10) acres in size or 1 megawatt of production. The applicant's proposal exceeds both.
3. There are no known practical difficulties in complying with this ordinance.
    a. The applicant proposes to use the property in a reasonable manner that is consistent with the surrounding areas, however the applicant would not conform to the size and capacity ordinance listed with the solar ordinance.
    b. The plight of the applicant is not unique to the property meaning there is not anything physically unique about the particular piece of property to approve the requested variance.
    c. The variance, if granted, would alter the essential character of the locality, given that there are not co-locations within the area that exceeds the required size and capacity of a solar site.
    d. Economic consideration alone does not constitute practical difficulties
4. The variance, if approved, would be allowing for a use that is not permitted within the rural conservation district in which the property is located.

Ms. Potts reports that staff recommends denial of the Interim Use Permit to allow for an additional one-megawatt solar garden facility in the Rural Conservation District within Lime Township.

Ms. Potts reports staff recommends denial of the written consent and size and capacity variances.

Patrick Dalseth, Vice President of project development for SunVest Solar. Mr. Dalseth was present to state that their project has met all the standards and will meet the standards for the new ordinance that will be going to Lime Township on March 18 th. He indicated that they did not get all consent letters and wanted to explain why. One of the property owners was deceased and another had asked them to leave their property. This project is over 1000 feet away from these landowners with natural landscaping. He requested that there be some type of consideration in relation to attempting to get these consent letters. Their intent was to meet the new ordinance and have a second project that falls under the 5- megawatt threshold.

Chair Zehnder opened the public hearing for public comment.

Chris Austin, 23541 3rd Ave. Mankato, MN. Mr. Austin was present to voice his concern at the attempt to get signatures and the lack of informed consent. His parents were approached twice and were pressured to secure a signature. Mr. Austin felt this did not align with informed consent.

Jody Swanson, 110 Pheasant Dr. Mankato, MN. Ms. Swanson indicated that she was part of the first solar ordinance review that this request was applied under. She applauded city staff interpretations of the March 2022 standards, and she suggested that this project would have to make changes to accommodate the new standards if they are to be approved.

With no one wishing to speak further, the public hearing was closed.

Chair Zehner questioned if the new solar ordinance passes, does that affect the need for neighboring properties' consent?

Mr. Konz indicated that this did not change, and consent is still required.

Mr. Wilke made a motion to deny the interim use permit, the written consent and size and capacity variances. The motion was seconded by Mr. Iddings. The motion passed unanimously.

The anticipated date of Lime Town Board action is March 18, 2025.

6. MISCELLANEOUS

No Miscellaneous items

7. ADJOURNMENT

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

The meeting adjourned at 7:53 pm

MINUTES APPROVED.

_____

Chair, Mankato Planning Commission

Meeting Date: 03/26/2025

Title

CY10-25

Request of Mary Ssegirinya, with permission of the property owner, for a conditional use permit to allow the operation of a daycare center in the B-3, Highway Business District. The subject property is described as CIC 59, Bassett Square Condo, Unit 1720 and the adjacent common elements, Mankato. (1720 Bassett Drive).

The anticipated date of City Council action is April 14, 2025.

Applicant

The applicant is Mary Ssegirinya, on behalf of Patience N Bubbles, LLC.

Request

The applicant is requesting a conditional use permit for the operation of a child care facility at an existing building located at 1720 Basset Drive, Mankato.

Location

The subject property is described as a Common Interest Community (CIC) 59, Basset Square Condo, Unit 1720. The property is located at 1720 Basset Drive, east of Star Street. The proposed daycare will occupy tenant spaces 1 and 2 of a total of 3 tenant spaces.

Existing Land Use

The proposed business location is currently occupied by Caravel Autism Health. The neighboring third unit is occupied by PoolWerxs.

Zoning

The subject property is zoned B-3, Highway Business District.

Environmentally Sensitive Areas

There are no known environmentally sensitive areas on the subject site.

Public Utilities

Public utilities will continue to serve the property with the current proposal.

City Code

Mankato City Code Section 10.92 Conditional Use Permits can be found
here: https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTXADEN_S10.92COUSPE

Mankato City Code Section 10.47, B-3, Highway Buisness District can be found
here: https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTVCODI_S10.47HICODI

Site Plan Review Comments

The Site Plan and Traffic Committee met on March 11, 2025 and submitted the following comments:

1. Applicant shall verify requirements with DHS/Minnesota State Fire Marshal as to the requirements for licensed daycares.
2. Applicant shall be advised that all outside storage is prohibited including such things as hot tubs.
3. Applicant shall provide status updates on parking concerns from neighboring properties.
4. Applicant shall log onto the City of Mankato's eportal and make notification payments if they have not already.

Review

The applicant is seeking a conditional use permit to operate a licensed childcare facility within a B-3 Highway Business District. The property is identified as CIC 59, Bassett Square Condo, Unit 1720, Mankato (1720 Bassett Drive). The proposed daycare will occupy tenant spaces 1 and 2, encompassing a total area of 4,755 square feet.

The facility will meet Mankato City Code standards for off-street parking. A total of 40 parking stalls will be provided, exceeding the required 38 stalls. According to the city code, daycare facilities must allocate one parking stall per full-time staff member and one stall for every two classrooms. The proposed daycare will employ five full-time staff members, five teaching assistants, and will include five classrooms, necessitating a total of 13 parking stalls. The neighboring tenant, based on its occupancy classification, is required to provide one parking stall per 200 square feet of retail space, amounting to 25 stalls.

City staff have received a letter expressing concerns about potential parking congestion. In response, the applicant has communicated with the

neighboring property owner and has agreed to collaborate on a resolution should any issues arise. Additionally, a condition has been included stipulating that, if parking becomes problematic, the property owners and tenants must work together to find a solution.

The proposed floor plan includes five classrooms, each with a dedicated restroom, as well as public restrooms, a laundry facility, a mechanical room, a spacious interior playroom, and staff offices. A secure, fenced outdoor play area measuring 2,450 square feet will be situated on the western side of the building. The daycare will operate as a licensed commercial facility, with hours of operation from 6:30 AM to 6:00 PM, Monday through Friday. The staff will consist of five full-time employees and five teaching assistants.

No exterior modifications to the building are proposed, except for the installation of new signage.

Findings

Staff respectfully submits the following findings of fact for the proposed Amended Conditional Use Permit.

1. All elevations of the existing structure, display materials, and finishes conform to the B-3 Highway Overlay District.
2. The proposal does not interfere with or diminish the use of properties in the immediate vicinity, as the use of the property was previously approved for use as a daycare and an Autism Center.
3. The proposal does not cause undue traffic congestion as usage stays the same.
4. The proposal will continue to be served by public facilities and services.
5. There are no known natural or environmental features on the site.
6. The proposal will not jeopardize the public's health, safety, or general welfare.

Recommendation

Staff recommends approval of the Amended Conditional Use Permit with the following conditions:

1. The applicant shall identify which parking stalls will be allocated to their business and identify which stalls will be utilized for drop-off and pick-up.
2. The applicant shall conform with the State of Minnesota licensing regulations.
3. All new exterior light fixtures shall be of a full-cut, fully shielded style and meet the Mankato City Code. Submitted photometric plans shall demonstrate lighting levels at or below the maximum of ½ foot candle at all property lines.
4. The applicant shall provide bicycle parking per the standards set forth in Section 10.85 of the Mankato City Code.
5. The dumpster enclosure should be fully enclosed and be constructed of materials that are complimentary to the structure.
6. The applicant shall submit a signage plan prior to installation.
7. If parking becomes an issue, the resolution shall occur privately among tenants and owners.

Attachments

General Location Map

Aerial Plan

Site Plan

Floor Plan

Narrative

Neighbor Letter

City of Mankato

Date: March 2025

Author:

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N

City of Mankato

Date: March 2025

Author:

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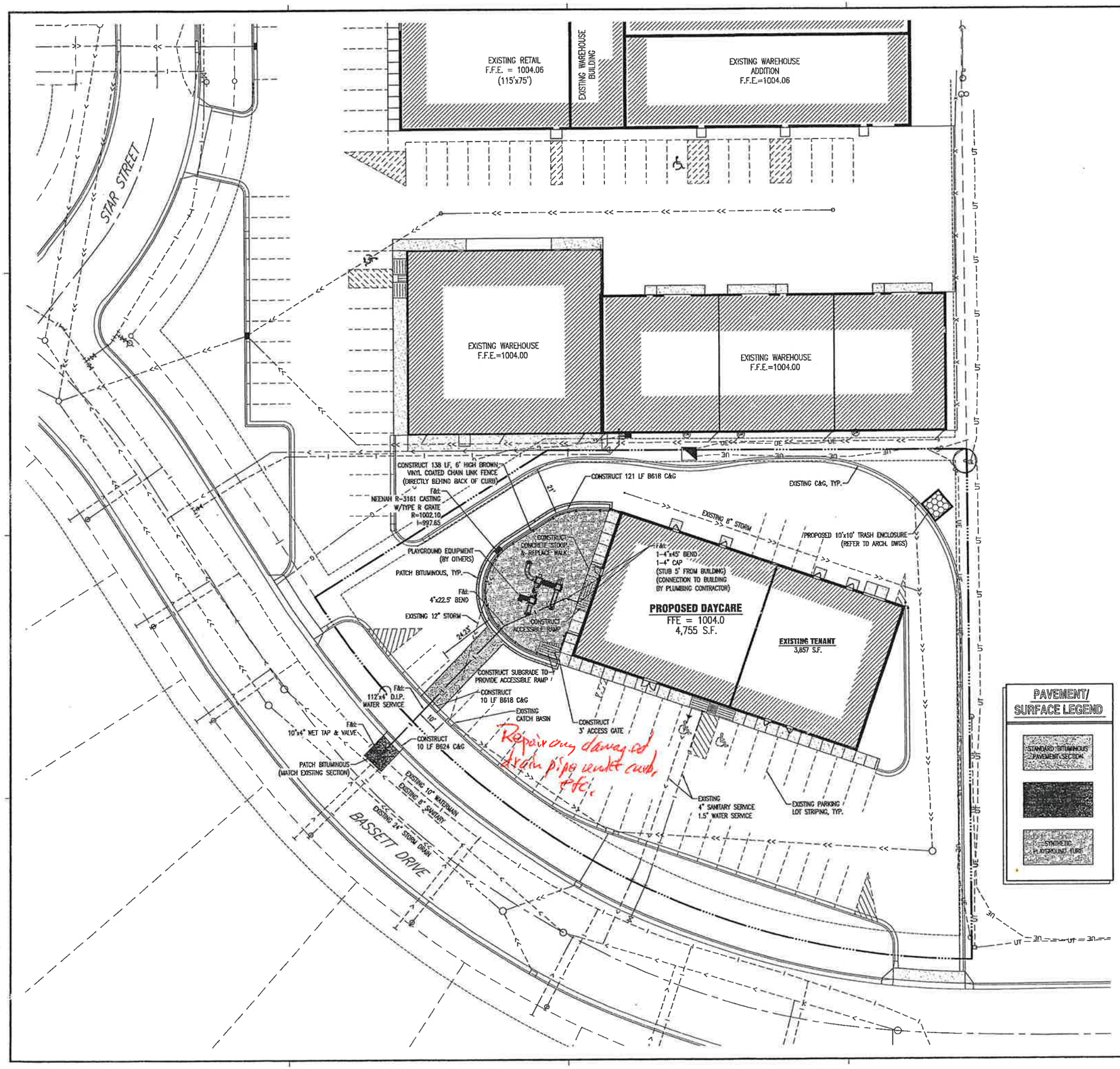
N



PLAYGROUND AREA
(INCLUDING SIDEWALK INSIDE OF FENCE) = 2,450 S.F.

PARKING DATA

	STALLS REQUIRED
EXISTING TENANT: 1 STALL PER 200 S.F. OF RETAIL FLOOR SPACE @ 3,857 S.F.	20
GIGGLES & WIGGLES: 1 STALL PER STAFF MEMBER	15
1 STALL PER EACH 2 CLASSROOMS @ 6 CLASSROOMS	3
TOTAL PARKING STALLS REQUIRED	38
TOTAL PARKING STALLS PROVIDED	41

B.M. ELEVATION=1005.16
TNFH 124' NORTH OF INTERSECTION OF BASSET DRIVE AND STAR STREET

PAVEMENT/ SURFACE LEGEND

- STANDARD BITUMINOUS PAVEMENT SECTION
- SYNTHETIC PLAYGROUND TURF

LEGEND

EXISTING		PROPOSED
>>	STORM DRAIN	>>
>	SANITARY SEWER	>
II>	SANITARY SEWER FORCEMAIN	II>
I	WATER	I
UT	UNDERGROUND TELEPHONE	UT
OE	OVERHEAD ELECTRIC	OE
UE	UNDERGROUND ELECTRIC	UE
UTV	UNDERGROUND TV	UTV
G	GAS	G
WET	WETLAND	
W	WATER SHORELINE	
X	FENCE LINE	
1015	CONTOURS (MAJOR)	1015
1012	CONTOURS (MINOR)	1012
	PROPERTY LINE	
1012.32	SPOT ELEVATION	95.25
	TOP OF CURB SPOT ELEVATION	95.75

NOTE: CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

I&S GROUP
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ARCHITECTS - ENGINEERS - PLANNERS - LAND SURVEYORS - SCIENTISTS
Offices in Mankato and Faribault, Minnesota
Mankato: 507-387-6651
Faribault: 507-331-1500
Web: www.is-grp.com

KEY PLAN

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
CHARLES J. BRANDEL
DATE 11-14-08 LIC. NO. 43359

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DATE _____ LIC. NO. _____

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PROJECT

GIGGLES AND WIGGLES DAYCARE CENTER

MANKATO MINNESOTA

MARK	DATE	DESCRIPTION

PROJECT NO.	08-11730
CAD FILE NAME	11730 SITE-UTILITY
DRAWN BY	
DESIGNED BY	JD
ISSUE DATE	11-14-08
CLIENT PROJECT NO.	

TITLE

SITE & UTILITY PLAN

SHEET

C2.11

KEY NOTES:

1. MOP SINK
2. UTILITY SINK
3. WATER HEATER – REFER TO MECHANICAL DRAWINGS AND SPECIFICATIONS
4. WASHER/DRYER – PROVIDED BY OWNER
5. 4 TIERED WIRE SHELVING (COMPLIANT WITH NATIONAL SANITATION FOUNDATION AND MINNESOTA DEPARTMENT OF HEALTH STANDARDS) PROVIDED BY OWNER, INSTALLED BY CONTRACTOR
6. REFRIGERATOR (COMPLIANT WITH NATIONAL SANITATION FOUNDATION AND MINNESOTA DEPARTMENT OF HEALTH STANDARDS) PROVIDED BY OWNER, INSTALLED BY CONTRACTOR
7. EXISTING DOOR TO REMAIN, PERMANENTLY SECURE IN FIXED/LOCKED/CLOSED POSITION. REMOVE EXTERIOR HARDWARE AND COVER WITH BLANK-OFF CAPS

SHEET NOTES:

DENOTES NEW WALL, REFER TO A4.11 FOR WALL TYPE CONSTRUCTION

DENOTES EXISTING WALL TO REMAIN

1. DIMENSIONS ARE FROM CENTER OF INTERIOR STUD WALL & OUTSIDE FACE OF EXTERIOR STUDS.
2. SEE A4.11 FOR WALL TYPES
3. PROVIDE FIRE TREATED BLOCKING IN ALL WALLS FOR GRAB BARS ON WALLS AS REQUIRED PER ADA REQUIREMENTS
4. PROVIDE FIRE TREATED BLOCKING IN WALLS FOR ACCESSORIES, CABINETS, CUBBIES, ET CETERA.

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DATE _____ LIC. NO. _____

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MARK E. CIPOS

DATE 11/20/08 LIC. NO. 42607

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PROJECT

Patience N Childcare
PROPOSED
WIGGLES
DAYCARE
Bubbles

MANKATO MINNESOTA

MARK	DATE	DESCRIPTION

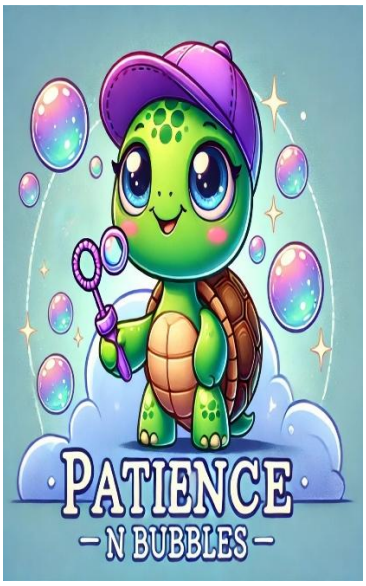
PROJECT NO.	08-11730
CAD FILE NAME	11730 A1-21
DRAWN BY	TEA
DESIGNED BY	JLW
ISSUE DATE	11/20/2008
CLIENT PROJECT NO.	

TITLE

FIRST FLOOR PLAN

SHEET

A1.21



Mary Ssegirinya, on behalf of Patience N Bubbles LLC , is requesting a conditional use permit for the operation of a child daycare facility in the B-1, Community Business District, at the property described 1720 Basset Dr Mankato Mn 56001.The current building will be reused as a child care center. The floor depicts 6 classrooms, restrooms, office space, storage, laundry room and mechanical areas. The floor plan includes a door leading to the enclosed fenced outside yard. The children will be bringing their own breakfast but lunch along with snacks will be catered. Exterior improvements are not proposed as part of the new use.

In total, Patience N Bubbles will be licensed for around 62 children in the building at a time.

The playground is located in an enclosed fenced area connected to the building and parking lot. The fence will also be locked when not in use. Mankato City Code requires that each daycare facility provide a separate and protected outside recreation area and the enclosed playground will ensure this.
The hours of operation are 6:30am-6pm. The facility will be open Monday through Friday and during the summer. The facility will follow the school district's calendar.

Parking for the proposed use achieves the standards in Mankato City Code. The daycare will have five teachers, five teaching assistants and five classrooms are proposed. The elementary school parking standard, used also for daycare operations, requires one parking space per staff member plus one parking space per each two classrooms, thus 13 parking stalls are required for the daycare. The parking lot has more than enough parking slots (within our side of the shared lot between midnight sun spas. Mankato City Code requires that the daycare provide separate, off-street passenger loading and unloading area devoted solely to the facility and the applicant is proposing that drop off and pick up will include parking in the parking lot and then walking their children into the appropriate entrance door. Because the parking areas are governed by a lease between the property owners, resolutions for disputes and concerns associated with the drop-off and pick-up associated with the proposal will be the responsibility of the property owners.

A refuse plan will be required that achieves Mankato City Code. A dumpster enclosure achieving Mankato City Code standards or refuse stored indoors are alternatives for consideration and should be addressed in the refuse plan.

Habitat for Humanity®
South Central Minnesota

1730 Bassett Dr. Mankato, MN 56001
Phone 507-388-2081 Fax 507-388-1618
habitatscmn.org

rcvd 2/10/25

February 10, 2025

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

To Whom it May Concern:

With regards to the new daycare center at 1720 Bassett Drive, we would like to submit the following concerns:

As a neighbor of the previous tenant, it was apparent that there was not sufficient parking for the number of staff and community members using the center. The Habitat parking lot was often over-flow parking and we had to request people move vehicles many times.

We hope the parking study for the new business shows sufficient parking for the new tenant. We do not allow non-customers of our retail store to utilize our lot for regular parking. We often have semi deliveries that are unable to access our loading dock when those parking spots are full.

Thank you for considering our input.

Sincerely,

Sondra Herman
Executive Director

Meeting Date: 03/26/2025

Title

CY11-25

Request of the Planning Agency to review Mankato Development District No. 48 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 a 2-story commercial building comprising of 6,784 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 824-830 N. Broad Street.

The anticipated date of City Council action is April 14, 2025.

Applicant

The applicant is the Planning Agency.

Request

The applicant is requesting to review Mankato Development District No. 48 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 a 2-story commercial building comprising of 6,784 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.

Location

The subject property is located at 824-830 N. Broad Street.

Existing Land Use

The property is currently the location of two vacant lots and a third lot with a vacant commercial structure.

Zoning

The subject properties are zoned B-1, Community Business District.

Other Board or Commission

The Planning Commission reviewed a Conditional Use Permit, Certificate of Design Compliance, and three variances at their May 2023 meeting. Final action on that request occurred at the June 12, 2023, City Council Meeting. (CY24-23)

The applicant request to review Development District No. 48 in February of 2024, but withdrew their application prior to review by the Planning Commission. (CY14-24)

The The Planning Commission reviewed an Amendment to the previously approved Certificate of Design Compliance and a review of an approved variance at their January 22, 2025 meeting. Final action on that request occurred at the February 24, 2025 City Council Meeting. (CY01-25)

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 new proposed development is also proposed to be served by public utilities.

Review

On May 24, 2023, the Planning Commission reviewed the conditional use permit, certificate of design compliance, and three variances to allow for the redevelopment of the properties located at 830 N. Broad Street. This was done to allow apartments above the ground floor of a new commercial structure, which exceeds 10,000 square feet, in the B-1, Community Business District, for a new structure located in the Highway Gateway Overlay District, to reduce the front yard building setback on the Madison Avenue side of the property from 15 feet to .92 feet, to reduce the front yard parking setback on the Madison Avenue side of the property from 15 feet to 4.29 feet, and to reduce the front yard parking setback on the Broad Street side of the property from 15 feet to 11.15 feet. The request was subsequently reviewed and approved by the City Council at their June 12, 2023, meeting.

In February 2024, a review of Development District No. 48 was requested. The request was then withdrawn prior to review by the Planning Commission.

On January 22, 2025, the Planning Commission reviewed an amendment to the Certificate of Design Compliance and an updated variance. This was done to allow a new structure located in the Highway Gateway Overlay District and for a review of a previously approved variance to reduce the front yard building setback on the Madison Avenue side of the property from 15 feet to .92 feet. The request was subsequently reviewed and approved by the City Council at their February 24, 2025, City Council meeting.

The proposed project is the redevelopment of three properties, including two vacant lots and a third lot with a substandard building to include construction of a new two-story multi-tenant commercial office building.

The level of private investment associated with the redevelopment is approximately $1,631,111. 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. 48" of the Development District Plan outlines the proposed development district area. This area includes the vacant commercial building at 830 N. Broad St, two vacant lots, the parking area in front of 830 N. Broad Street, a portion of the Alley for the Western 800 Block of N. Broad Street, the eastbound extent of Madison Avenue between the aforementioned alley and the easternmost extent of the N. Broad Street Right-of-Way, and the extent of the S. Broad Street Right-of-Way between Madison Avenue and 822 N. Broad Street.

The creation of Development District No. 48 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 all street or utility rights-of-way located upon or 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 a commercial office. 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. 48 will assist private property redevelopment to include construction of a new multi-tenant commercial office building, which accomplishes the goals of preventing blight, creating employment opportunities, enhancing the tax base, and improving the general economy of the community and state.

Minnesota Statues, 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 devises, 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 of Mankato.

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. 48 and recommends adoption of said resolution.

Attachments

General Location Map

Aerial

Development District Plan

Resolution

General Location Map

Date: March 2025

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.

N

Aerial Map

Date: March 2025

Author:

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N

City of Mankato, Minnesota

Development District Plan

for

Development District No. 48

(Broad Street Redevelopment Project)

Draft Dated: March 14, 2025
Approved: April 14, 2025

Prepared by:

BAKER TILLY MUNICIPAL ADVISORS, LLC
30 East Seventh Street, Suite 3025
Saint Paul, MN 55101
(651) 223-3000
WWW.BAKERTILLY.COM

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INTRODUCTION

Section A Background

The City of Mankato (the "City) has received an application for financial assistance from MAH BKS, LLC (the "developer") for redevelopment of 3 properties including 2 vacant lots and a third lot with a substandard building to include construction of a new two-story multi-tenant commercial office building. This redevelopment is consistent with the City's planning and zoning regulations. The aerial photograph and map in Section C - Development District No. 48 Map shows the location and boundaries of the proposed development district area. Creation of Development District No. 48 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 commercial office 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.

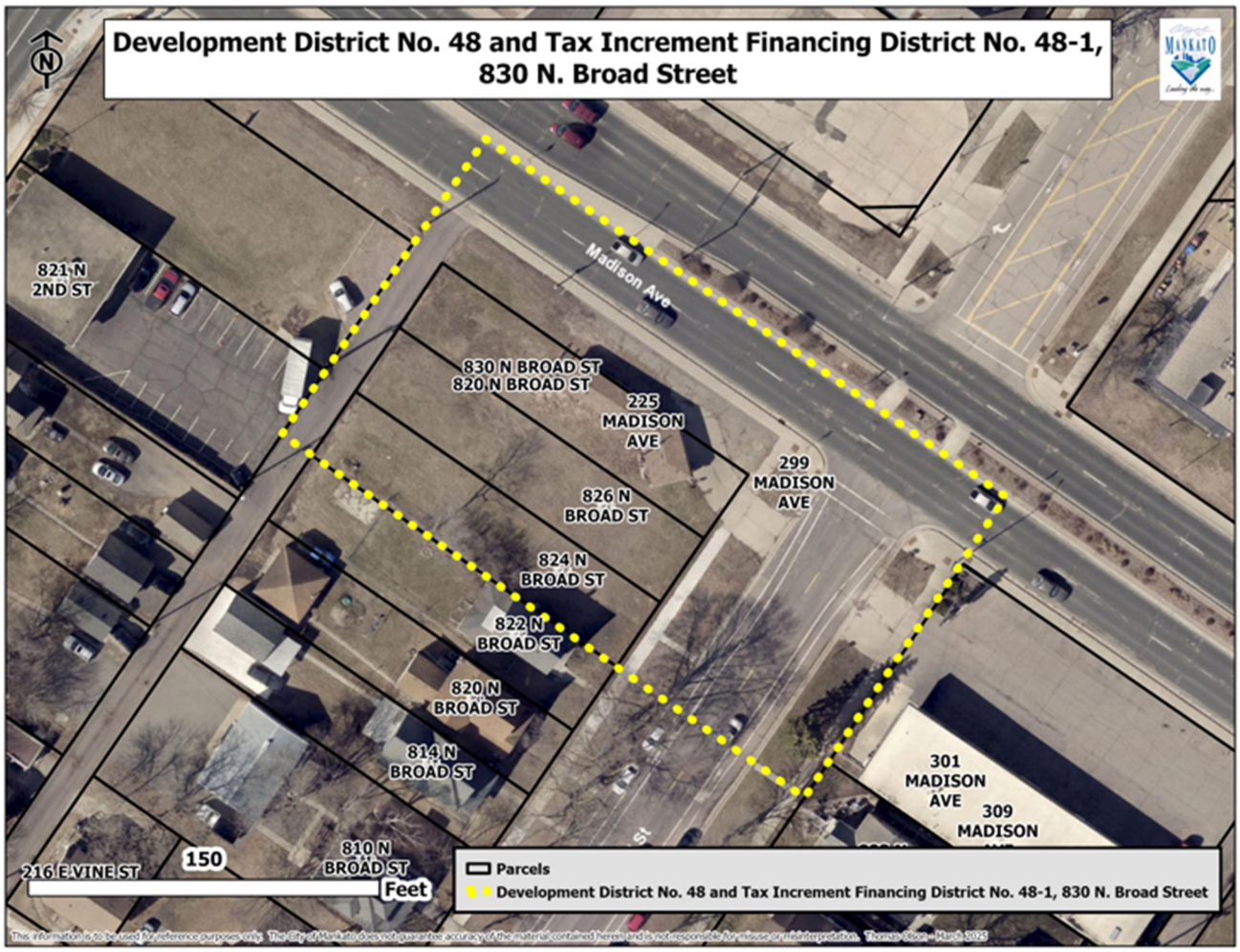
"Development Program" means the Development Program for the Development District No. 48 prepared pursuant to the provisions of Minnesota Statutes, Chapter 469, which provides an outline for the development or redevelopment of the area and is sufficiently complete (1) to indicate its relationship to definite local objectives as to appropriate land uses; and (2) to indicate general land uses and general standards of development or redevelopment.

"Project 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. 48 Map

Boundaries of Development District No. 48 and the boundary of TIF District No. 48-1 are shown below.



Section D Purpose of Development District

Development District No. 48 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. 48, 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. 48 DEVELOPMENT PROGRAM

Section A Basis for Proposing Project

Mankato's planning process has identified needs and opportunities within the Development District for commercial redevelopment. The establishment of the Development Districts 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 a commercial, office. 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. 48 will assist private property redevelopment to include construction of a new multi-tenant commercial office building, which accomplishes the goals of preventing blight, creating employment opportunities, enhancing the tax base, and improving the general economy of the community and state.

Section C Boundary Description

Development District No. 48 includes parcels R01.09.07.426.010 (824 N Broad Street), R01.09.07.426.009 (826 N Broad Street) and R01.09.07.426.008, (830 N Broad Street). 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 of an existing structurally substandard building. The proposed development is a two-story multi-tenant commercial office building. The developer will be undertaking the demolition and construction of the new building with construction projected to occur in the spring/summer of 2025 and be completed in 2026.

The level of private investment associated with the redevelopment is approximately $1,631,111. 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 Statues, 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 devises, 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. 48 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. 48-1. 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 DISTRICTNO. 48 PLAN
CONFORMS TO THE CITY PLANS FOR DEVELOPMENT
OF THE LOCALITY AS A WHOLE

WHEREAS, the Development District No. 48 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. 48 Plan dated March 14, 2025.

NOW THEREFORE, BE IT RESOLVED by the City of Mankato Planning Commission that the Development District No. 48 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 26th day of March 2025.

_____
Chairperson

Meeting Date: 03/26/2025

Title

CY12-25

Request of Web Construction for a Certificate of Design Compliance for the construction of a new structure in the Highway Gateway Overlay District. The subject property is described as Lot 1, Block 1, Alexia Subdivision. (1600 N. Victory Drive; Blue Earth County PID R010909126033).

The anticipated date of City Council action is April 14, 2025.

Applicant

The applicant is Web Construction, on behalf of the property owner.

Request

The applicant is seeking a certificate of design compliance for the construction of a new 5,800sf structure with an 800sf partial second floor.

Location

The subject property is described as Lot 1, Block 1, Alexia Subdivision (1600 N. Victory Drive). The property is located to the east of Citizen's Community Federal Bank.

Existing Land Use

The property is currently not developed.

Zoning

The subject property is zoned B-3, Highway Commercial District. The property is also located in Highway Gateway Overlay District.

Environmentally Sensitive Areas

There are no known environmentally sensitive areas on the subject site.

Public Utilities

Public utilities are within the St. Andrews Drive right-of-way. Services will need to be extended to the site.

Review

The property owners are seeking a Certificate of Compliance for the construction of a new 5,800-square-foot building within the Highway Gateway Overlay District. The subject property is identified as Lot 1, Block 1, Alexia Subdivision, Mankato, located at 1600 N. Victory Drive.

Site plans indicate that the 88-foot by 84-foot, 8-inch structure will be constructed on the northeastern portion of the property. The proposed use is a hair salon, which is a permitted use under current zoning regulations. Access to the property will be provided via a connection to St. Andrew’s Drive. The applicant will construct a temporary driveway and utilities until the full extension of St. Andrew’s Drive is completed.

The proposed development meets the off-street parking requirements outlined in the Mankato City Code. A total of 78 parking stalls will be provided, exceeding the required 74 stalls. Per City Code standards for beauty salons, parking requirements are calculated as follows: three spaces per operator station, one stall per 200 square feet of retail space, one stall per 200 square feet of general office space, and one stall per 200 square feet of treatment area.

The proposed building includes 18 operator stations (requiring 54 stalls), 825 square feet of retail space (requiring 4.1 stalls), 1,123 square feet of general office space (requiring 5.6 stalls), and 1,950 square feet of treatment space (requiring 9.8 stalls).
Floor plans depict an entry/waiting/retail area, 18 operator stations, a shampoo area, 12 treatment rooms, a pedicure room, and public restrooms. Back-of-house areas include a laundry area, lockers, a break room, a private restroom, and a mechanical/electrical room. Offices are planned for both the main floor and a partial second floor.
The proposed exterior elevations incorporate aluminum cladding in a wood-tone finish, stone veneer, metal panels in two color variations, and dark bronze aluminum storefronts. Additional site features include a designated dumpster enclosure and a bike rack location. Lighting and signage details were not included in this submission.

Findings

Staff respectfully submits the following findings of fact for the proposed Certificate of Design Compliance.

1. The proposed development, including the implementation of the recommended conditions, conforms to the standards of the Highway Gateway Overlay District, as noted under Mankato City Code.
2. The proposed development conforms to the standards of Chapter 10 for the issuance of a certificate of design compliance.
3. The proposal does not interfere with or diminish the use of properties in the immediate vicinity.
4. The applicant is proposing to utilize efficiencies in development by connecting to public utilities, storm water, and access. There is a proposed temporary driveway that will accommodate access for clients and staff off the existing St. Andrews.
5. There are no known natural or environmental features on the site.
6. The proposal will not jeopardize the public's health, safety, or general welfare.

Recommendation

Staff recommends approval of the Certificate of Design Compliance.

1. The applicant shall construct the building per the plans approved by the Mankato City Council. Minor modifications maybe made to the design based on the availability of product.
2. The applicant shall submit and record a maintenance plan for all private areas, utilities, ponds, and drives. The document shall address financing of maintenance and replacement activities.
3. The dumpster enclosure shall be fully enclosed and be constructed of materials that are complimentary to the structure. The applicant shall prohibit outside storage of refuse or other debris.
4. The applicant shall provide bicycle parking per the standards set forth in Section 10.85 of the Mankato City Code.
5. The applicant shall provide a signage plan prior to installation and apply for a signage permit.
6. All new exterior light fixtures shall be of a full-cut, fully shielded style and meet Mankato City Code. Submitted photometric plans shall demonstrate lighting levels at or below the maximum of ½ foot candle at all property lines.
7. Landscaping shall be installed in accordance with Mankato City Code. A conforming landscaping plan shall be submitted for review and approval prior to installation. At a minimum, the plan shall include a vegetative screening, having an opacity of 80% or greater, along the parking areas on St. Andrews Dr. . that is in conformance with Section 10.48, Subsection 2, Subpart 5. In addition, landscaping shall be provided in conformance with Section 10.88. This shall include, but not be limited to, evergreen trees at a rate of 1 evergreen tree per 25 lineal feet of lot perimeter length and 1 shade tree per 50 lineal feet of lot perimeter length.
8. The applicant shall submit the final civil plans for Department of Public Works review.
9. The private driveway, storm water facilities, and utilities will be maintained privately and may require replacement upon extension of St. Andrews Dr.

Attachments

General Location Map
Aerial Plan
Site Plan
Floor Plan
Exterior Elevations
Narrative

General Location Map

Date: February 2025

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.

N

Aerial Location Map

Date: February 2025

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.

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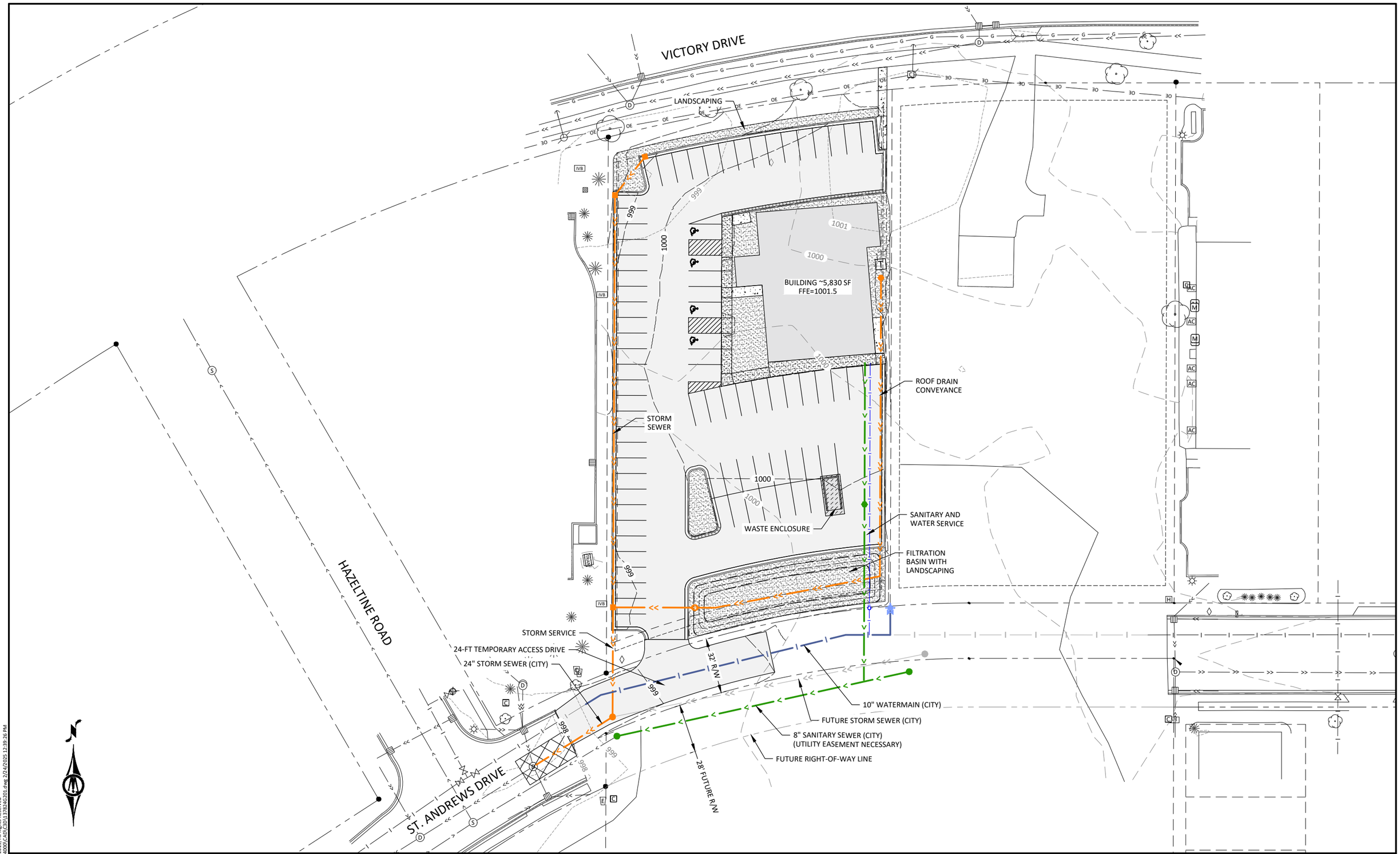

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NOT FOR CONSTRUCTION

ALEC W. PIETZ, P.E.
LIC. NO. 59617 DATE XX/XX/XXXX

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WEB CONSTRUCTION
LOT 1 BLOCK 1, ALEXIA SUBDIVISION
PROJECT OVERVIEW

SHEET
G1.01

LEGEND

- BITUMINOUS PAVEMENT SECTION (SEE PLAN NOTES)
- 4" CONCRETE WALK (6" AT PED RAMPS)
- 6" THICKENED EDGE WALK
- 6" WASTE ENCLOSURE PAD
- B618 C&G (UNLESS NOTED OTHERWISE, SEE GRADING PLAN)

SITE INFORMATION

LOT AREA = 49,338 SF (1.13 ACRES)
GROSS BUILDING AREA = 5,830 SF
BUILDING COVERAGE = 11.82%

PARKING ANALYSIS
BEAUTY SHOP = 3 STALLS PER STATION
18 STATIONS = 54 STALLS REQ'D

RETAIL AREA = 1 STALL PER 200 SF
825 SF = 4.1 STALLS REQ'D

GENERAL OFFICE = 1 STALL PER 200 SF
1,123 SF = 5.6 STALLS REQ'D

TREATMENT = 1 STALL PER 200 SF
1,950 SF = 9.8 REQ'D

74 TOTAL STALLS REQUIRED
78 STALLS PROVIDED

VICTORY DRIVE
HAZELTINE ROAD
ST. ANDREWS DRIVE
15' SETBACK
5-FT LANDSCAPING
CONNECTION TO PUBLIC WALK
10'X6' BIKE RACK PAD
F&I: 2 EA ADA SYMBOLS 2 EA ADA STALL SIGNS 1 EA VAN ACCESSIBLE STRIPING
GUTTER OUT
60.3'
150' MAX
24'
72.9'
6.3'
TRANSFORMER (DESIGN BY OTHERS)
BUILDING ~5,830 SF FFE=1001.5
6-FT BUILDING SETBACK 3-FT PARKING SETBACK
THICKENED EDGE WALK (6-FT WIDTH TYP)
78 TOTAL STALLS
B618 C&G, TYP
STALL COUNT, TYP
9'X19' STALL
WASTE ENCLOSURE (DESIGN BY OTHERS)
SEE GRADING PLAN FOR CURB CUTS
BEGIN PARKING LOT BITUMINOUS SECTION AT CURB LINE
FILTRATION BASIN WITH LANDSCAPING
32' R/W
TEMPORARY ACCESS DRIVE BITUMINOUS SECTION
CITY STREET PATCH

HORZ. SCALE 0 25 50 FEET

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WEB CONSTRUCTION
LOT 1 BLOCK 1, ALEXIA SUBDIVISION
SITE PLAN

SHEET C6.01

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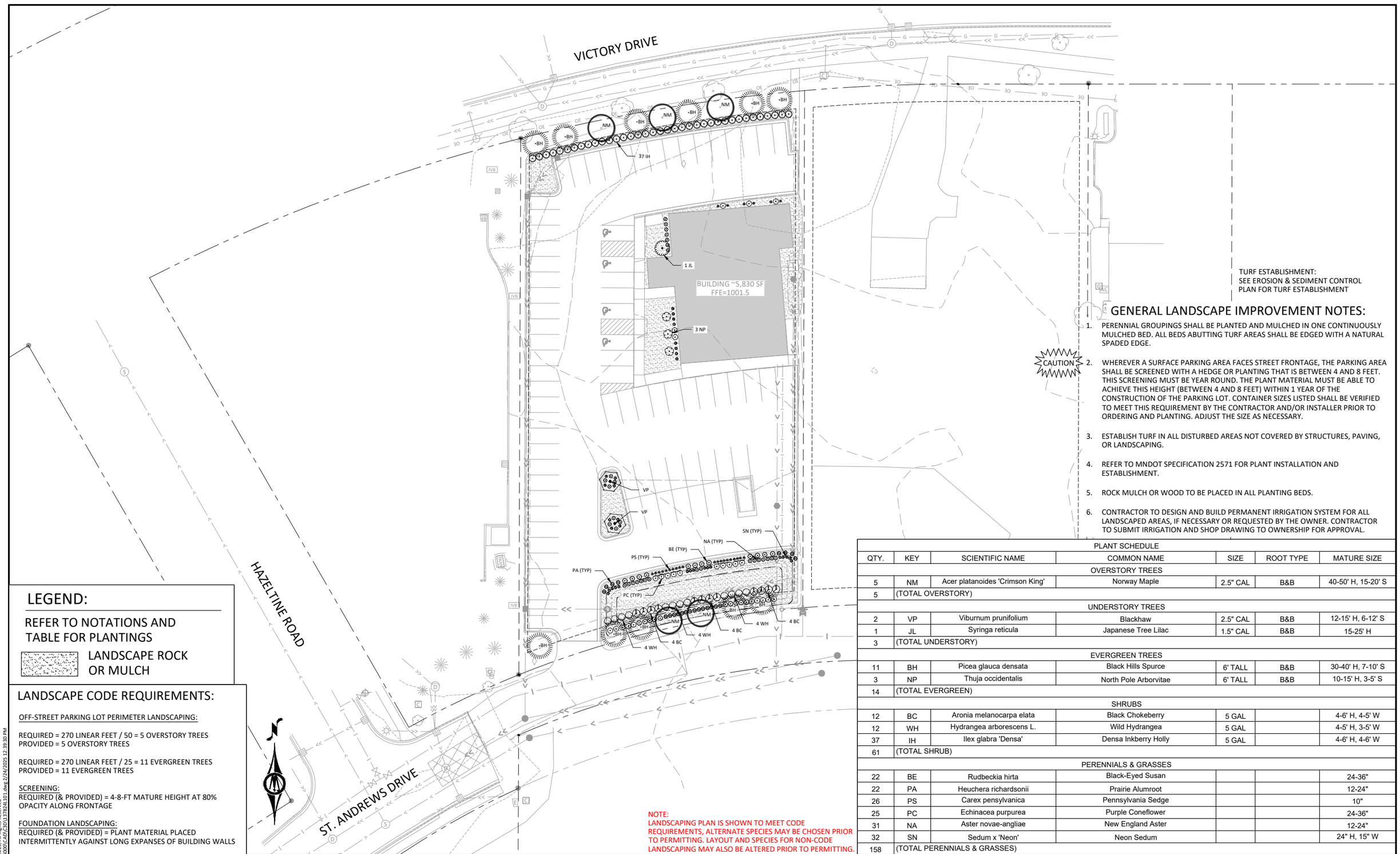

TURF ESTABLISHMENT:
SEE EROSION & SEDIMENT CONTROL PLAN FOR TURF ESTABLISHMENT

GENERAL LANDSCAPE IMPROVEMENT NOTES:

1. 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.
2. 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. CONTAINER SIZES LISTED SHALL BE VERIFIED TO MEET THIS REQUIREMENT BY THE CONTRACTOR AND/OR INSTALLER PRIOR TO ORDERING AND PLANTING. ADJUST THE SIZE AS NECESSARY.
3. ESTABLISH TURF IN ALL DISTURBED AREAS NOT COVERED BY STRUCTURES, PAVING, OR LANDSCAPING.
4. REFER TO MNDOT SPECIFICATION 2571 FOR PLANT INSTALLATION AND ESTABLISHMENT.
5. ROCK MULCH OR WOOD TO BE PLACED IN ALL PLANTING BEDS.
6. 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.

CAUTION

LEGEND:

REFER TO NOTATIONS AND TABLE FOR PLANTINGS

LANDSCAPE ROCK OR MULCH

LANDSCAPE CODE REQUIREMENTS:

OFF-STREET PARKING LOT PERIMETER LANDSCAPING:

REQUIRED = 270 LINEAR FEET / 50 = 5 OVERSTORY TREES
PROVIDED = 5 OVERSTORY TREES

REQUIRED = 270 LINEAR FEET / 25 = 11 EVERGREEN TREES
PROVIDED = 11 EVERGREEN TREES

SCREENING:
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

NOTE:
LANDSCAPING PLAN IS SHOWN TO MEET CODE REQUIREMENTS, ALTERNATE SPECIES MAY BE CHOSEN PRIOR TO PERMITTING. LAYOUT AND SPECIES FOR NON-CODE LANDSCAPING MAY ALSO BE ALTERED PRIOR TO PERMITTING.

PLANT SCHEDULE

QTY.	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT TYPE	MATURE SIZE
			OVERSTORY TREES			
5	NM	Acer platanoides 'Crimson King'	Norway Maple	2.5" CAL	B&B	40-50' H, 15-20' S
5	(TOTAL OVERSTORY)					
			UNDERSTORY TREES			
2	VP	Viburnum prunifolium	Blackhaw	2.5" CAL	B&B	12-15' H, 6-12' S
1	JL	Syringa reticula	Japanese Tree Lilac	1.5" CAL	B&B	15-25' H
3	(TOTAL UNDERSTORY)					
			EVERGREEN TREES			
11	BH	Picea glauca densata	Black Hills Spurce	6' TALL	B&B	30-40' H, 7-10' S
3	NP	Thuja occidentalis	North Pole Arborvitae	6' TALL	B&B	10-15' H, 3-5' S
14	(TOTAL EVERGREEN)					
			SHRUBS			
12	BC	Aronia melanocarpa elata	Black Chokeberry	5 GAL		4-6' H, 4-5' W
12	WH	Hydrangea arborescens L.	Wild Hydrangea	5 GAL		4-5' H, 3-5' W
37	IH	Ilex glabra 'Densa'	Densa Inkberry Holly	5 GAL		4-6' H, 4-6' W
61	(TOTAL SHRUB)					
			PERENNIALS & GRASSES			
22	BE	Rudbeckia hirta	Black-Eyed Susan			24-36"
22	PA	Heuchera richardsonii	Prairie Alumroot			12-24"
26	PS	Carex pensylvanica	Pennsylvania Sedge			10"
25	PC	Echinacea purpurea	Purple Coneflower			24-36"
31	NA	Aster novae-angliae	New England Aster			12-24"
32	SN	Sedum x 'Neon'	Neon Sedum			24" H, 15" W
158	(TOTAL PERENNIALS & GRASSES)					

HORZ. 0 25 50
SCALE FEET

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WEB CONSTRUCTION
LOT 1 BLOCK 1, ALEXIA SUBDIVISION
PLANTING PLAN

SHEET L1.01

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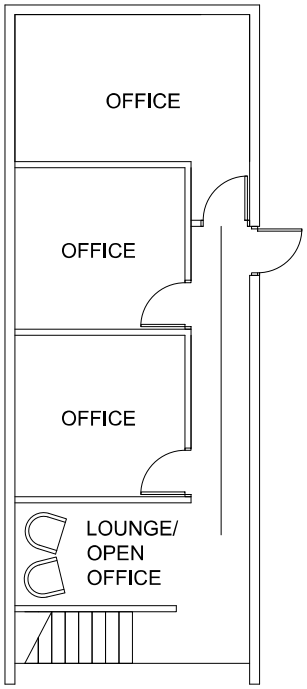
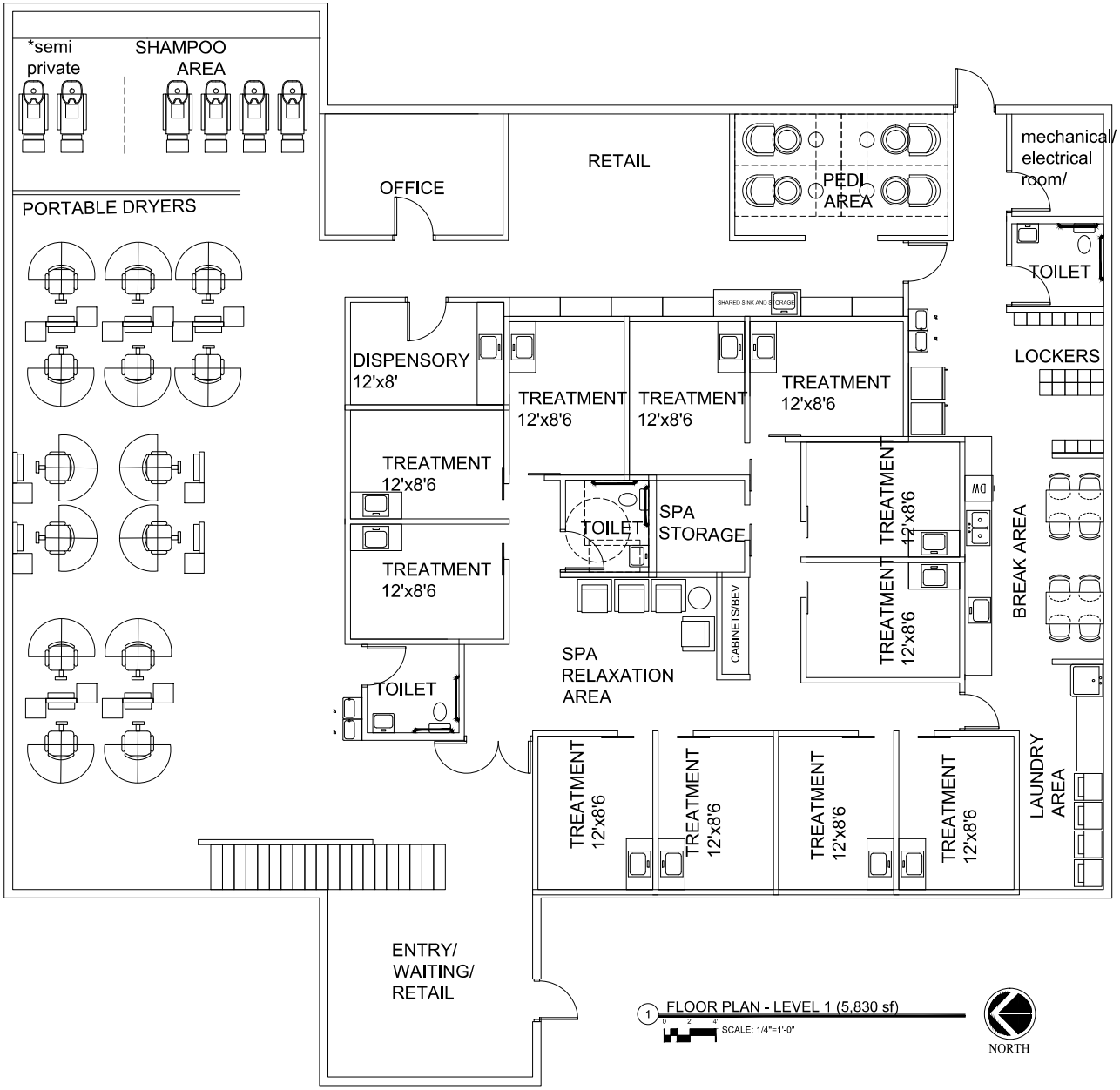


2 FLOOR PLAN - LEVEL 2 (802 sf)
SCALE: 1/4"=1'-0"



1 FLOOR PLAN - LEVEL 1 (5,830 sf)
SCALE: 1/4"=1'-0"

NORTH

RDS ARCHITECTS

Bright Pixel Design

PARKING:

BEAUTY SHOP: 18 OPERATOR STATIONS
X 3 = 54 REQ'D

RETAIL AREA: 825 sf / 200 = 4.125 REQ'D

GENERAL OFFICE: 1,123 sf / 200 = 5.612 REQ'D

TREATMENT: 1950 SF / 200 = 9.75 REQ'D

74 TOTAL REQUIRED

No.	SUBMISSIONS & REVISIONS	Date

CONCEPT FLOOR PLANS

JOB. NO.: 25.35.1
DATE: 2-21-2025
DRAWN BY: MJB

A1.1

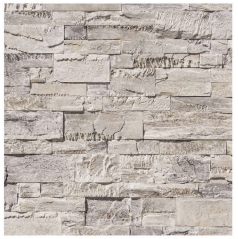
EXTERIOR DESIGN

WOOD LOOK ALUMINUM CLADDING
KNOTWOOD: KWILA

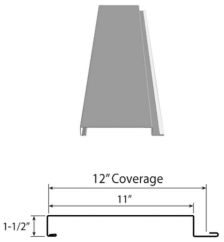
RDS ARCHITECTS

Bright Pixel Design

ALUMINUM STOREFRONT
FRAMING SYSTEM
TUBELITE T14000
DARK BRONZE



STONE VENEER
CREATIVE MINES
CULTURED STONE
WILDFLOWER



METAL PANELS
MS METAL SALES
80% SANDSTONE
20% PARCHMENT

No.	SUBMISSIONS & REVISIONS	Date

EXTERIOR DESIGN

JOB. NO.: 24.32.1
DATE: 2-17-2025
DRAWN BY: MJB

A2.1

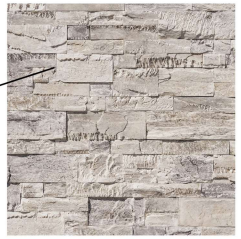
NORTH

WOOD LOOK ALUMINUM CLADDING
KNOTWOOD: KWILA

WEST

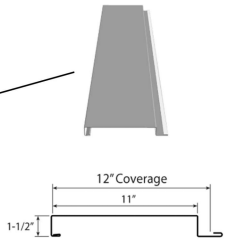
ALUMINUM STOREFRONT
FRAMING SYSTEM
TUBELITE T14000
DARK BRONZE

SOUTH



STONE VENEER
CREATIVE MINES
CULTURED STONE
WILDFLOWER

EAST



METAL PANELS
MS METAL SALES
80% SANDSTONE
20% PARCHMENT

Sandstone (W51) Parchment (W74)

RDS ARCHITECTS

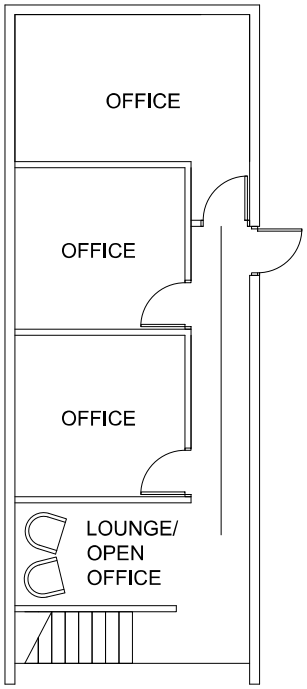
Bright Pixel Design

No.	SUBMISSIONS & REVISIONS	Date

EXTERIOR ELEVATIONS

JOB. NO.: 24.32.1
DATE: 2-17-2025
DRAWN BY: MJB

A2.2



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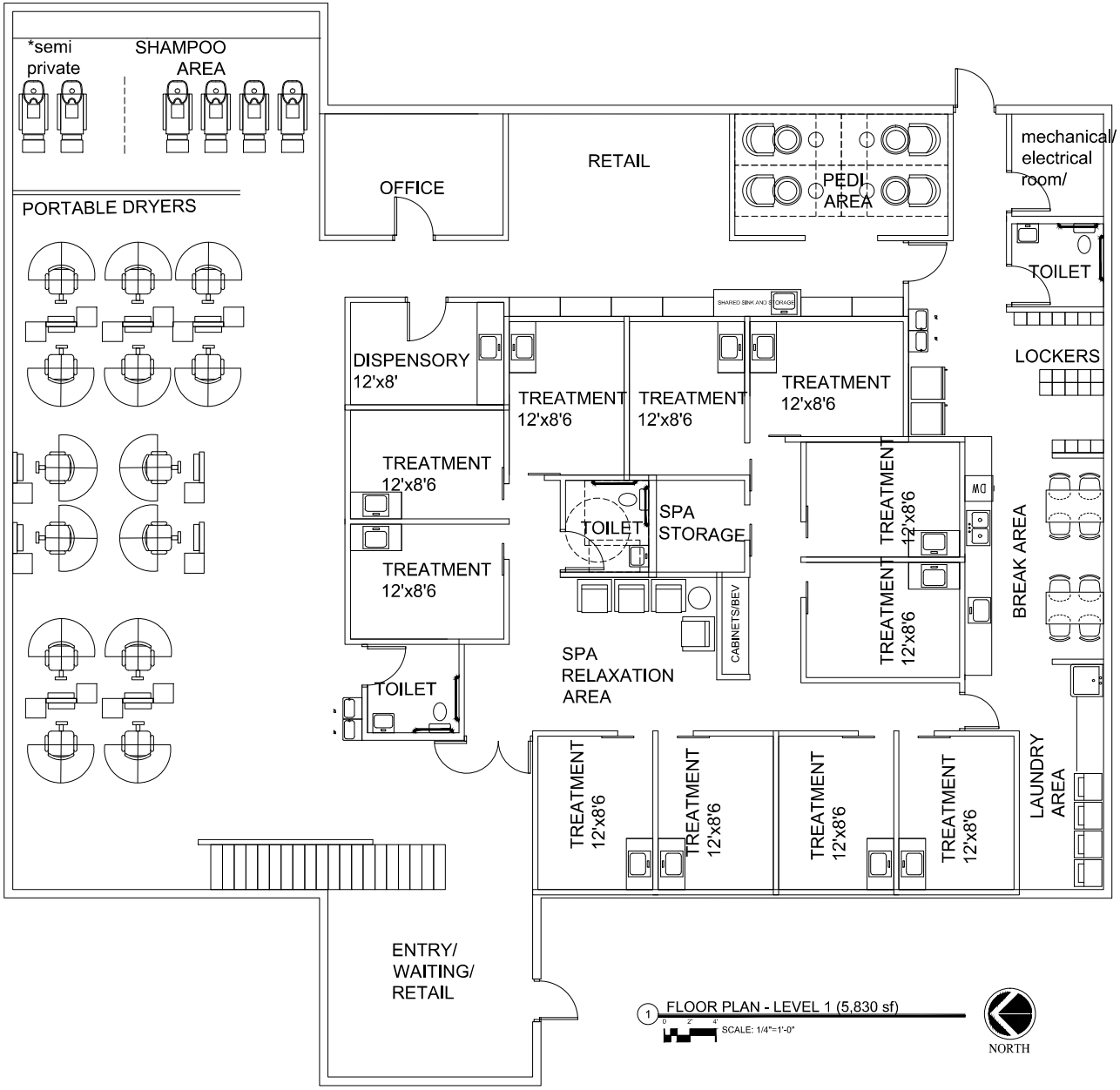

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No.	SUBMISSIONS & REVISIONS	Date

CONCEPT FLOOR PLANS

JOB. NO.: 25.35.1
DATE: 2-21-2025
DRAWN BY: MJB

A1.1

CONSTRUCTION

Ph: (507) 387-1667 Fax: (507) 388-1600

Project Description: Construction of a new salon/spa

Site Location: 1600 North Victory Drive

Submitter: (On behalf of owner)

WEB Construction Co., Inc

320 Saint Andrews Dr, Suite 100

Mankato, MN 56001

Certificate of Design Compliance (CDC) – Detailed Narrative

WEB Construction on behalf of the owner is seeking a certificate of design compliance approval for construction of a new Salon/Spa at 1600 N. Victory Drive in Mankato. This property is currently not developed and is located between CCF Bank and a Multi-tenant building along the south side of N. Victory Drive. The building would be primarily a single story with a 2-story entry atrium. The first floor is approximately 5,800 sf with an 800 sf second floor small office area. Total proposed square footage of 6,633 square feet. Construction would be a wood framed building with a flat roof. Exterior finishes would be comprised of a combination of materials including cultured stone, wood looking aluminum panels, and two different metal panel options. Windows and doors would be a storefront aluminum system in a dark bronze finish with insulated glass units. These materials are shown on the architectural documents provided.

The building uses are further identified on floor plan A1.1. Based on those requirements, a total of 74 parking stalls are required for the property. See attached plan for table showing each use and required stalls per use.

The provided site plans as shown on sheet C6.01 show a total of 78 stalls being provided allowing for four stalls over the current code provision.

The site plans depict a temporary access road that has been designed for two-way vehicle traffic and allows for emergency vehicle turning. This is necessary due to the property to the south that has not entered into the development agreement and there are no current provisions for utility or street easements. The new water service would be extended on this property all the way to the east property line to allow for future lot and main connection to the east. A fire hydrant would also be installed at this time. Additionally, the applicant and owner are currently working on connecting with the south property owner to allow for the extension of the sanitary sewer connection as depicted on the site plan. If an agreement cannot be reached, we would need to look at an alternative to run a sanitary connection directly north to serve the building site only at this time. Both the applicant and the owner understand that the St Andrews Drive connection will be completed in the future and will be responsible for their fair share of improvements at that time. The temporary drive will also be the responsibility of the applicant/owner to maintain and plow snow.

Additionally, the site plan identifies landscape screening along N. Victory Drive and the future road extension of St Andrews Drive. A trash enclosure is provided in the parking lot for refuse containment. A storm surge pond is being constructed along the south side of the property. A bike rack location is planned on the NW corner of the site. There is a sidewalk connection proposed to the existing trail at the NE corner of the property. Snow removal plan is to remove any snow from the site as to not impact the parking requirement.

Future submissions will include a site specific and dark sky compliant exterior lighting plan to include parking lot and building lighting, a signage plan/permit submission.

Meeting Date: 03/26/2025

Title

CY13-25

Request of Caravel Autism Center for a conditional use permit to allow operations outside of a completely enclosed structure to accommodate a playground system in the B-1, Community Business District. The subject property is described as Lot 2, Block 5, North Star subdivision (1701 Adams Street).

Applicant

The applicant is Caravel Autism Center.

Request

The applicant is requesting a conditional use permit to allow operations outside of a completely enclosed structure, to accommodate a playground system in the B-1, Community Business District.

Location

The subject property is described as Lot 2, Block 5, North Star subdivision (1701 Adams Street).

Existing Land Use

The property is currently occupied by a vacant single-tenant commercial building. The building was previously the location of Gray Duck Fitiness, and before that by, the Nova Academy of Cosmetology.

Zoning

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

Environmentally Sensitive Areas

There are no known environmentally sensitive areas on the site.

Public Utilities

The subject property is currently served by public utilities.

City Code

Mankato City Code section 10.45, B-1 Community Business Districts, can be found at this link:
https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTVCODI_S10.45COBUDI

The City Code pertaining to Conditional Use Permits is available for review via the following web link:
https://www.municode.com/library/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTXADEN_S10.92COUSPE

Site Plan Review Comments

The Site Plan/Traffic Advisory Committee reviewed the request at their March 11, 2025, meeting and submitted the following comments.

A. Applicant shall verify drive aisle width near playground area (east side of lot) and verify this conforms to City of Mankato Engineering Plates (see plate 2700A, pdf page 45).
B. If not already complete, the applicant shall access the eportal and make payment for the notifications sent to the adjacent properties.
C. Applicant shall provide turning movements showing the path of vehicles through the site, with particular focus on the usage of the parking stalls and drive lane adjacent to the proposed outdoor playground area. All drive aisle and parking stalls shall achieve the City of Mankato engineering plates.
D. Applicant shall clarify the maximum number of employees that would operate on location at one time.
E. Applicant shall clarify the gross floor area of the proposed use.
F. Applicant shall clarify winter operation plans for the outdoor playground area.
G. Applicant shall clarify how exterior access to the play area would be managed to ensure safety of clients in close proximity to an active drive lane.
H. Applicant shall provide plans detailing the construction, including materials, of the refuse enclosure. Refuse containers shall be fully gated and screened in accordance with Mankato City Code section 10.88, or stored entirely within an enclosed structure.
I. Applicant shall clarify the number of off-street parking stalls provided on site.
J. Applicant shall provide a parking plan showing the designation of parking stalls for client pick-up and drop-off.
K. Applicant shall provide a minimum of 2 bicycle parking stalls on site.
L. Applicant shall provide an updated landscaping plan that conforms to Mankato City Code Sec. 10.88.
a. Applicant shall provide perimeter landscaping to screen all off-street parking areas from adjacent properties and public right-of-ways.
i. Subd. 5. Perimeter Landscaping - Off-Street Parking Lots. Every off-street parking lot containing four (4) or more parking stalls shall be buffered and screened by perimeter landscaping consisting of an area at least three (3) feet or greater in height as required in the yard and setback standards of each zoning district. The required perimeter landscaping area shall be measured from the back curb and excludes any parking space overhang area. The perimeter landscaping shall consist of a combination of ground cover, shade trees or evergreen trees, shrubs, and appropriate screening devices such as decorative walls, fences, or berms. Shade trees shall be provided at a rate of one (1) tree for every fifty (50) linear feet of perimeter length or fraction thereof. Evergreen trees shall be provided at a rate of one (1) tree and shrub for every twenty-five (25) linear feet of perimeter length of fraction thereof. Evergreen trees shall be maintained at a height of not less than three (3) feet. Subject to approval by the Zoning Administrator, ornamental trees and shrubs may be substituted for shade trees and evergreens. Areas not planted with shrubs, trees, or other appropriate screening devices shall be maintained with living ground cover, or planting beds with bark or rock mulch.

b. Applicant shall provide interior landscaping for any off-street parking area with 50 or more parking stalls.
i. Subd. 6. Interior Landscaping - Off-Street Parking Lots. Every off-street parking lot providing fifty (50) spaces or more shall provide interior landscaping. Interior landscaping shall consist of planting islands with a minimum area of sixty (60) square feet and a minimum width of six (6) feet, measured from the back of curb to back of curb. The interior landscaping shall constitute at least five percent (5%) of the area of the parking lot. Area devoted to perimeter landscaping shall not be considered as any part of interior landscaping. Where more than one (1) planting island is provided, such islands shall be appropriately spaced throughout the parking lot.
c. Applicant shall include existing onsite landscaping on their landscaping plan.
M. Applicant shall provide a snow removal plan designating an onsite snow storage area or demonstrating relocation of snow to a conforming off-site location.
N. Applicant shall apply for and be issued a fence permit prior to instillation of any fence exceeding 30" in height on the subject property.
O. Applicant shall clarify that no additional exterior lighting fixtures are to be installed at this time. If exterior lighting is to be updated or installed, all lighting shall conform to Mankato City Code section 10.89 standards, including, but not limited to, full-cut, fully shielded style.
P. All signage, both temporary and permanent, shall adhere to Mankato City Code Section 10.87 standards, and sign permits shall be obtained prior to fabrication or installation of any signage.

Review

Caravel Autism Center, the applicant, is requesting a Conditional Use Permit to allow operations outside a completely enclosed structure to accommodate a playground system in the B-1, Community Business District. The proposed site, located at 1701 Adams Street, was previously occupied by Gray Duck Fitness, Nova Academy of Cosmetology, and Sears Service Center. While medical clinics are permitted within this district, this allowance only applies to those operating entirely indoors. The applicant's request for an exterior playground area necessitates a Conditional Use Permit, as the playground would be an operational component outside the enclosed structure.

Caravel Autism Center provides one-on-one therapy and peer interaction for children with autism and is classified as a medical clinic. The center plans to incorporate an outdoor playground area to facilitate physical activity and social development. Previously, Caravel Autism Center operated at 1720 Bassett Drive, where a similar outdoor play area was permitted under a past Conditional Use Permit for a daycare facility. The center intends to continue its services and operations at the proposed location.
According to the applicant's narrative, the center will operate from 8:00 a.m. to 6:00 p.m., serving up to 40 clients with 50 employed therapists. Each child will receive individualized therapy, supervised by clinicians who provide ongoing training to the team.
Marketplace Commercial, the property owner, has provided written permission for the proposed project and the Conditional Use Permit application.

Access to the site will remain unchanged, with two existing entry points: one along Adams Street to the north and another along Star Street to the west. A snow removal plan identifying designated snow storage areas must be submitted prior to the building permit application.
Per Mankato City Code 10.88, Subd. 8, all refuse containers must be fully enclosed by a gated, opaque fence or a wall of sufficient height to screen them from adjacent properties and public streets. A compliant dumpster enclosure must be constructed on-site, or all refuse containers must be stored within an entirely enclosed structure before submitting the building permit application.

Parking:

The center's parking requirements align with the off-street parking regulations for medical offices outlined in Mankato City Code Sec. 10.85, which mandates one parking space per 200 square feet of gross floor area. Given the facility's gross floor area of 8,365 square feet, 42 off-street parking stalls are required. The proposed site plan includes 50 off-street parking stalls—47 standard stalls and three accessible stalls, exceeding the required minimum. A condition will be included in the Conditional Use Permit stating that if on-site parking conditions cause traffic congestion or interfere with nearby properties, mitigation measures must be implemented. Additionally, stacking and queuing that disrupt public roadways is strictly prohibited.

In compliance with Mankato City Code Sec. 10.85, the applicant must provide off-street bicycle parking equal to five percent of the total number of automobiles parking spaces, requiring a minimum of two bicycle parking stalls.
The applicant's narrative outlines a client drop-off and pick-up process where parents escort their children into the lobby to connect with staff. Funded transportation services are also available. However, the narrative does not specify the procedures for on-site loading and unloading of clients. Designated pick-up and drop-off parking stalls must be physically marked, and a condition ensuring this requirement is met will be included in the Conditional Use Permit.

Landscaping:

A landscaping plan, demonstrating compliance with Mankato City Code Sec. 10.88, must be submitted before the building permit application. Additionally, a fence permit is required for any fencing exceeding 30 inches in height. Perimeter and interior landscaping are mandatory per city regulations. A condition will be included in the Conditional Use Permit requiring the installation of perimeter landscaping between the off-street parking areas and the frontages of Adams and Star Streets. If 50 or more parking stalls are provided, interior landscaping must also be installed.

The initial development of 1701 Adams Street occurred in 1996 for the construction of a Sears Service Center. Landscaping and trash enclosure improvements were required but were never completed. The applicant has been given the option to submit a landscaping plan that closely mirrors the originally approved plan for the property.

Playground:

The proposed playground will be enclosed by a four-foot-high, black vinyl-coated chain-link fence with blue fence slats. A three-foot-wide, four-foot-high, vinyl-coated chain-link gate will provide access. Most of the playground area will be situated under an existing metal canopy, with a six-foot-wide portion extending beyond the canopy. The fenced area will include a plastic play border, a rubber fiber play surface over asphalt, prefabricated playground equipment, and an integrated accessible ramp. Access to the playground will be available through three entrances: a northern entrance leading to the eastern drive lane and two separate building entrances.
A condition will be included requiring the applicant to submit a detailed operational narrative for the playground area, including winter use procedures and safety measures for the exterior gate that leads to the drive lane without a marked walkway.

Exterior Modifications:

Exterior site improvements will include the enclosed playground area and minor modifications to the front entry's exterior materials. These modifications involve painting select sections of the front façade, including the portico and standing seam roof. The applicant has not yet provided proposed paint colors or materials, which must conform to Mankato City Code regulations.
No signage plans have been submitted. All signage, whether temporary or permanent, must comply with Mankato City Code Sec. 10.87, and sign permits must be obtained before fabrication or installation. A condition specifying this requirement will be included in the Conditional Use Permit.

The applicant has not indicated plans for additional exterior lighting. Any new lighting installations must comply with Mankato City Code Sec. 10.89, requiring full cut, fully shielded fixtures. If further exterior modifications are proposed, they must meet the B-1 district's exterior finish standards.

Findings

Staff respectfully submits the following findings of fact:

1. The operation of a Medical Clinic within the B-1, Community Business District is considered a permitted use in the City of Mankato.
2. The operation of a business not entirely within a completely enclosed structure, in the B-1, Community Business District, can be permitted by a Conditional Use Permit in the Mankato City Code.
3. The operation of the outdoor playground, as proposed, is complementary to the operation of the site as a medical clinic that provides care for children with Autism.
4. To the extent known, the development, when considered with the recommended conditions, conforms with all other applicable regulations of the district, and other applicable ordinances.
5. The proposal will not cause undue traffic congestion, as no changes are proposed to the public street system, nor is an increase proposed to the number of off-street parking stalls provided on site.
6. The proposal does not interfere with or diminish the use of the property in the immediate vicinity.
7. The proposal will not jeopardize the public's health, safety, or general welfare.
8. It is in keeping with the comprehensive planning policies of the City as amended from time to time.
9. The proposal will improve the existing landscaping and screening conditions on the property by screening the parking area.

Recommendation

Staff recommends approval of the Conditional Use Permit with the following conditions:

1. Applicant shall provide plans detailing the construction, including materials, of the refuse enclosure at the time of building permit submission. Refuse containers shall be fully gated and screened in accordance with Mankato City Code section 10.88, or stored entirely within an enclosed structure.
2. Bicycle parking shall be provided in compliance with the City Code. A minimum of 2 bicycle stalls shall be provided on site.
3. All signage, both temporary and permanent, shall adhere to Mankato City Code Section 10.87 standards, and sign permits shall be obtained prior to fabrication or installation of any signage.
4. The applicant shall apply for and be issued a fence permit prior to instillation of any fence exceeding 30" in height on the subject property.
5. The applicant shall provide a snow removal plan designating an onsite snow storage area or demonstrating relocation of snow to a conforming off-site location prior to building permit submission.
6. The applicant shall provide turning movements showing the path of vehicles through the site, with particular focus on the usage of the parking stalls and drive lane adjacent to the proposed outdoor playground area. This shall be provided prior to building permit submission. All drive aisle and parking stalls shall conform to the City of Mankato Engineering Plates (see plate 2700A, pdf page 45).
7. The applicant shall provide a parking plan showing the number of off-street parking stalls provided on site and showing the designation of parking stalls for client pick-up and drop-off. This shall be provided prior to building permit submission.
8. If new exterior lighting is updated or installed, it shall conform to Mankato City Code section 10.89 standards, including, but not limited to, full-cut, fully shielded style. A photometric plan shall be provided at this time demonstrating conforming lighting levels at the property line.
9. The applicant shall provide a narrative that states: the maximum number of employees that would operate on location at one time, the gross floor area of the proposed use, winter operation plans for the outdoor playground area, and how exterior access to the playground area will be managed to ensure the safety of clients in proximity to an active drive lane. This shall be provided prior to building permit submission.
10. If parking or loading/unloading operations on site impede traffic on Adams or Star Streets, mitigation of undue traffic congestion shall be sought through modification to onsite parking conditions.
11. Parking of staff and client vehicles shall occur entirely on site within designated parking stalls. If conforming parking conditions cannot be maintained, additional off-street parking stalls shall be provided by improvement or through lease of off-street parking stalls within 500' of the use.
12. The applicant shall provide a landscaping plan that conforms to Mankato City Code Sec. 10.88 prior to, or in conjunction with, the submission of a building permit.

Attachments

General Location Map

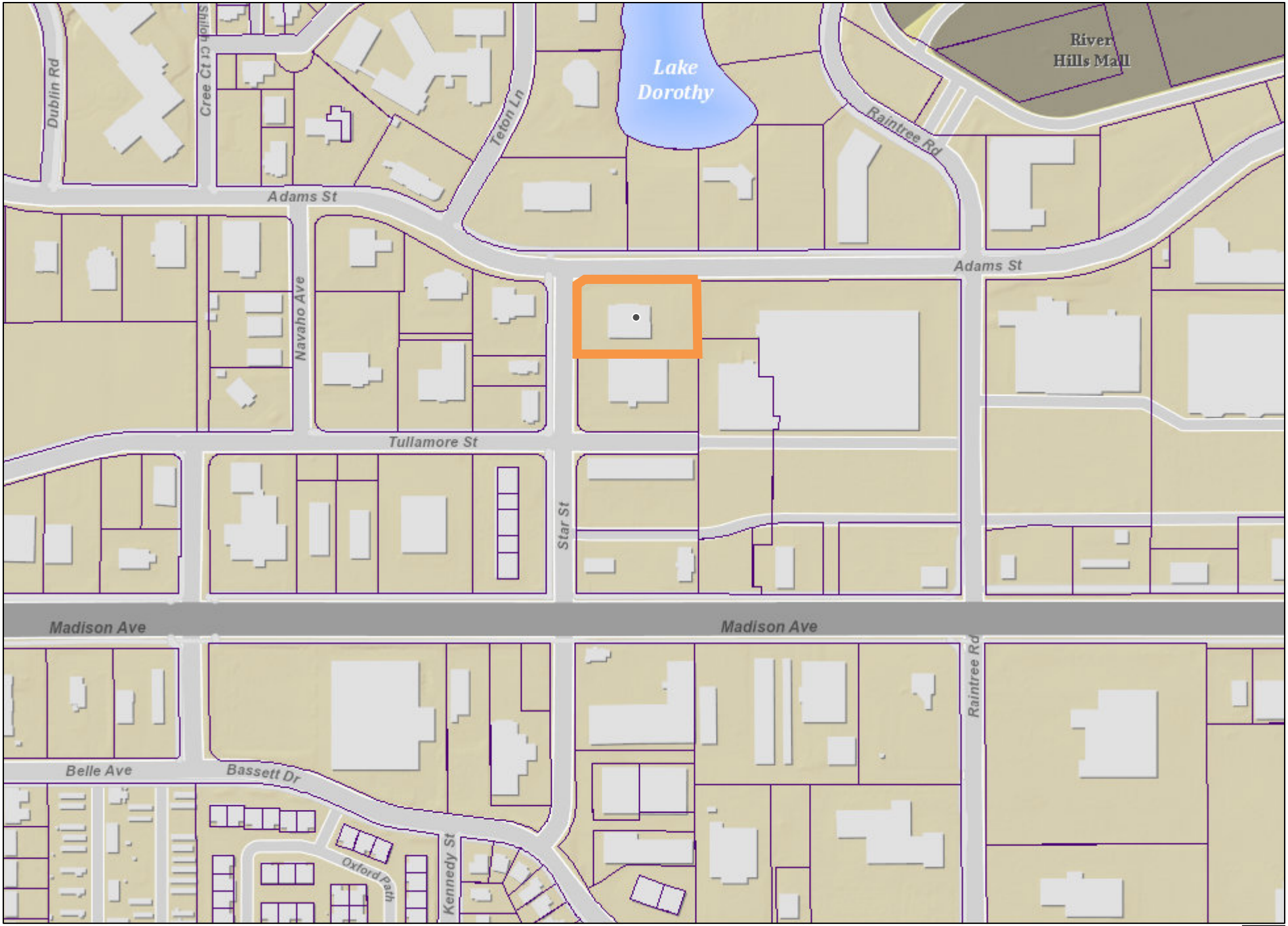
Aerial

Site Plan

Narrative

Example Playground Area

General Location Map



Date: February 2025

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.

N

Aerial Location Map

Date: February 2025

Author:

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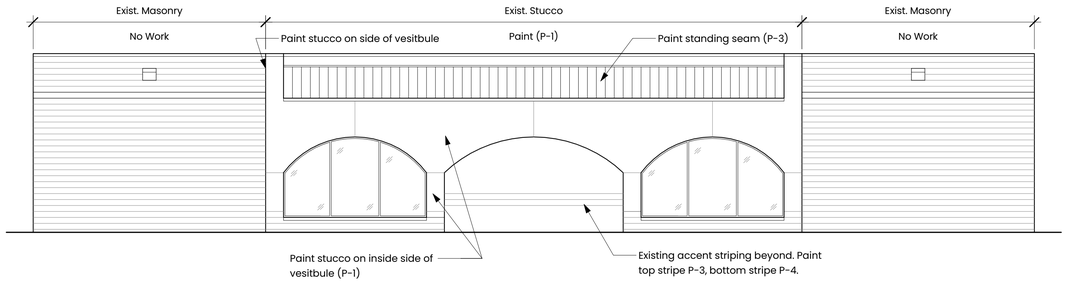
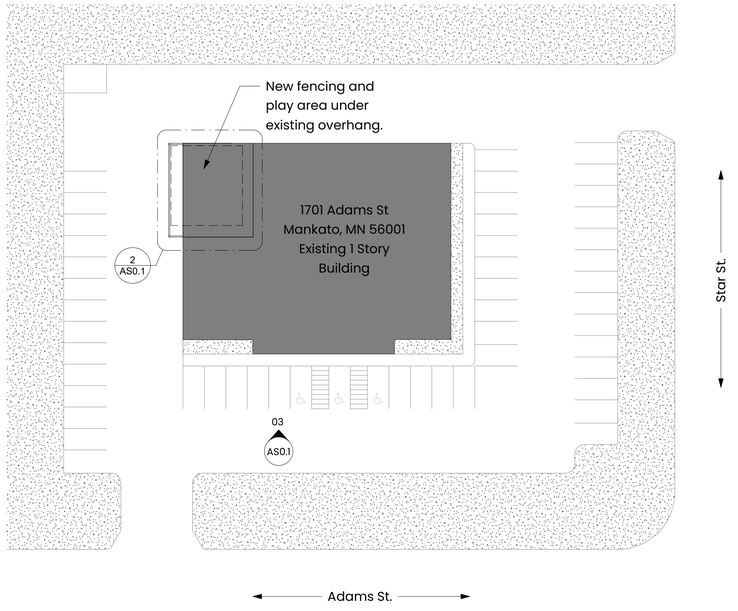
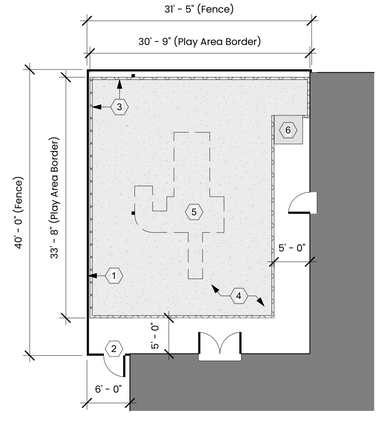
N



3 Exterior Elevation
1/8" = 1'-0"



1 Site Plan
1" = 30'-0"



2 Play Area
1" = 10'-0"

General Notes

1. All work shall conform to all applicable codes and governing authorities.
2. No change to existing occupancy/parking requirements.
3. General Contractor is responsible for visiting the site and reporting any field conditions that would inhibit the construction of the proposed site layout or its compliance with accessibility codes.
4. For all new ramps, max slope in direction of travel to be 1:12 (8.33%). Max cross slope to be 1:50 (2%).
5. For all new sidewalks, max slope in direction of travel to be 1:20 (5%). Max cross slope to be 1:48 (2%)

Keynotes

1. New 4' high vinyl-coated chain-link fence (Black). Provide blue fence slats at 100% of fence. General contractor to install so that future play area will fit within the bounds of the fence.
2. New 3' wide, 4' high, chain-link gate. Provide blue fence slats at 100% of gate.
3. Plastic play area border, installed at future date.
4. Rubber fiber play surface over existing asphalt, installed at future date.
5. Prefabricated playground equipment, installed at future date.
6. Integrated accessible ramp, installed at future date.

Building Department Approval

Little plans STUDIO

Kyle Fouchey
4814 N Damen Ave
Unit 213
Chicago, IL 60625
630.877.1255

CARAVEL AUTISM HEALTH

1701 Adams St
Mankato, MN 56001

No.	Description	Date
1	Issue for Review & Bid	2024.11.06
2	Bid Questions	2024.12.30
3	Issue for Permit	2025.01.13
4	Permit RFI	2025.01.22

Stamp

State of Minnesota

Architect

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

Signature: Donald Wallin
Printed Name: Donald John Wallin
Date: 01/22/2025
License Number: 44502

Site Plan

AS0.1

Narrative for Caravel Autism Center

1701 Adams St

Mankato, MN 56001

Conditional Use – Zone 0009-25

Building Permit – BLDC -0004-25

This location will serve as a clinic for children with Autism, offering a day program from 8 am to 6 pm, with many children receiving up to 40 hours of treatment per week. The clinic will include a playground where children can play, release energy, and develop social skills in a safe, outdoor setting. Each child will receive 1:1 therapy, with therapists assigned to them, and clinicians will oversee services, providing training to the team. In total, the location will serve up to 40 clients and employ up to 50 therapists. Parents can bring clients into the lobby and the team will connect with families about how the child's time in the home or at the clinic (depending of it is pick up or drop off) was. We also have several funded transportation companies and we will pick up the child from the vehicle and walk them into the clinic.

Existing Use Class B (Business)

Tim Hanna I Corporate Development Manager
Caravel Autism Health
M 815.236.9701
thanna@caravelautism.com | www.caravelautism.com

CARAVEL AUTISM HEALTH
• E-Liquid
• Vaporizers
• E-Cig
• CBD
• Hookah
• Accessories
OPEN 7 DAYS A WEEK
WARNING

Meeting Date: 03/26/2025

Title

CY14-25

Request of Brett Skilbred, with permission of the property owner, for a Land Use Plan amendment to change the guided land use from Light Industrial to Medium Density Residential. The subject properties are described as approximately 188,000 sqft and located in Blocks 7-10, Columbia Park Addition, City of Mankato, and Blocks 23-24, Germania Park Add, City of Mankato (8th Avenue in Germania Park neighborhood between Harper and Cleveland Avenue).

The anticipated date of City Council action is May 12, 2025.

Applicant

With the permission of the property owner, the applicant is Brett Skilbred.

Request

The applicant is seeking a Land Use Plan amendment to change the guided land use of the subject properties from Light Industrial to Medium Density Residential.

Location

The subject properties are located in the Germania Park neighborhood on 8th Avenue between Cleveland and Harper streets.

Existing Land Use

The subject properties are vacant parcels.

Zoning

The subject properties are presently zoned PI, Planned Industrial. Upon a change in the Land Use designation, and prior to any future development, rezoning of the subject parcels to coincide with any amended land use plan will be necessary.

Environmentally Sensitive Areas

There are areas on the subject sites identified as bluffs. The applicant will be required to evaluate the area for the presence of environmentally sensitive areas in conjunction with platting or other moving forward.

Public Utilities

Public utilities will be required for the development of the subject parcels. Discussion in underway on the potential of serving the lots with utilities during the upcoming Germania Park Phase 5 Capital Improvement Program (CIP) projects.

City Code

Mankato Charter section 9.03 - Implementation of the Comprehensive Plan - outlines the process for amendments to the City's Land Use Plan. The link can be found
here: https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH_CH9PL_S9.03IMCOPL

Site Plan Review Comments

The Site Plan and Traffic Advisory Committee provided the following comments at their March 11, 2025 meeting, and the applicant has subsequently acknowledged each comment.

1. Applicant shall be aware there are currently no public transportation fixed routes that operate in this area. Para-transit options are available and future fixed routes are planned.
2. Applicant shall confirm which housing option (based on the two provided) that will be moving forward.
3. If not already complete, the applicant shall access the eportal and make payment for the notifications sent to the adjacent properties.

Review

Brett Skilbred, with permission of properties owned by Pentagon Acquisition, LLC, has applied for a Land Use Plan amendment to change the guided land use from Light Industrial to Medium Density Residential.

Per the City Charter, upon receipt from the City Manager of a proposed comprehensive plan or proposed modification of the existing plan, the Council shall refer such proposal to the City Planning Commission which shall within a time specified by the Council, report its recommendations thereon. After receipt of the recommendations of the Planning Commission, the Council will hold a public hearing on the proposed comprehensive plan or modifications thereof and shall thereafter adopt it by resolution with or without amendment.

The Mankato City Council on February 24, 2025, recommended that the Planning Commission review the proposed land use plan amendment at the regular Planning Commission Meeting on March 26, 2025.

Land Use Plan Request

The properties included in the request are owned by Pentagon Acquisition, and are described as Lots 1-6, Block 24, Lot 1, Block 9, Columbia Park Addition, Lots 1-8, Block 8, Columbia Park Addition, Lots 9-15, Block 7, Columbia Park Addition, Lot 4, Block 10, Columbia Park Addition, City of Mankato. The properties are located on 8th Avenue in the Germania Park neighborhood between Harper and Cleveland Avenue. This application request seeks to change the underlying land use for only those properties owned by Pentagon Acquisitions.

The proposed amendment seeks to change the guided land use designation from Light Industrial to Medium Density Residential, allowing for the construction of single-family dwellings, either attached or detached. This change was considered during the review of the Jefferson Quarry Redevelopment Plan, which envisioned the area as a transitional zone between existing single-family homes and future quarry-related uses. The City Council reviewed and approved the Jefferson Quarry Redevelopment Plan on September 11, 2023.

The Jefferson Quarry Redevelopment Plan process fulfills the neighborhood engagement requirements outlined in the City of Mankato's Land Use Plan amendment process. Through the small area plan, three open houses were held in May 2022, June 2022, and October 2022. One of the findings generated based on the feedback from engagement was that a buffer containing lower-density development compatible with the single-family neighborhood was desired at the location proposed with this land use plan amendment. The preliminary concepts outlined in the Quarry Plan also highlighted the need for alternative housing options, including different mixes of apartments and townhomes. The Jefferson Quarry plan states that the housing type could include both affordable and market-rate housing and that future development would be heavily dependent on the market.

With this proposal, the applicant indicates that there are two types of developments, each compatible with the land use amendment request and with the previously approved Jefferson Quarry Redevelopment Plan. The first is proposed along the western side of 8th Avenue. The developer has stated that this area will be targeted for attached single-family twin homes and will be included in a future planned unit development zoning request that intends to support density, spacing, and green space. Also, the land use plan request includes several individual parcels on the east side of 8th Avenue matching the original subdivision lot lines. These may be sold individually as conforming lots to include single-family homes or may be part of a larger planned unit development lot with twin homes like what is proposed on the west side of 8th Avenue. The applicant indicates that either way, the development will be marketed as affordable owner-occupied single-family homes with prices targeting buyers with income at or below 115% of the AMI, area median income or statewide median income. It is anticipated that the developer(s) will keep rental options open in the event home sales are not feasible. The income limits for homebuyers (and renters, if necessary) in the development are driven by a combination of the redevelopment plan, desire of landowner and developer(s), as well as potential funding source restrictions. While the plans indicate that the development of the area will be affordable single-family residential, as future plans solidify, additional rezoning, platting, and planned unit development will be required.

Below are the Goals identified in the City's Land Use Plan. The applicant's narrative describes the Amendment request from Light Industrial to Medium Density Residential and provides the following responses to said goals.

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

Response: The area was never really established although included in two subdivisions. Instead, it was connected to the quarry by ownership and remained largely vacant and undeveloped.

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

Response: The proposed medium density residential development will provide below market affordable housing alternatives to the existing single-family adjacent to the site. The housing will be available for all age groups and demographics.

3. Encourage the orderly growth of the community.

Response: The development of this site creates a buffer of medium-density single-family homes to separate the neighborhood from Jefferson Quarry as identified in the Stantec development plan.

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

Response: The request to develop the subject site would utilize existing and planned infrastructure as well as fill the development gap between the Germania Park Neighborhood and Jefferson Quarry.

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

Response: The current bluff line created by previous mining in the quarry is currently overgrown and unsafe. The proposed development will delineate and beautify the bluff line while utilizing future common area maintenance funds to design, implement, and maintain a safety system.

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

7. Promote complementary land uses and minimize incompatible land uses.
Response: The proposed change of land use from industrial to residential would support the proposed medium density development. It would also provide a more natural transition of uses from the largely single-family homes in Germania Park to the adjacent future development of Jefferson Quarry.

8. Promote efficient use of municipal services.

Response: City utilities are located adjacent to the proposed development and there is a planned Community Improvement Project (Germania Park Phase 5) for their extension through the site. Additionally, the proposed site is in a neighborhood already served by municipal bus, snow removal, and maintenance services, among others.

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

Response: The development of this largely vacant land supports the growing demand for residential units, particularly affordable single-family homes.

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

Response: 8th Ave is currently unimproved and unpaved. This development supports the Germania Phase 5 CIP which will improve and pave 8th Ave. Additionally, the development will promote a connection to the existing pedestrian/bike corridor adjacent to the quarry along the Minnesota River.

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

Response: New investment in the Germania Park Neighborhood will support and potentially improve existing property values. The proposed residential homes will align with existing neighborhood density and building standards.

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

Response: The proposed development has the opportunity to showcase excellence in planning and design to obtain maximum livability by promoting the following innovations in development techniques: coordinated planning of public/private

improvements, in-fill of vacant areas in proximity to municipal park and trail amenities, financial support of projects to meet identified community needs, and leveraging existing neighborhood resources like Grace Baptist Church to support the needs of future area residents including after school programs, mentoring, education, and daycare.

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

Response: N/A - this site is not designated as a public park or open space. The site will provide open green space designated areas for its residents. It will also support the connection between the existing neighborhood park and the future amenities and connections included in the future development of the Jefferson Quarry.

Traffic Trip Generation Memorandum

The applicant has submitted a Trip Generation Memorandum prepared by a professional engineer, which analyzes the traffic and trip generation associated with the proposed development. Because specific development plans for the area are still being developed, the plan contemplates scenarios for 36 single-family attached homes or 20 single-family detached homes.

The report provides a Trip General Summary Comparison that states if the proposed development consists of 36 single-family attached homes, it is estimated to generate approximately 224 total site trips on the roadway network during a typical 24-hour period. Of the daily traffic volume, it is anticipated that 13 trips (3 entering and 10 exiting) will occur during the weekday AM peak hour and 18 trips (10 entering and 8 exiting) will occur during the weekday PM peak hour.

The report goes on to state that if the proposed development consists of 20 single-family detached homes (assuming 60-ft lots), it is estimated to generate approximately 230 total site trips on the roadway network during a typical 24-hour period. Of the daily traffic volume, it is anticipated that 17 trips (4 entering and 13 exiting) will occur during the weekday AM peak hour and 22 trips (14 entering and 8 exiting) will occur during the weekday PM peak hour.

The report further finds that the daily traffic volume generated by the proposed development for either type of land use option is expected to be below the thresholds to require a Traffic Impact Study (TIS) based on the Minnesota Department of Transportation (MnDOT) Access Manual.

The Trip Distribution for the proposed development indicates that site trips will be provided 40% from the north from 3rd Avenue and 60% from the south from 3rd Avenue. Trip ingress and egress to the specific site utilizes the existing neighborhood street network including Cleveland, Harper and Lind. Any future changes to the street network included in the traffic memorandum, such as modifications to Cleveland, Harper or Lind, will require a re-evaluation of the traffic impact information provided. Any costs associated with said changes will be those of the applicant or successors, and a recommended condition in included pertaining to as much.

The professionally prepared memorandum concludes that, "based on the low trip generation potential for either land use option, and alternative routes provided to access the site, it is expected that the development will have minimal impacts to the surrounding roadway network. Although minimal impacts from the proposed development are anticipated, a more in-depth traffic study would be necessary to determine if the proposed development would introduce any need for intersection geometry or traffic control improvements." For this reason, a recommended condition of approval is that as plans have solidified, and with subsequent future zoning requests, a more in-depth traffic study be provided at the time of application submission to assess the need for intersection geometry or traffic control improvements associated with the subject development.

Moving forward

In accordance with Mankato's City Charter, on February 24, 2025, the Mankato City Council referred the Land Use Plan request to the Planning Commission for review and consideration. The Commission is required to review the proposal and submit its recommendations to the Council. Following the Planning Commission's review and with their recommendation, the City Council will conduct a public hearing before adopting the proposed plan or modifications by resolution, with or without amendments.

Prior to any future development, the applicant will be required to submit zoning requests for rezoning of the subject parcels, vacation of any desired area, platting, planned unit development requests, and any other applicable zoning requests.

Findings

Staff submits the findings that the Land Use Plan Amendment conforms to the following Goals, Objectives and Policies of the Land Use Plan for Medium Density Residential and future review of development proposals will be continued on the following:

1. Promotes adequate housing for all income levels and age groups. The proposal offers a variety of housing types with affordability components proposed.
2. Supports the goals and objectives of the Mankato Area Transportation and Planning Study and Parks and Open Space Plan. The applicant will be improving the currently platted, unimproved, 8th Avenue local street. Future development associated with the Jefferson Quarry Redevelopment will contemplate new open spaces. The area is currently served by Columbia Park.
3. Retains and enhances the character and quality of established residential neighborhoods. The applicant is providing a medium-density development between the potential future Jefferson Quarry redevelopment and the existing residential neighborhood.
4. Encourages and promotes innovations in development techniques in order to obtain maximum livability and excellence in planning and design for all new developments. The applicant is proposing a medium-density development providing development techniques suitable for the area.
5. Provides the requirement to study and provide pedestrian connectivity between neighborhoods and destination points where subsequent studies recommend connections, and in keeping with recent Germania Park infrastructure design enhancements. Given that this property is the buffer between the adjacent redevelopment property, the Quarry, and the existing neighborhood, a recommended condition is included that at site development multi-modal plans be provided that contemplate a connection through the neighborhood, this development and into the future quarry.
6. Achieves the Land Use Plan's residential land use category housing density (number of dwelling units/acre). The Land Use Plan outlines that medium-density residential development should be seven to 10 dwellings per acre, which would equate to 30 to 44 units per acre. As proposed, neither possible housing option will exceed these guided medium-density residential land use housing density standards.

Additionally, staff submits the findings that the proposed Land Use Plan amendment conforms to the following location criteria for designating residential property in the Land Use Plan.

1. The property provides a transition between the existing low-and medium-density residential uses and the future Jefferson Quarry redevelopment by providing a medium-density area adjacent to the low-and-medium-density residential areas to the east. The medium-density development will be on both sides of the 8th Avenue corridor on parcels included with this request, and future requests that seek rezoning along the 8th Avenue corridor are anticipated to obtain the same.
2. The property is adjacent to existing medium-density residential (east) land use designations on the eastern side. The Jefferson Quarry Redevelopment plan outlines that future plans for the quarry area to the west could include Higher Density Residential uses.
3. The property is served by local streets, which provide access to high-volume systems such as arterial or collector streets, accessible without passing through less intense land uses, and provide connections to and through the existing neighborhood. The existing access corridors, Cleveland, Lind and Harper, shall remain in order to provide transportation corridors in keeping with the submitted Trip Generation Memorandum.
4. The property is located in an area where medium-density residential is compatible with the adjacent land uses, which are low-density residential uses and medium-density land use classification to the east, and currently industrial use and land use designations to the west, north and south. This is based on the location criteria provided in the land use plan.
5. The property is not currently located on a fixed public transportation route. Paratransit is available and serves the neighborhood.
6. The property is subject to the city sidewalk ordinances and will be required to comply with sidewalk installations and plans in keeping with the recently completed Germania Park CIP projects, the Complete Streets Plan and other applicable plans and policies. Design of the sidewalk and pedestrian connectivity networks will be analyzed during future platting and planned unit development considerations.

Recommendation

In order for the development to better conform to the goals of the Land Use Plan and the Strategic Plan for the City of Mankato the land use plan amendment is recommended with the following:

1. At the time of any subsequent future zoning requests for the development area, a more in-depth traffic study shall be provided at the time of application submission to assess the need for intersection geometry or traffic control improvements associated with the subject development.
2. The design of the structures in the area shall be thoughtfully integrated into the existing neighborhood and shall provide high-quality design standards.
3. Prior to future development, the applicant will be required to seek rezoning for the subject parcels, as well as any required zoning approvals for the proposed development.
4. The site development shall provide a multi-modal connectivity plan for the site. The plan shall include a future pedestrian

connection from the neighborhood into the quarry.

5. Any future changes to the street network included in the traffic memorandum, such as modifications to Cleveland, Harper or Lind, will require a re-evaluation of the traffic impact information provided. Any costs associated with said changes and study updates will be those of the applicant or successors.

Attachments

General Location Map

Aerial Plan

Current Land Use Plan

Proposed Land Use Plan

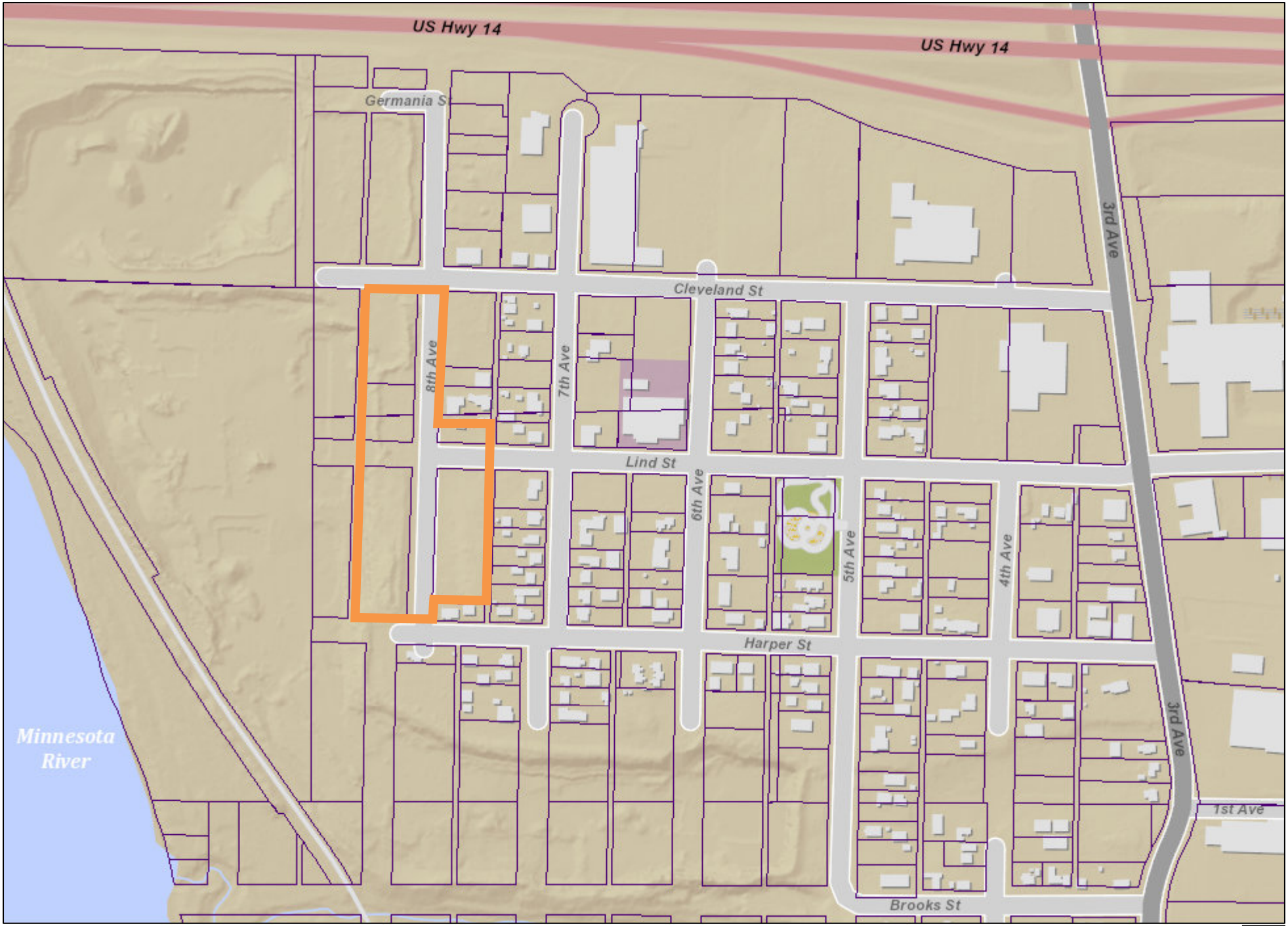
Project Area

Narrative

Trip Generation Memo

Possible Future Construction Plans

General Location Map



Date: March 2025

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.

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Aerial Map

Date: March 2025

Author:

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Figure 6. Future Land Use *(City of Mankato Land Use Plan)*

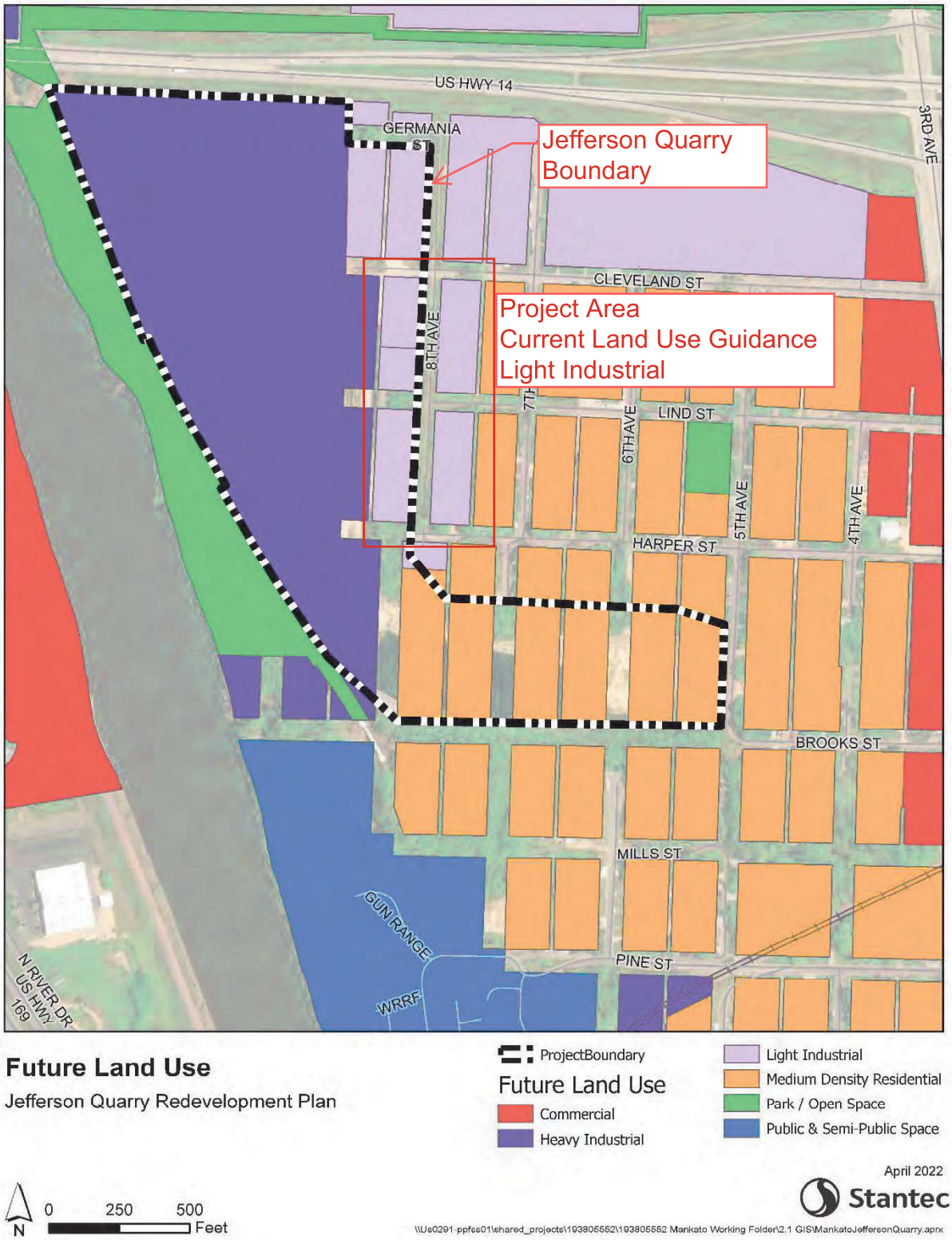
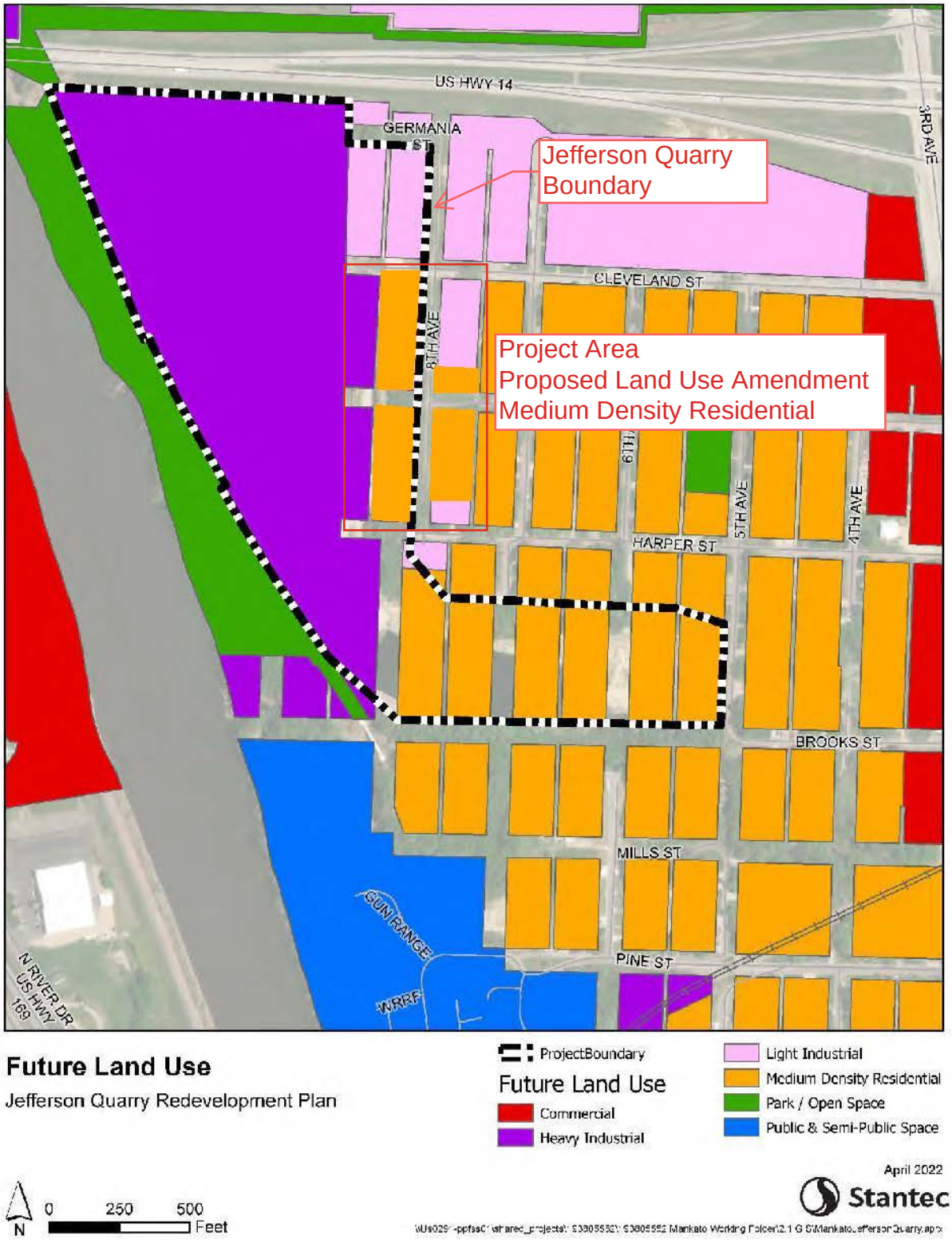


Figure 6. Future Land Use *(City of Mankato Land Use Plan)*



Project Area Description

- Germania Park Addition Block 24, Lots 1-6
- Columbia Park Addition Block 9, Lot 1
- Columbia Park Addition Block 8, Lots 1-8
- Columbia Park Addition Block 7, Lots 9-15
- Columbia Park Addition Block 10, Lot 4

February 11, 2025

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

RE: Land Use Amendment Application Narrative – Quarry View (8th Ave, Jefferson Quarry)

Dear Mr. Konz:

Enclosed is the Land Use Amendment Application and associated supporting documents for the proposed affordable single-family development located on 8th Ave in the Germania Park neighborhood between Harper and Cleveland streets. The subject property is approximately 188k sqft and located in Blocks 7-10, Columbia Park Add, City of Mankato and Blocks 23-24, Germania Park Add, City of Mankato. Below is a narrative describing the subject property and Land Use Amendment Request.

Project Description

The area comprising the proposed development is located within the City of Mankato and was platted as part of the Columbia Park Addition and Germania Park Addition. These parcels have not been developed or built upon. This area including these parcels was included in a 2023 Small Area Plan conducted by Stantec titled Jefferson Quarry Redevelopment Plan. The owner of these parcels is Pentagon Acquisition LLC who has given permission to submit the development application(s).

The Concept Plan included with this application shows two types of developments, each compatible with the land use amendment request. First is a proposed 140k sqft parcel along the full extent of the west side of 8th Ave. This parcel is targeted for attached single-family twin homes and will be included in a PUD to support density, spacing, and green space. Also, the plan includes several individual parcels on the east side of 8th Ave matching the original subdivision lot lines. These may be sold individually as conforming lots to include single family homes or may be part of a larger PUD lot with twin homes like the west side. Either way, the development will be marketed as affordable owner-occupied single-family homes with prices targeting buyers with income at or below 115% of the AMI or SMI. It is anticipated that the developer(s) will keep rental options open in the event home sales are not feasible.

The income limits for homebuyers (and renters, if necessary,) in the development are driven by a combination of the redevelopment plan, desire of land owner and developer(s), as well as potential funding source restrictions. It is anticipated that one such funding source will be the establishment of a Housing TIF district to offset the development costs to keep the homes affordable.

A Traffic Analysis is currently underway and will accompany the Land Use Amendment Application once completed. In addition, a Utility Analysis will be provided in detail by February 25th, 2025 to allow the coordination of project improvements with the planned Germania Park Phase 5 CIP.

Land Use Amendment Request

The lead developer is requesting a Land Use Amendment to change the guided land use from Light Industrial to Medium density Residential to allow for the medium density residential homes. The current market

conditions support a need for more affordable single-family housing options, thus the developer is pursuing this site for a medium density development. Therefore, the developer is requesting a change to the Land Use Map to Medium Density Residential to support their development request. Should this be approved, a Preliminary Plat, Rezoning (to R-2 zone), PUD (for design flexibility), Final Plat, and Site Plan applications will be filed. These subsequent applications will include a more detailed design for review and provide an opportunity for additional public input at the requisite public hearing.

The developer is following the land use recommendations presented in the Jefferson Quarry Development Plan completed by Stantec and delivered to the City of Mankato in February 2023. As part of developing the Small Area Plan, Stantec and the City of Mankato held three public meetings and an online engagement to gather community input from the Germania Park Neighborhood as well as the general public. The neighborhood meeting minutes summarizing the questions/comments from the residents that attended or participated online are included in the Stantec report. During the meetings, the future land use of the quarry and adjacent areas, like the 8th Ave corridor included in this application, were discussed in detail. The major concerns associated with this area were compatibility with existing homes and the neighborhood, the height of proposed structures, and the traffic impact of development. So, the developer is proposing a medium density single-family development as a buffer between the neighborhood and the quarry. In addition, the proposed development will be limited to single-family homes and single-family attached twin-homes with a two-story maximum height. Below are the Goals identified in the City's Land Use Plan. The Amendment request from Industrial to Residential is in alignment with the Goals as demonstrated below:

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

Response: The area was never really established although included in two subdivisions. Instead, it was connected to the quarry by ownership and remained largely vacant and undeveloped.

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

Response: The proposed medium density residential development will provide below market affordable housing alternatives to the existing single-family adjacent to the site. The housing will be available for all age groups and demographics.

3. Encourage the orderly growth of the community.

Response: The development of this site creates a buffer of medium-density single-family homes to separate the neighborhood from Jefferson Quarry as identified in the Stantec development plan.

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

Response: The request to develop the subject site would utilize existing and planned infrastructure as well as fill the development gap between the Germania Park Neighborhood and Jefferson Quarry.

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

Response: The current bluff line created by previous mining in the quarry is currently overgrown and unsafe. The proposed development will delineate and beautify the bluff line while utilizing future common area maintenance funds to design, implement, and maintain a safety system.

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

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

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

Response: The proposed change of land use from industrial to residential would support the proposed medium density development. It would also provide a more natural transition of uses from the largely single-family homes in Germania Park to the adjacent future development of Jefferson Quarry.

8. Promote efficient use of municipal services.

Response: City utilities are located adjacent to the proposed development and there is a planned Community Improvement Project (Germania Park Phase 5) for their extension through the site. Additionally, the proposed site is in a neighborhood already served by municipal bus, snow removal, and maintenance services, among others.

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

Response: The development of this largely vacant land supports the growing demand for residential units, particularly affordable single-family homes.

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

Response: 8th Ave is currently unimproved and unpaved. This development supports the Germania Phase 5 CIP which will improve and pave 8th Ave. Additionally, the development will promote a connection to the existing pedestrian/bike corridor adjacent to the quarry along the Minnesota River.

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

Response: New investment in the Germania Park Neighborhood will support and potentially improve existing property values. The proposed residential homes will align with existing neighborhood density and building standards.

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

Response: The proposed development has the opportunity to showcase excellence in planning and design to obtain maximum livability by promoting the following innovations in development techniques: coordinated planning of public/private improvements, in-fill of vacant areas in proximity to municipal park and trail amenities, financial support of projects to meet identified community needs, and leveraging existing neighborhood resources like Grace Baptist Church to support the needs of future area residents including after school programs, mentoring, education, and daycare.

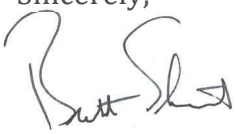
13. Promote, maintain, and preserve parks and open space.

Response: N/A - this site is not designated as a public park or open space. The site will provide open green space designated areas for its residents. It will also support the connection between the existing neighborhood park and the future amenities and connections included in the future development of the Jefferson Quarry.

Conclusion

The developer has thoughtfully considered the Mankato market, the site and the viability of the proposed medium density residential development to ensure the site is appropriate and the demand present to pursue this development opportunity. The medium density single family development aligns with the Stantec Jefferson Quarry Land Use Small Area Plan. In addition, the commitment to offering these homes at an affordable price supports the identified housing needs in the community. I ask that the City support the request to Amend the Land Use from Industrial to Residential to support the desired medium density residential project. Thank you for taking the time to review the enclosed application and supporting documents. I look forward to working with the City of Mankato on this project. Please contact me at 507-720-8842 or brettskilbred@gmail.com with any questions or if there is any additional information I can provide in support of this project.

Sincerely,



Brett Skilbred

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February 11, 2025

Alec Pietz, P.E.
Interim City Engineer – City of Mankato
10 Civic Center Plaza
Mankato, MN 56001
(507) 720-2559
apietz@mankatomn.gov

Reference: Quarry View
Mankato, Minnesota

Subject: Trip Generation Memorandum

Dear Mr. Pietz:

The following is a Trip Generation Memorandum for the proposed Quarry View residential development to be located along 8th Avenue in Mankato, Minnesota. This memorandum has been prepared to compare and assess the trip generation potential for the proposed residential development based on the following potential land uses options:

- 36 single-family attached homes [townhomes]

OR

- 20 single-family detached homes [60-ft lot assumed]

Access to the proposed development along 8th Street will be provided via the following existing streets:

- Cleveland Street
- Lind Street
- Harper Street

Refer to the attachments for a site location map and a copy of the preliminary site plan. In addition to providing the trip generation comparison for the site, this letter also assesses the potential traffic impacts of the proposed development.

Trip Generation

The proposed development is assumed to consist of 36 single-family attached homes *or* 20 single-family detached homes. Average daily, AM peak hour, and PM peak hour trips for the proposed development land use options were estimated using the ITE *Trip Generation Manual*, 11th Edition. **Table 1** provides a summary of the trip generation potential for both land use options for the proposed development utilizing equations for the land uses.

Table 1: Trip Generation Summary Comparison

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single-Family Attached Housing (215)	36 units	224	3	10	10	8
OR						
Single-Family Detached Housing (210)	20 units	230	4	13	14	8

If the proposed development consists of 36 single-family attached homes, it is estimated to generate approximately 224 total site trips on the roadway network during a typical 24-hour period. Of the daily traffic volume, it is anticipated that 13 trips (3 entering and 10 exiting) will occur during the weekday AM peak hour and 18 trips (10 entering and 8 exiting) will occur during the weekday PM peak hour.

If the proposed development consists of 20 single-family detached homes (assuming 60-ft lots), it is estimated to generate approximately 230 total site trips on the roadway network during a typical 24-hour period. Of the daily traffic volume, it is anticipated that 17 trips (4 entering and 13 exiting) will occur during the weekday AM peak hour and 22 trips (14 entering and 8 exiting) will occur during the weekday PM peak hour.

It should be noted that the daily traffic volume generated by the proposed development for either type of land use option is expected to be below the thresholds to require a Traffic Impact Study (TIS) based on the Minnesota Department of Transportation (MnDOT) Access Manual.

Trip Distribution

The trip distribution used in assigning the site traffic for the proposed development was estimated based on a combination of existing traffic patterns, population centers in the vicinity of the study area, and engineering judgement.

It was assumed that the site trips will be regionally distributed along 3rd Avenue as follows:

- 40% to/from the north via 3rd Avenue
- 60% to/from the south via 3rd Avenue

The site traffic along 3rd Avenue is expected to utilize Cleveland Street, Lind Street, and Harper Street to access the proposed development. Refer to the attachments for an illustration of the site distribution assumptions.

Based on the low site traffic generated for either land use option, and alternative routes provided to access the site, it is expected that the development will have minimal impacts to the surrounding roadway network.

Bolton & Menk is an equal opportunity employer.

Conclusion

The proposed Quarry View residential development was reviewed to determine the trip generation potential for the site based on two (2) potential land use options and assess any potential traffic impacts from the proposed development. Based on the low trip generation potential for either land use option, and alternative routes provided to access the site, it is expected that the development will have minimal impacts to the surrounding roadway network. Although minimal impacts from the proposed development are anticipated, a more in-depth traffic study would be necessary to determine if the proposed development would introduce any need for intersection geometry or traffic control improvements.

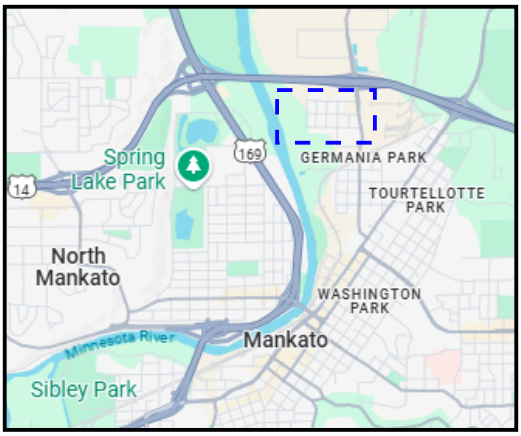
If you have any questions or concerns, please do not hesitate to contact me. I hereby certify that this plan, specification or report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Sincerely,
Bolton & Menk, Inc.

Danielle Troutman, PE
Transportation Project Engineer
License No. 63168

Attachments: Site Location Map
Preliminary Site Plan
Site Trip Distribution Figure

Bolton & Menk is an equal opportunity employer.



N

LEGEND

- Proposed Site Location
- Study Area

BOLTON & MENK

Real People. Real Solutions.

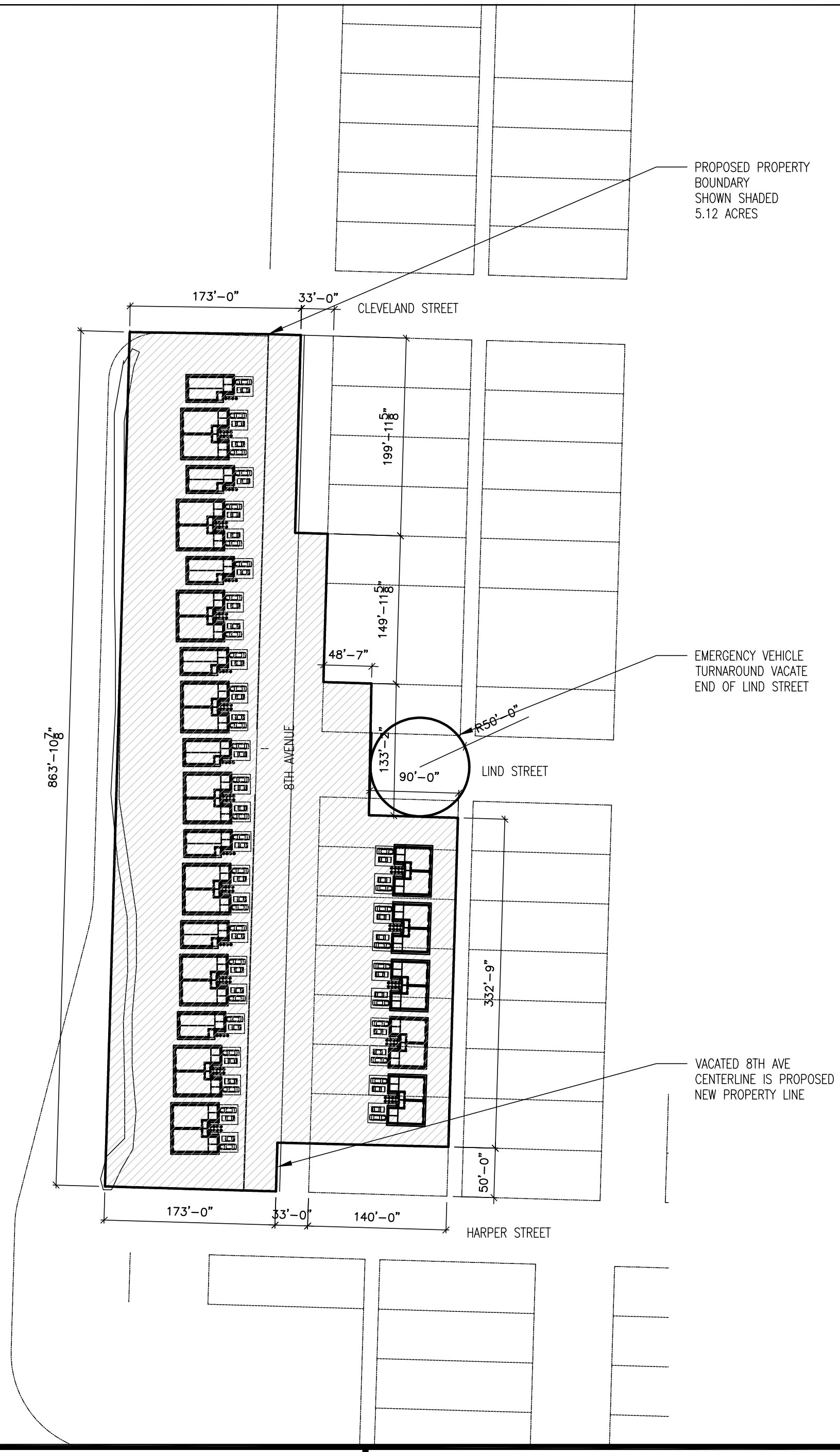
Quarry View

Mankato, MN

Site Location Map

Scale: Not to Scale

Figure



PROJECT INFO.

SCALE 1"=100'

JEFFERSON QUARRY

RESIDENTIAL DEVELOPMENT
8TH AVENUE - MANKATO, MN

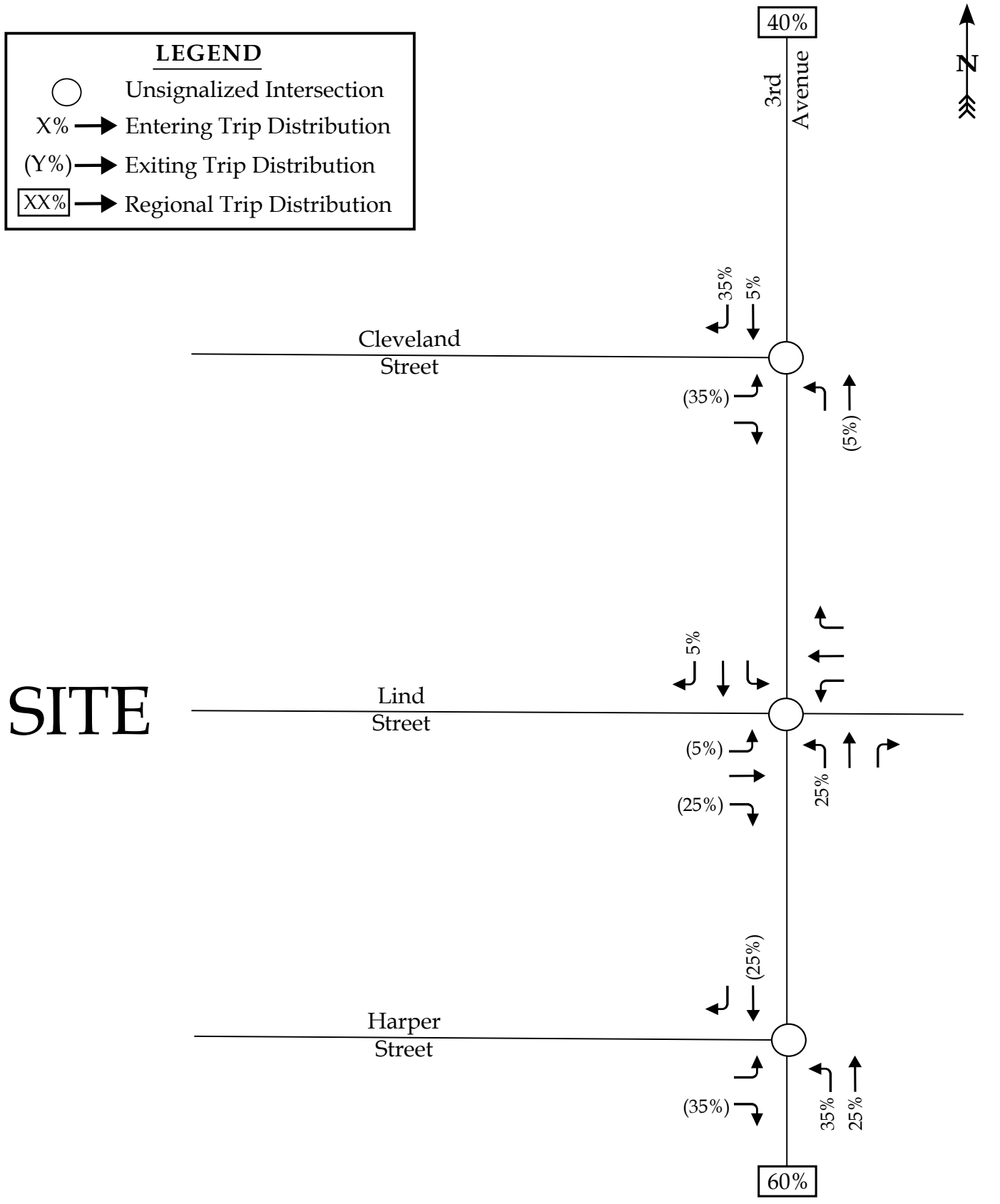
COLDWELL BANKER COMMERCIAL | FISHER GROUP

DATE

11/25/2024

SHEET NO.

A0



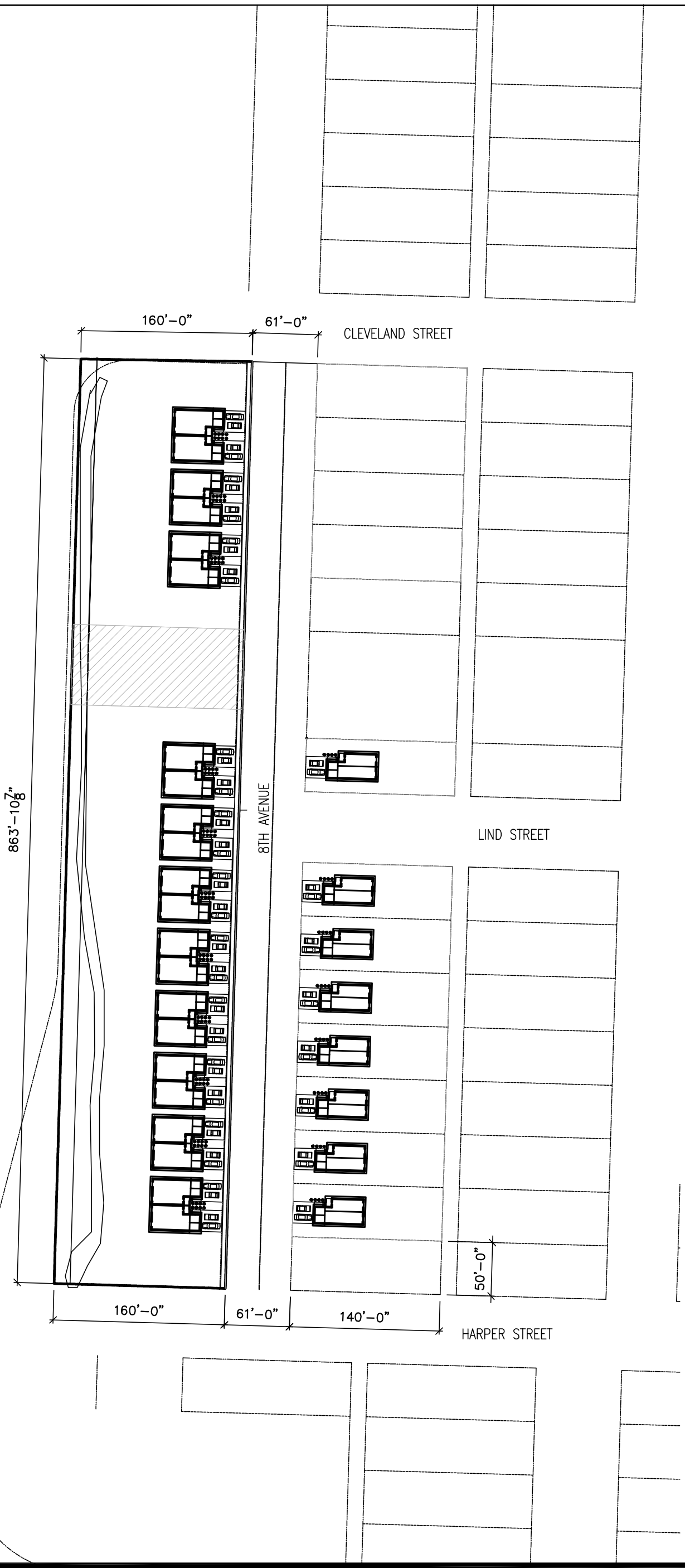
BOLTON & MENK
Real People. Real Solutions.

Quarry View
Mankato, MN

Site Trip Distribution

Scale: Not to Scale

Figure



PROJECT INFO.

SCALE 1"=100'

JEFFERSON QUARRY

RESIDENTIAL DEVELOPMENT
8TH AVENUE - MANKATO, MN

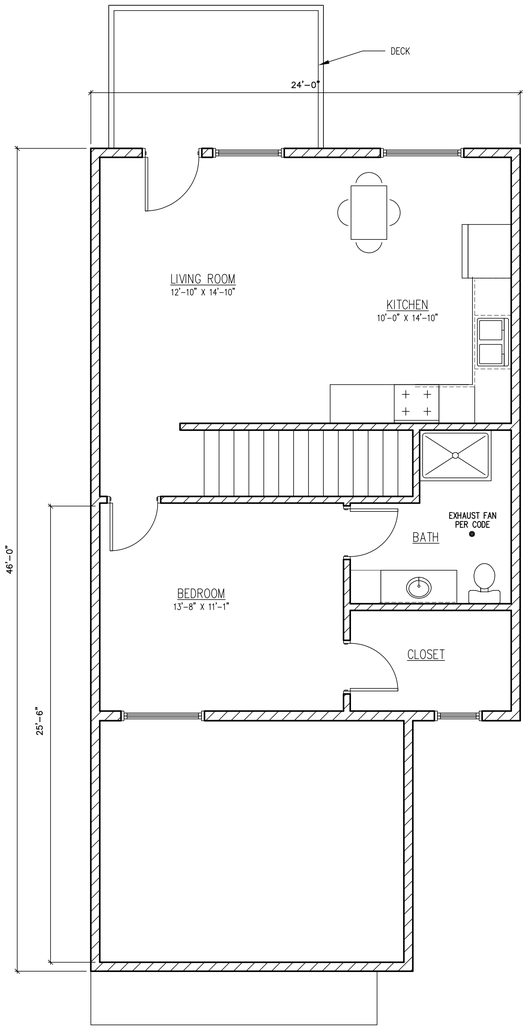
COLDWELL BANKER COMMERCIAL | FISHER GROUP

DATE

02/14/2025

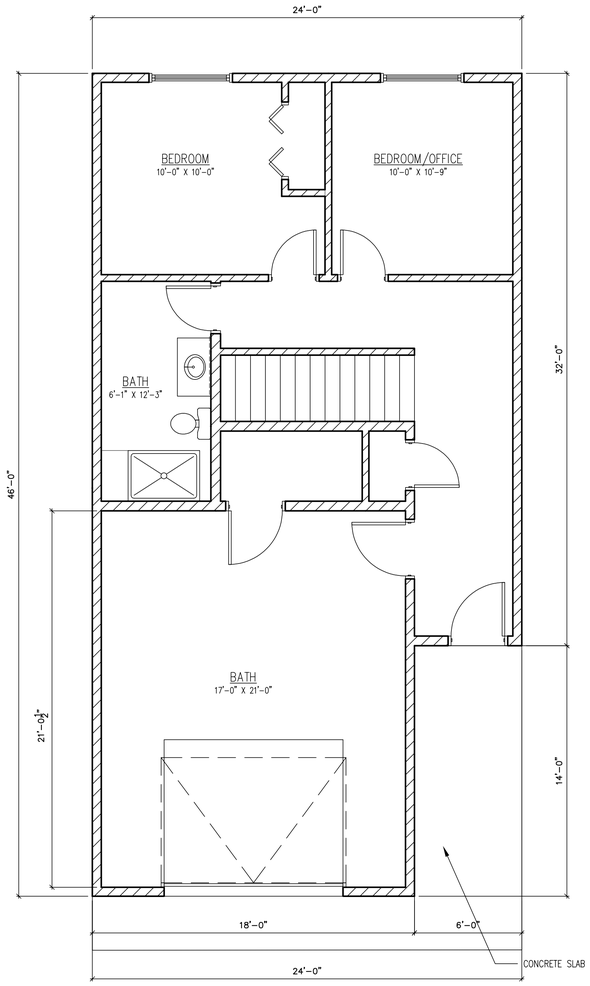
SHEET NO.

A0



UPPER FLOOR PLAN 755 SF

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



MAIN FLOOR PLAN 632 SF

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

PROJECT TITLE:

SMALL HOME CONCEPT
JEFFERSON QUARRY
MANKATO, MN

DEVELOPER:

COLDWELL BANKER COMMERCIAL | FISHER GROUP

CONSULTANTS:

GENERAL CONTRACTOR:

No.	SUBMISSIONS & REVISIONS	Date
1	DESIGN DOCUMENTS	09-27-2024

DISCLAIMER - Project is design build. Due to the lack of "on site" consultation & supervision, and control over the actual construction process, and because of the various local building code requirements & weather conditions, the drafter/designer/architect ASSUMES NO RESPONSIBILITY in the use of these plans for any damages. This includes structural failures due to any deficiencies, omissions, or errors in the design or blueprints. It is recommended you consult with a local building official and/or inspector prior to the start of construction. General Contractor shall verify all existing dimensions and field conditions prior to ordering or fabricating any materials. Notify designer/architect if conditions, materials, sizes or dimensions are different from what is shown on documents. Cross reference plans with all other consultant sets. All construction materials shall be installed in accordance with manufacturers current specifications and industry standards. All construction components shall meet adopted code requirements.

FLOOR PLANS
ELEVATIONS

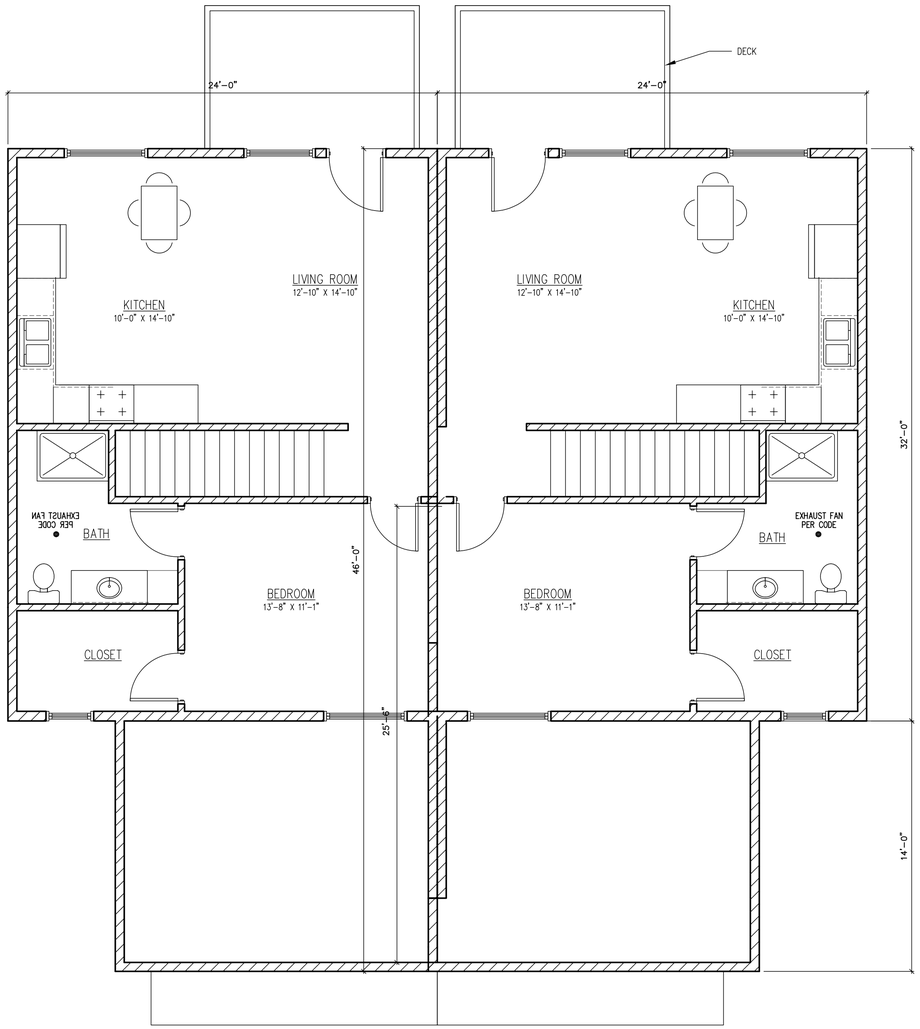
PROJ. NO.: C2412

DATE: 09-27-2024

DRAWN BY: AMS

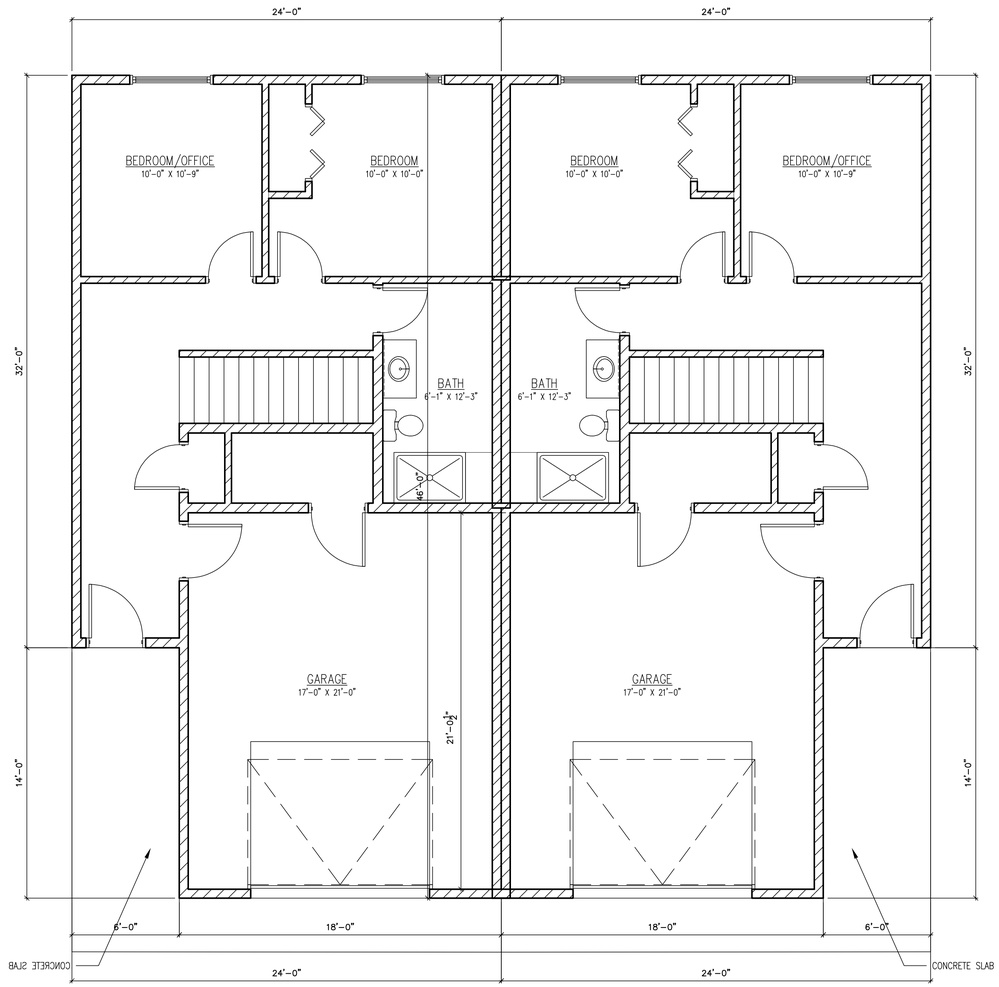
CHECKED BY:

A1



UPPER FLOOR PLAN 755 SF EA UNIT

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



MAIN FLOOR PLAN 632 SF EA UNIT

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

SMALL HOME CONCEPT
JEFFERSON QUARRY
MANKATO, MN

PROJECT TITLE:

DEVELOPER:

COLDWELL BANKER COMMERCIAL | FISHER GROUP

CONSULTANTS:

GENERAL CONTRACTOR:

No.	SUBMISSIONS & REVISIONS	Date
1	DESIGN DOCUMENTS	09-27-2024

DISCLAIMER - Project is design build. Due to the lack of "on site" consultation & supervision, and control over the actual construction process, and because of the various local building code requirements & weather conditions, the drafter/designer/architect ASSUMES NO RESPONSIBILITY in the use of these plans for any damages. This includes structural failures due to any deficiencies, omissions, or errors in the design or blueprints. It is recommended you consult with a local building official and/or inspector prior to the start of construction. General Contractor shall verify all existing dimensions and field conditions prior to ordering or fabricating any materials. Notify designer/architect if conditions, materials, sizes or dimensions are different from what is shown on documents. Cross reference plans with all other consultant sets. All construction materials shall be installed in accordance with manufacturers current specifications and industry standards. All construction components shall meet adopted code requirements.

FLOOR PLANS
ELEVATIONS

PROJ. NO.: C2412
DATE: 09-27-2024
DRAWN BY: AMS
CHECKED BY:

A2

Meeting Date: 03/26/2025

Title

CY15-25

Request of Archer-Daniels Midland Company for the preliminary plat review of ADM Mankato First Addition. The subject property is described as part of the Northwest Quarter of the Southwest Quarter of Section 5 and that part of the North Half of the Southeast Quarter of Section 6, all in Township 108 North Range 26 West, Blue Earth County; part of Block 7, Mankato Industrial Acres; Lots 5, 6, 7 of Block 4 and a part of Block 7, Mankato Industrial Acres Subdivision; Lots 2, 3, 4, Block 4, Mankato Industrial Acres, Tracts A, B, and C, RLS No. 105; Lot 1, Block 4, Industrial Acres subdivision, all in the city of Mankato (2019 3rd Avenue, etal, Blue Earth County PID R010906427006, R010906277004, R010906426007, R010906426006, R010906426001, etal).

The anticipated date of City Council action is April 14, 2025.

Applicant

The applicant is Archer-Daniels Midland Company.

Request

The applicant is requesting the review of the ADM Mankato First Addition preliminary plat.

Location

The subject property is located on the eastern side of 3rd Avenue and is addressed as 2019 3rd Avenue. It is generally described as part of the Northwest Quarter of the Southwest Quarter of Section 5 and that part of the North Half of the Southeast Quarter of Section 6, all in Township 108 North Range 26 West, Blue Earth County; part of Block 7, Mankato Industrial Acres; Lots 5, 6, 7 of Block 4 and a part of Block 7, Mankato Industrial Acres Subdivision; Lots 2, 3, 4, Block 4, Mankato Industrial Acres, Tracts A, B, and C, RLS No. 105; Lot 1, Block 4, Industrial Acres subdivision, all in the city of Mankato.

Existing Land Use

The property is currently used for industrial purposes and no changes to the current uses are proposed.

Zoning

The subject properties are zoned M-2, Heavy Industrial.

Environmentally Sensitive Areas

The property was evaluated for wetlands as part of the platting property, and the delineated wetlands are shown on the plat.

Public Utilities

The subject site is served by public utilities.

City Code

Chapter 11 of Mankato City Code provides Subdivision and Development Regulations (Platting) and the link can be found here:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH11SUDEREPL

Site Plan Review Comments

The Site Plan and Traffic Advisory Committee reviewed the request at their March 11, 2025 meeting and provided the following comments. The applicant's subsequent responses are also provided.

1. If not already complete, the applicant shall access the eportal and make payment for the notifications sent to the adjacent properties. *Applicant's response: DONE*
2. The applicant will be required to make a payment in lieu of parkland dedication for the previously unplatted areas. Please provide the area of the unplatted portion contained in the proposal. *Applicant's response: Noted. Please advise what this payment amount will be.*
3. The applicant shall dedicate all standard easements around the entirety of the lot. *Applicant's response:The current submitted plat has proposed dedicated easements around the entire lot where it is feasible for any utilities to be placed. I don't think it is in the best interest of the owner to introduce new dedicated easements where physical above ground obstructions are already built. Those would just introduce encroachment issues. Please advise specifically where the City believes easements could be dedicated where they aren't already proposed.*
4. The applicant shall work with the City of Mankato Engineering Department to determine what, if anything, will be necessary for the current encroachments located within the Mill Street/Lind Street right of way area. *Applicant's response: Owner is open to working with the City on issues.*
5. The applicant shall be agreeable to future temporary access easements for the future reconstruction of the 3rd Avenue corridor. *Applicant's response: Owner is open to discussing the granting of temporary easements to the City.*

Review

Archer-Daniels Midland Company is requesting the review of the preliminary plat review of ADM Mankato First Addition. The subject property is described as part of the Northwest Quarter of the Southwest Quarter of Section 5 and that part of the North Half of the Southeast Quarter of Section 6, all in Township 108 North Range 26 West, Blue Earth County; part of Block 7, Mankato Industrial Acres; Lots 5, 6, 7 of Block 4 and a part of Block 7, Mankato Industrial Acres Subdivision; Lots 2, 3, 4, Block 4, Mankato Industrial Acres, Tracts A, B, and C, RLS No. 105; Lot 1, Block 4, Industrial Acres subdivision, all in the city of Mankato (2019 3rd Avenue, etal, Blue Earth County PID R010906427006, R010906277004, R010906426007, R010906426006, R010906426001, etal).

The site is the location of an existing industrial manufacturing facility and changes are not proposed in conjunction with this plat. On June 13, 2022 the City Council approved a conditional use permit to allow a building expansion to accommodate a new boiler system at the subject property. One of the conditions of approval in the approving resolution for the project was that the unplatted portions of the property be platted in accordance with Mankato City Code.

As such, the property owner has submitted the preliminary plat for ADM Mankato First Addition. The plat combines several existing underlying parcels into a new one-block subdivision. Within that block, there are three lots: 1A, 1B, and 1C. The desired intent is to have a one-lot, one-block subdivision, but because of the titling of the underlying parcels being both abstract and Torrens, the lots have all been given a Lot 1 designation as well as a letter to distinguish their underlying titling designation.

The total area included in ADM Mankato First Addition plat is 36.02. Lot 1A is a Torrens property and encompasses 5.52 acres. Lot 1B is also a Torrens property and encompasses 3.90 acres. Lot 1C is an abstract property and encompasses 26.06 acres. The area for Third Avenue dedication totals 0.54 acres.

On the northern side of the plat, Mill Street, otherwise known as Lind Street, and Second Avenue will remain. The plat also dedicates 33' for the eastern side for the remainder of the 3rd Avenue corridor.

An irregular polygon-shaped parcel on the southwestern side of the subject property is excluded from the plat. Through the platting process, this parcel has been determined to be excluded from the applicant's legal descriptions, and not in the applicant's ownership.

As required by the platting process, the applicant conducted a wetland delineation. Four wetlands were found, and they are identified on the site are shown on the plat.

A payment in lieu of parkland dedication will be required for all previously unplatted parcels in the proposed ADM Mankato First Addition plat. The payment for payment in lieu of parkland dedication will be $78,180.

There are several existing non-conforming scenarios shown in the presented documentation. Future redevelopment of the site will require that the current conditions be brought into conformance with the current codes. In addition to the site non-conformities, there are encroachments shown on the northern side of the property in the Mills Street, AKA Lind Street, and the Second Avenue right of way areas. The Site Plan and Traffic Advisory provided a comment that the applicant should work with the Engineering department to obtain any necessary authorization for those existing encroachments. The applicant acknowledged the comment and a condition representing this is recommended.

Standard City easements in conformance with Mankato City Code Chapter 11 have been provided where feasible. In locations where it has been noted to be not feasible to provide easements because of the current conditions, the applicant has indicated that, upon redevelopment, they are amenable to future dedications as may be necessary and in conformance with Code standards. A recommended condition is included that addresses this scenario. The existing conditions information also shows several private easements on the subject site.

Findings

Staff respectfully submits the following findings of fact:

1. General Requirements
    1. The site is an existing manufacturing complex and changes to the existing development are not proposed at this time. In the future, as redevelopment or future improvements to the site occur, the site will be required to be brought into conformance.
    2. Because site improvements are not currently proposed, a drainage study has not been submitted to verify compliance with the City drainage requirements. At such time as future site modifications occur, drainage, as would be applicable with a future improvement, will be required.
    3. The site provides existing storm connections. In the future, if redevelopment or additional site infrastructure is proposed, stormwater will need to be provided in conformance with City Codes and as allowed by any required MS4 permit.
    4. On-site wetlands have been delineated and are shown on the plat.
2. Streets
    1. The street right-of-way widths are in line with the existing street right-of-way widths along the 3rd Avenue Corridor. No changes are proposed to the Mills Street, AKA Lind Street, and Second Avenue right of ways.
3. Easements
    1. The plat provides the standard easements required in Chapter 11 of the Mankato City Code where currently feasible. As future development on the site occurs where not currently feasible to dedicate easement because of current conditions, dedication of standard easements will be necessary.
4. Block Standards
    1. The blocks within the subdivision were designed for the intended end use as an industrial lot. Changes to the current use of the site are not proposed.
5. Lot Standards
    1. The lots within the subdivision are intended for industrial uses and are designed to accommodate the existing use of the site.
    2. Concept plans have not been submitted for the industrial development as redevelopment is not proposed.
6. Public Sites and Open Spaces

1. The applicant will be required to make a payment in lieu of parkland dedication based on the 2025 values.

Recommendation

Staff recommends approval of the preliminary plat with the following conditions:

1. The applicant shall work with the City of Mankato Engineering Department to determine what, if anything, will be necessary for the current encroachments located within the Mill Street/Lind Street right of way area.
2. The applicant shall dedicate easements on the property in conformance with Chapter 11 of the Mankato City Code. Where current conditions restrict the ability to provide standard easements, upon redevelopment or future improvements in the subject areas, the applicant and any future successors shall provide said easements.
3. Payment in lieu of parkland dedication in the amount of $78,180 will be required prior to affixing signatures on the final plat.

Attachments

General Location Map

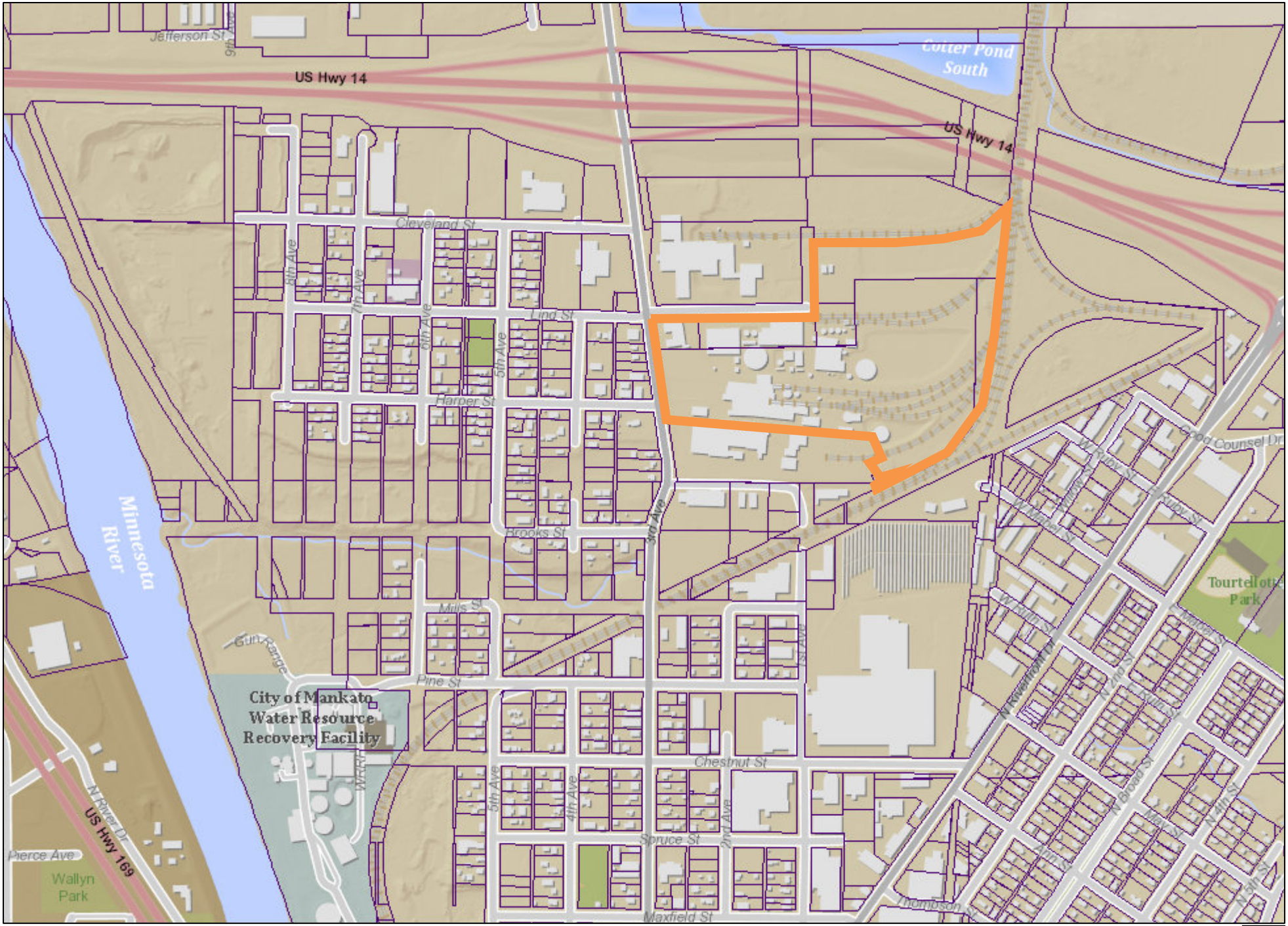
Aerial Plan

Preliminary Plat

Draft Final Plat

Lot Exhibit

General Location Map



Date: February 2025

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.

N

Aerial Map

Date: February 2025

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.

N

PRELIMINARY PLAT

ADM MANKATO FIRST ADDITION

DESCRIPTIONS OF RECORD

T107029 (TORRENS)
Lot 1, Block 4, of Mankato Industrial Acres, a subdivision of part of the South Half of the Northeast Quarter (S 1/2 NE 1/4) and the North Half of the Southeast Quarter (N 1/4 SE 1/4) of Section 6, Township 108, Range 26, and the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section 5, Township 108, Range 26, situated in the City of Mankato, Blue Earth County, Minnesota AND The vacated Easterly 25 feet of Third Avenue adjacent to said Lot 1, Block 4, of Mankato Industrial Acres.

T26412 (TORRENS)
Lots 2, 3 and 4, Block 4, all in Mankato Industrial Acres, a Subdivision of part of the S 1/2 NE 1/4 & N 1/2 SE 1/4 Sec. 6-108-26 & SW 1/4 NW 1/4, Sec. 5-108-26 Mankato, Blue Earth County, Minnesota, subject to easements, if any, of record.

T31019 (TORRENS)
Tracts A, B & C, Registered Land Survey No. 105, City of Mankato, Blue Earth County, Minnesota.

T26413 (TORRENS)
Lots 5, 6, 7, of Block 4, and that portion of Block 7 easterly of and of the same depth as the East line of Lot 7, Block 4, all in Mankato Industrial Acres Subdivision, a subdivision of part of the S 1/2 NE 1/4 & N 1/2 SE 1/4, Sec. 6-108-26 & SW 1/4 NW 1/4, Sec. 5-108-26, Mankato, Blue Earth County, Minnesota.

DOCUMENT BOOK 227 PAGE 462 (ABSTRACT)
That part of Block 7, Mankato Industrial Acres, a Subdivision of Part of the S 1/2 NE 1/4 & N 1/2 SE 1/4, Sec. 6-108-26 and SW 1/4 NW 1/4, Sec. 5-108-26, Mankato, Blue Earth County, Minnesota, which lies between the northerly and southerly boundaries of Lind Street extended easterly to the east line of said Block 7, also known as that portion of Block Seven lying Southerly of the South line of Block Three of said Mankato Industrial Acres as extended Easterly to a point where it intersects the East line of said Block Seven, EXCEPT that portion of Block Seven (7) easterly of and of the same depth as the East line of Lot 7, Block 4 all in Mankato Industrial Acres Subdivision, a subdivision of part of the S 1/2 NE 1/4 & N 1/2 SE 1/4, Sec. 6-108-26 & SW 1/4 NW 1/4, Sec. 5-108-26, Mankato, Blue Earth County, Minnesota.

DOCUMENT 611CR149 (ABSTRACT)
That part of the Northwest Quarter of the Southwest Quarter of Section 5 and that part of the North Half of the Southeast Quarter of Section 6, all in Township 108 North Range 26 West, Blue Earth County, Minnesota, described as:

Beginning at the southeasterly corner of Tract B, Registered Land Survey No. 105, on file and of record with the Blue Earth County Registrar of Titles; thence South 88 degrees 39 minutes 45 seconds West, (Minnesota County Coordinate System - Blue Earth County Zone - NAD83 - 2011), along the exterior boundary line of said Registered Land Survey No. 105, a distance of 772.40 feet; thence South 00 degrees 59 minutes 35 seconds East, along said exterior boundary line and along the exterior boundary line of Mankato Industrial Acres, according to the plat thereof on file and of record with the Blue Earth County Recorder, a distance of 348.80 feet; thence South 87 degrees 45 minutes 42 seconds West, along the exterior boundary line of said Mankato Industrial Acres, a distance of 1029.40 feet to the southwesterly corner of Lot 1, Block Four, Mankato Industrial Acres; thence continuing South 87 degrees 45 minutes 42 seconds West, along said exterior boundary line and its westerly extension, a distance of 58.23 feet; thence South 08 degrees 24 minutes 07 seconds East, a distance of 707.09 feet to a point on the northerly line of Mankato City, according to the plat thereof on file and of record with the Blue Earth County Recorder; thence North 89 degrees 56 minutes 24 seconds East, along said northerly line, a distance of 33.35 feet to the southwesterly corner of Lot 1, Block One, Hubbard North Addition, according to the plat thereof on file and of record with the Blue Earth County Recorder; thence North 08 degrees 24 minutes 07 seconds West, along the westerly line of said Lot 1, a distance of 340.48 feet to the northwesterly corner of said Lot 1; thence South 85 degrees 06 minutes 48 seconds East, along the northerly line of said Lot 1, a distance of 1091.12 feet; thence South 26 degrees 21 minutes 48 seconds East, along the easterly line of said Lot 1, a distance of 114.29 feet; thence South 63 degrees 32 minutes 12 seconds West, along the easterly line of said Lot 1, a distance of 69.53 feet; thence South 26 degrees 21 minutes 48 seconds East, along the easterly line of said Lot 1, a distance of 72.68 feet; thence South 87 degrees 48 minutes 34 seconds West, along the easterly line of said Lot 1, a distance of 24.40 feet; thence South 24 degrees 11 minutes 36 seconds East, along the easterly line of said Lot 1, a distance of 47.51 feet to the southeasterly corner of said Lot 1, said point being on the northerly line of said Mankato City; thence North 89 degrees 56 minutes 24 seconds East, along said northerly line, a distance of 4.56 feet to the northeast corner of Block Seven of said Mankato City; thence South 00 degrees 32 minutes 16 seconds West, along the easterly line of said Block Seven, a distance of 46.06 feet; thence North 63 degrees 54 minutes 57 seconds East, a distance of 266.41 feet; thence northeasterly a distance of 677.52 feet, along a tangential curve to the left, having a radius of 666.00 feet and a central angle of 58 degrees 17 minutes 12 seconds; thence North 05 degrees 37 minutes 45 seconds East, along the tangent of said curve, a distance of 506.13 feet to the point of beginning.

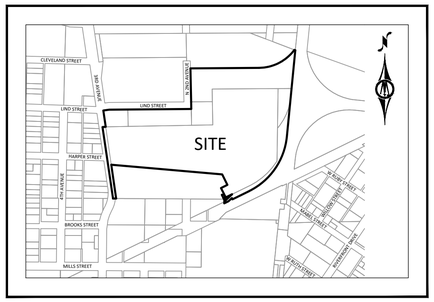
EXCEPTING therefrom Outlot "A", Hubbard North Addition, according to the plat thereof on file and of record with the Blue Earth County Recorder.

Contains 26.27 acres.

LEGEND

○	IRON PIPE MONUMENT SET
●	MONUMENT FOUND
◈	CONTROL POINT
⊕	BENCH MARK
AC	AIR CONDITIONER
B	BOLLARD
▨	CATCH BASIN
▨	CATCH BASIN
D	DOWN SPOUT
⊸	FIRE HYDRANT
←	GUY WIRE ANCHOR
H	HANDHOLE
CP	LIFT STATION CONTROL PANEL
☼	LIGHT POLE
S	MANHOLE-SANITARY SEWER
D	MANHOLE-STORM SEWER
U	MANHOLE-UTILITY
W	MANHOLE-WATER
M	METER
C	PEDESTAL-COMMUNICATION
○	POLE-UTILITY
⌀	POLE-BRACE
P	POST
▨	TILE INLET
⊠	TRANSFORMER-ELECTRIC
F	UTILITY MARKER-FIBER
⋈	VALVE
⋈	VALVE POST INDICATOR
E E	ELECTRIC UNDERGROUND
OE	OVERHEAD ELECTRIC
G G	GAS UNDERGROUND
> >	SANITARY SEWER
>>	STORM SEWER
W W	WATER SYSTEM
x x x x	FENCE
	RETAINING WALL
	INTERMEDIATE CONTOUR
	INDEX CONTOUR

VICINITY MAP



CITY OF MANKATO

OWNER:
ARCHER-DANIELS MIDLAND COMPANY
4666 EAST FARIES PARKWAY
PO BOX 1470
DECATUR, IL 62525
217-424-5200

1A = 5.52 ACRES
1B= 3.90 ACRES
1C = 26.06 ACRES
THIRD AVENUE= 0.54 ACRES

NOTE: LOT 1A IS TORRENS PROPERTY
LOT 1B IS TORRENS PROPERTY
LOT 1C IS ABSTRACT PROPERTY

SURVEYOR'S CERTIFICATION

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

Janele Fowlds — 2/25/2025
Janele Fowlds — Date
License Number 26748

SHEET 1 OF 6

THIS PLAT PREPARED BY BOLTON & MENK, INC.

PRELIMINARY PLAT

ADM MANKATO FIRST ADDITION

0 40 80
SCALE IN FEET

Horizontal Datum: Blue Earth County Coordinate System (2011 Adj.)

REGISTERED LAND SURVEY NO. 64

U.S. HIGHWAY NO. 14

T24008 - 80' NSP EASEMENT

T24336 - 9' NSP EASEMENT

S 70°07'47" E
4.27

50'

50'

BLOCK SIX

ACRES

INDUSTRIAL

VACATED CLEVELAND STREET

BLOCK SEVEN

MANKATO

70'

N 88°51'35" E
671.07

10' UTILITY EASEMENT

10' UTILITY EASEMENT

15' UTILITY EASEMENT

CONCRETE STORM OUTFALL STRUCTURE

L=407.77 R=435.13 Δ=53°41'37"

30' UTILITY EASEMENT

MH SSWR
R=829.59
In= NA

RAILROAD RIGHT OF WAY LINES AS PER MAPS "MINN V-2 / S-A-A" & "V-7 MINN / 21"

T31019

LOT 1A

REGISTERED LAND SURVEY NO. 105

WETLAND

GRAVEL

RAILROAD TRACK

RAILROAD TRACK

GRAVEL

SECOND AVENUE

10' UTILITY EASEMENT

SHED

SHED

CONCRETE

CONCRETE

N 01°16'32" W
396.43

CB
R=833.74
In= NA

MH SSWR
R=834.16
In= NA

BITUMINOUS

GRAVEL

E 1/4 CORNER
SEC. 6-108-26

W 1/4 CORNER
SEC. 5-108-26

CENTER OF RAILROAD

15' UTILITY EASEMENT

SAND SHED

GRAVEL

GRAVEL

879.36'
S 05°37'45" W

BITUMINOUS

CENTER POINT ENERGY

LP TANK

CONCRETE ARM GATE PEDESTAL

GUARD SHACK

LOT 1C

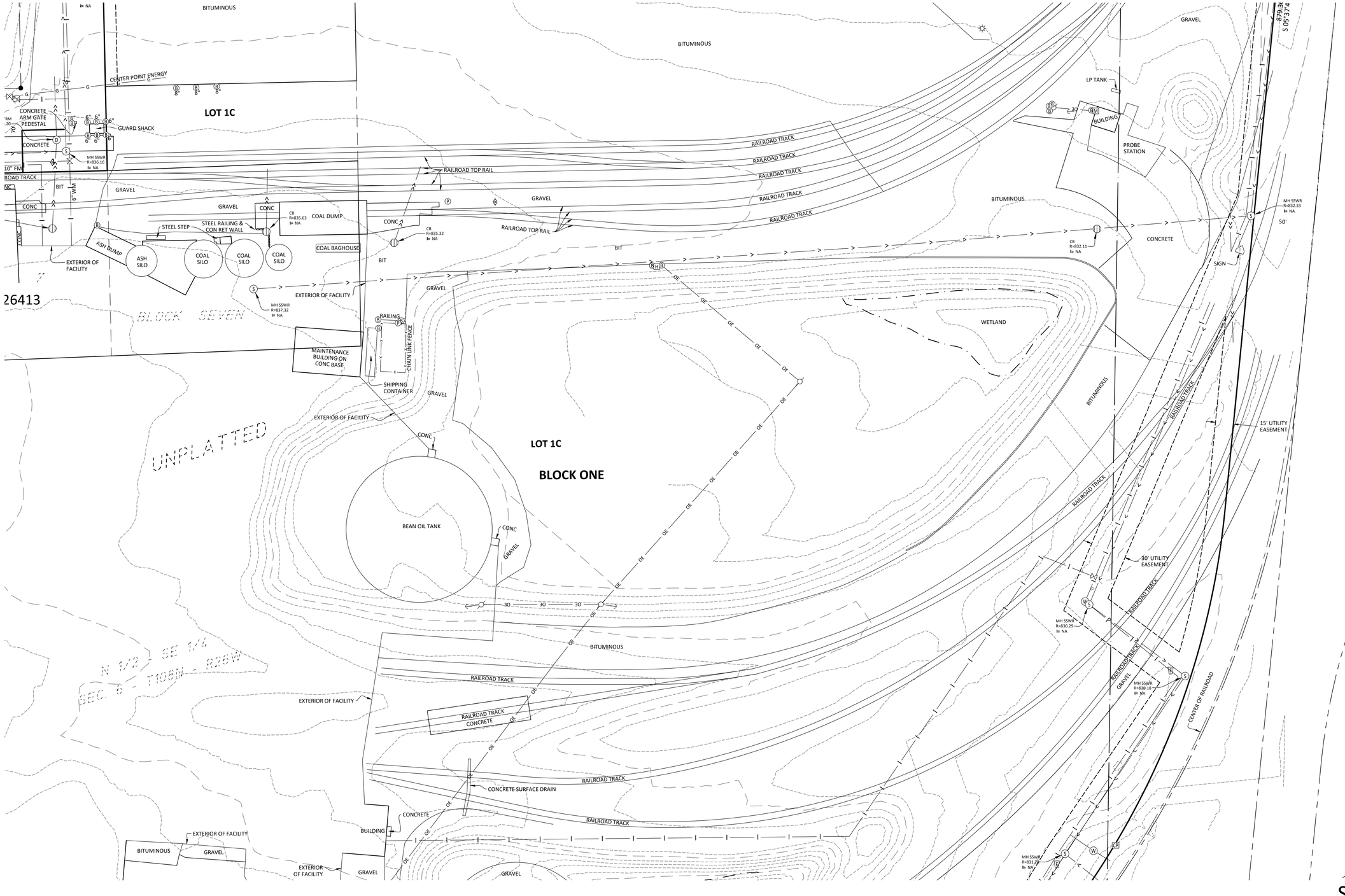
BUILDING

SHEET 2 OF 6

THIS PLAT PREPARED BY BOLTON & MENK, INC.

PRELIMINARY PLAT

ADM MANKATO FIRST ADDITION



0 40 80

SCALE IN FEET

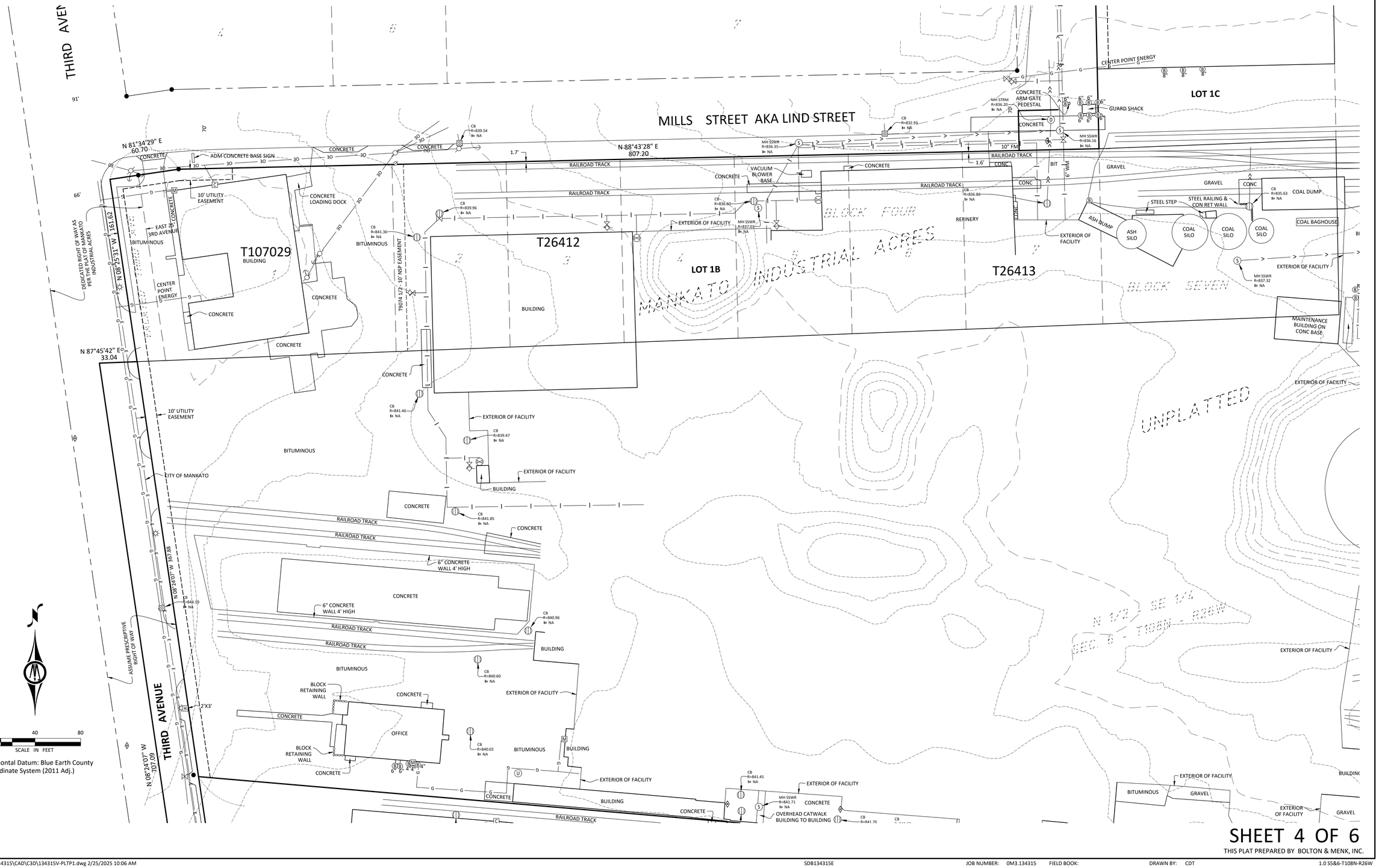
Horizontal Datum: Blue Earth County Coordinate System (2011 Adj.)

SHEET 3 OF 6

THIS PLAT PREPARED BY BOLTON & MENK, INC.

PRELIMINARY PLAT

ADM MANKATO FIRST ADDITION



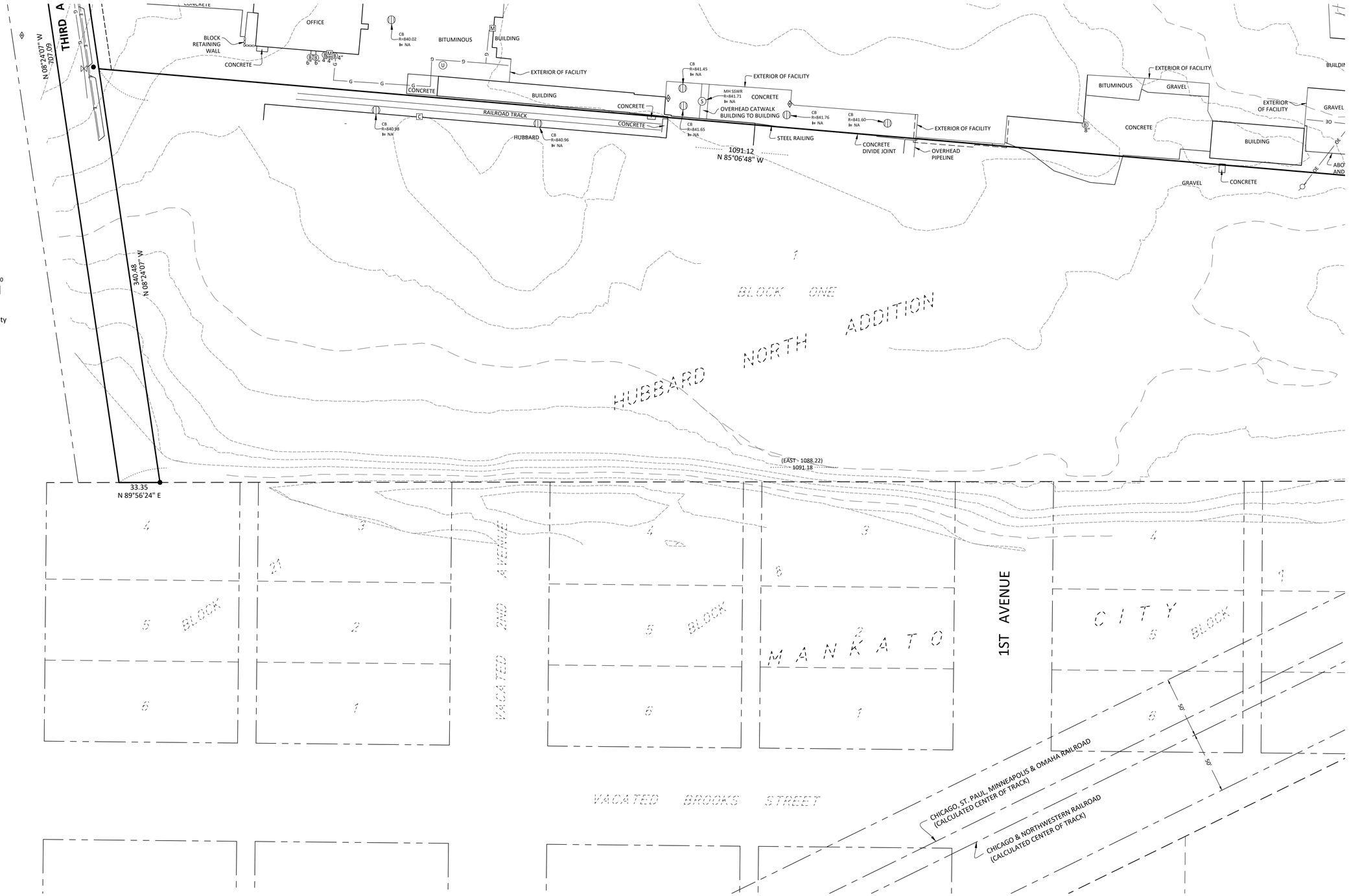
Horizontal Datum: Blue Earth County Coordinate System (2011 Adj.)

SHEET 4 OF 6

THIS PLAT PREPARED BY BOLTON & MENK, INC.

ADM MANKATO FIRST ADDITION

ADM MANKATO FIRST ADDITION

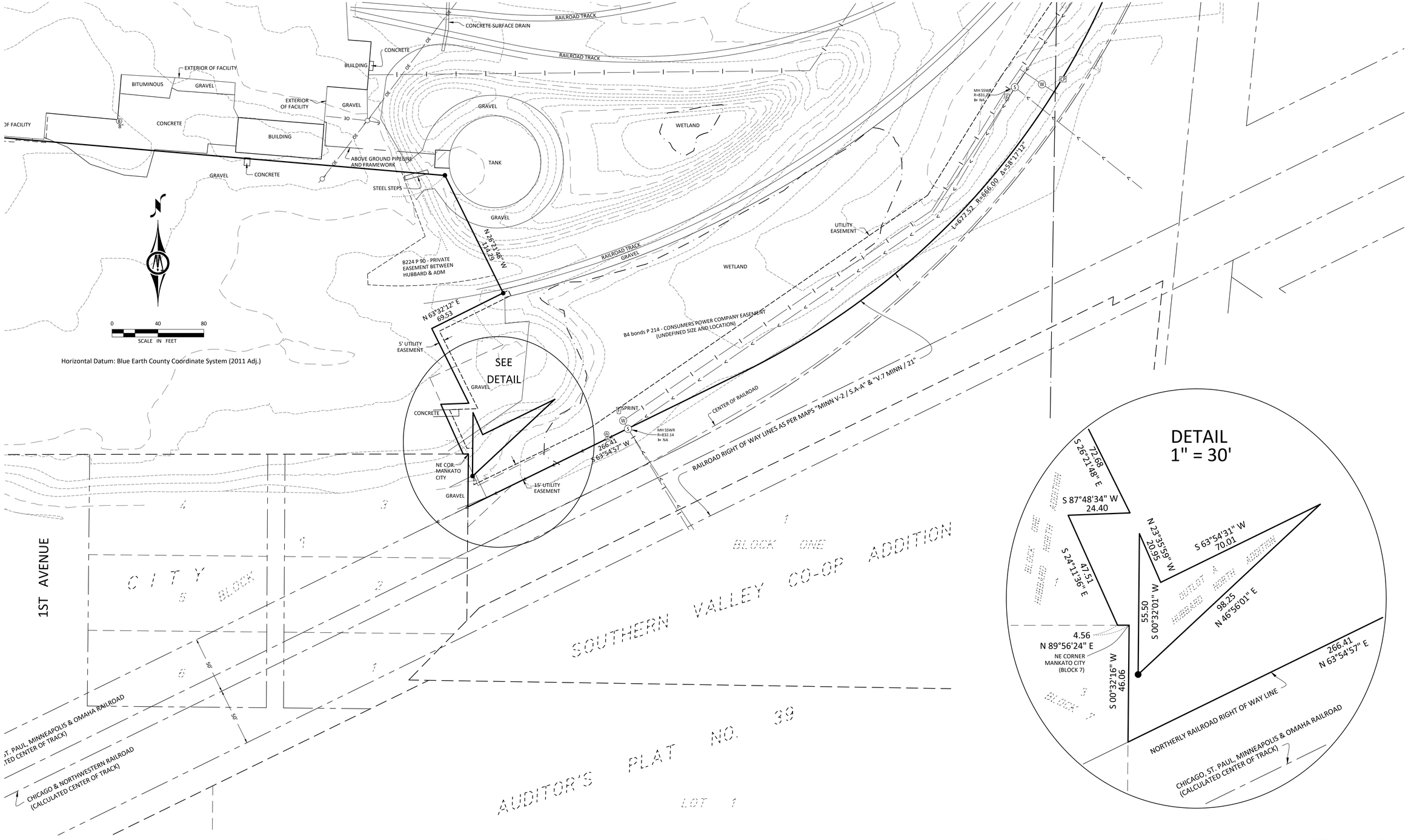


SHEET 5 OF 6

THIS PLAT PREPARED BY BOLTON & MENK, INC.

PRELIMINARY PLAT

ADM MANKATO FIRST ADDITION



SHEET 6 OF 6

THIS PLAT PREPARED BY BOLTON & MENK, INC.

PRELIMINARY PLAT

ADM MANKATO FIRST ADDITION

DESCRIPTIONS OF RECORD

T107029 (TORRENS)
Lot 1, Block 4, of Mankato Industrial Acres, a subdivision of part of the South Half of the Northeast Quarter (S 1/2 NE 1/4) and the North Half of the Southeast Quarter (N 1/4 SE 1/4) of Section 6, Township 108, Range 26, and the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section 5, Township 108, Range 26, situated in the City of Mankato, Blue Earth County, Minnesota AND The vacated Easterly 25 feet of Third Avenue adjacent to said Lot 1, Block 4, of Mankato Industrial Acres.

T26412 (TORRENS)
Lots 2, 3 and 4, Block 4, all in Mankato Industrial Acres, a Subdivision of part of the S 1/2 NE 1/4 & N 1/2 SE 1/4 Sec. 6-108-26 & SW 1/4 NW 1/4, Sec. 5-108-26 Mankato, Blue Earth County, Minnesota, subject to easements, if any, of record.

T31019 (TORRENS)
Tracts A, B & C, Registered Land Survey No. 105, City of Mankato, Blue Earth County, Minnesota.

T26413 (TORRENS)
Lots 5, 6, 7, of Block 4, and that portion of Block 7 easterly of and of the same depth as the East line of Lot 7, Block 4, all in Mankato Industrial Acres Subdivision, a subdivision of part of the S 1/2 NE 1/4 & N 1/2 SE 1/4, Sec. 6-108-26 & SW 1/4 NW 1/4, Sec. 5-108-26, Mankato, Blue Earth County, Minnesota.

DOCUMENT BOOK 227 PAGE 462 (ABSTRACT)
That part of Block 7, Mankato Industrial Acres, a Subdivision of Part of the S 1/2 NE 1/4 & N 1/2 SE 1/4, Sec. 6-108-26 and SW 1/4 NW 1/4, Sec. 5-108-26, Mankato, Blue Earth County, Minnesota, which lies between the northerly and southerly boundaries of Lind Street extended easterly to the east line of said Block 7, also known as that portion of Block Seven lying Southerly of the South line of Block Three of said Mankato Industrial Acres as extended Easterly to a point where it intersects the East line of said Block Seven, EXCEPT that portion of Block Seven (7) easterly of and of the same depth as the East line of Lot 7, Block 4 all in Mankato Industrial Acres Subdivision, a subdivision of part of the S 1/2 NE 1/4 & N 1/2 SE 1/4, Sec. 6-108-26 & SW 1/4 NW 1/4, Sec. 5-108-26, Mankato, Blue Earth County, Minnesota.

DOCUMENT 611CR149 (ABSTRACT)
That part of the Northwest Quarter of the Southwest Quarter of Section 5 and that part of the North Half of the Southeast Quarter of Section 6, all in Township 108 North Range 26 West, Blue Earth County, Minnesota, described as:

Beginning at the southeasterly corner of Tract B, Registered Land Survey No. 105, on file and of record with the Blue Earth County Registrar of Titles; thence South 88 degrees 39 minutes 45 seconds West, (Minnesota County Coordinate System - Blue Earth County Zone - NAD83 - 2011), along the exterior boundary line of said Registered Land Survey No. 105, a distance of 772.40 feet; thence South 00 degrees 59 minutes 35 seconds East, along said exterior boundary line and along the exterior boundary line of Mankato Industrial Acres, according to the plat thereof on file and of record with the Blue Earth County Recorder, a distance of 348.80 feet; thence South 87 degrees 45 minutes 42 seconds West, along the exterior boundary line of said Mankato Industrial Acres, a distance of 1029.40 feet to the southwesterly corner of Lot 1, Block Four, Mankato Industrial Acres; thence continuing South 87 degrees 45 minutes 42 seconds West, along said exterior boundary line and its westerly extension, a distance of 58.23 feet; thence South 08 degrees 24 minutes 07 seconds East, a distance of 707.09 feet to a point on the northerly line of Mankato City, according to the plat thereof on file and of record with the Blue Earth County Recorder; thence North 89 degrees 56 minutes 24 seconds East, along said northerly line, a distance of 33.35 feet to the southwesterly corner of Lot 1, Block One, Hubbard North Addition, according to the plat thereof on file and of record with the Blue Earth County Recorder; thence North 08 degrees 24 minutes 07 seconds West, along the westerly line of said Lot 1, a distance of 340.48 feet to the northwesterly corner of said Lot 1; thence South 85 degrees 06 minutes 48 seconds East, along the northerly line of said Lot 1, a distance of 1091.12 feet; thence South 26 degrees 21 minutes 48 seconds East, along the easterly line of said Lot 1, a distance of 114.29 feet; thence South 63 degrees 32 minutes 12 seconds West, along the easterly line of said Lot 1, a distance of 69.53 feet; thence South 26 degrees 21 minutes 48 seconds East, along the easterly line of said Lot 1, a distance of 72.68 feet; thence South 87 degrees 48 minutes 34 seconds West, along the easterly line of said Lot 1, a distance of 24.40 feet; thence South 24 degrees 11 minutes 36 seconds East, along the easterly line of said Lot 1, a distance of 47.51 feet to the southeasterly corner of said Lot 1, said point being on the northerly line of said Mankato City; thence North 89 degrees 56 minutes 24 seconds East, along said northerly line, a distance of 4.56 feet to the northeast corner of Block Seven of said Mankato City; thence South 00 degrees 32 minutes 16 seconds West, along the easterly line of said Block Seven, a distance of 46.06 feet; thence North 63 degrees 54 minutes 57 seconds East, a distance of 266.41 feet; thence northeasterly a distance of 677.52 feet, along a tangential curve to the left, having a radius of 666.00 feet and a central angle of 58 degrees 17 minutes 12 seconds; thence North 05 degrees 37 minutes 45 seconds East, along the tangent of said curve, a distance of 506.13 feet to the point of beginning.

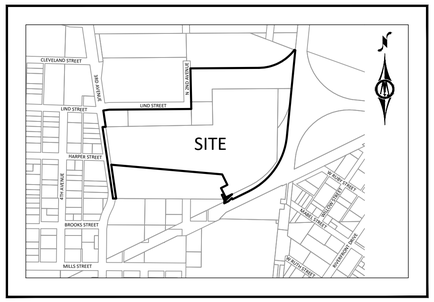
EXCEPTING therefrom Outlot "A", Hubbard North Addition, according to the plat thereof on file and of record with the Blue Earth County Recorder.

Contains 26.27 acres.

LEGEND

○	IRON PIPE MONUMENT SET
●	MONUMENT FOUND
◈	CONTROL POINT
⊕	BENCH MARK
AC	AIR CONDITIONER
B	BOLLARD
▨	CATCH BASIN
▨	CATCH BASIN
D	DOWN SPOUT
⊸	FIRE HYDRANT
←	GUY WIRE ANCHOR
H	HANDHOLE
CP	LIFT STATION CONTROL PANEL
☼	LIGHT POLE
S	MANHOLE-SANITARY SEWER
D	MANHOLE-STORM SEWER
U	MANHOLE-UTILITY
W	MANHOLE-WATER
M	METER
C	PEDESTAL-COMMUNICATION
○	POLE-UTILITY
⌀	POLE-BRACE
P	POST
▨	TILE INLET
⊠	TRANSFORMER-ELECTRIC
F	UTILITY MARKER-FIBER
⋈	VALVE
⋈	VALVE POST INDICATOR
E E	ELECTRIC UNDERGROUND
OE	OVERHEAD ELECTRIC
G G	GAS UNDERGROUND
> >	SANITARY SEWER
>>	STORM SEWER
I I	WATER SYSTEM
x x x x	FENCE
	RETAINING WALL
	INTERMEDIATE CONTOUR
	INDEX CONTOUR

VICINITY MAP



CITY OF MANKATO

OWNER:
ARCHER-DANIELS MIDLAND COMPANY
4666 EAST FARIES PARKWAY
PO BOX 1470
DECATUR, IL 62525
217-424-5200

1A = 5.52 ACRES
1B= 3.90 ACRES
1C = 26.06 ACRES
THIRD AVENUE= 0.54 ACRES

NOTE: LOT 1A IS TORRENS PROPERTY
LOT 1B IS TORRENS PROPERTY
LOT 1C IS ABSTRACT PROPERTY

SURVEYOR'S CERTIFICATION

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

Janele Fowlds — 2/25/2025
Janele Fowlds — Date
License Number 26748

SHEET 1 OF 6

THIS PLAT PREPARED BY BOLTON & MENK, INC.

PRELIMINARY PLAT

ADM MANKATO FIRST ADDITION

SHEET 2 OF 6

THIS PLAT PREPARED BY BOLTON & MENK, INC.

PRELIMINARY PLAT

ADM MANKATO FIRST ADDITION

SHEET 3 OF 6

THIS PLAT PREPARED BY BOLTON & MENK, INC.

PRELIMINARY PLAT

ADM MANKATO FIRST ADDITION

SHEET 4 OF 6

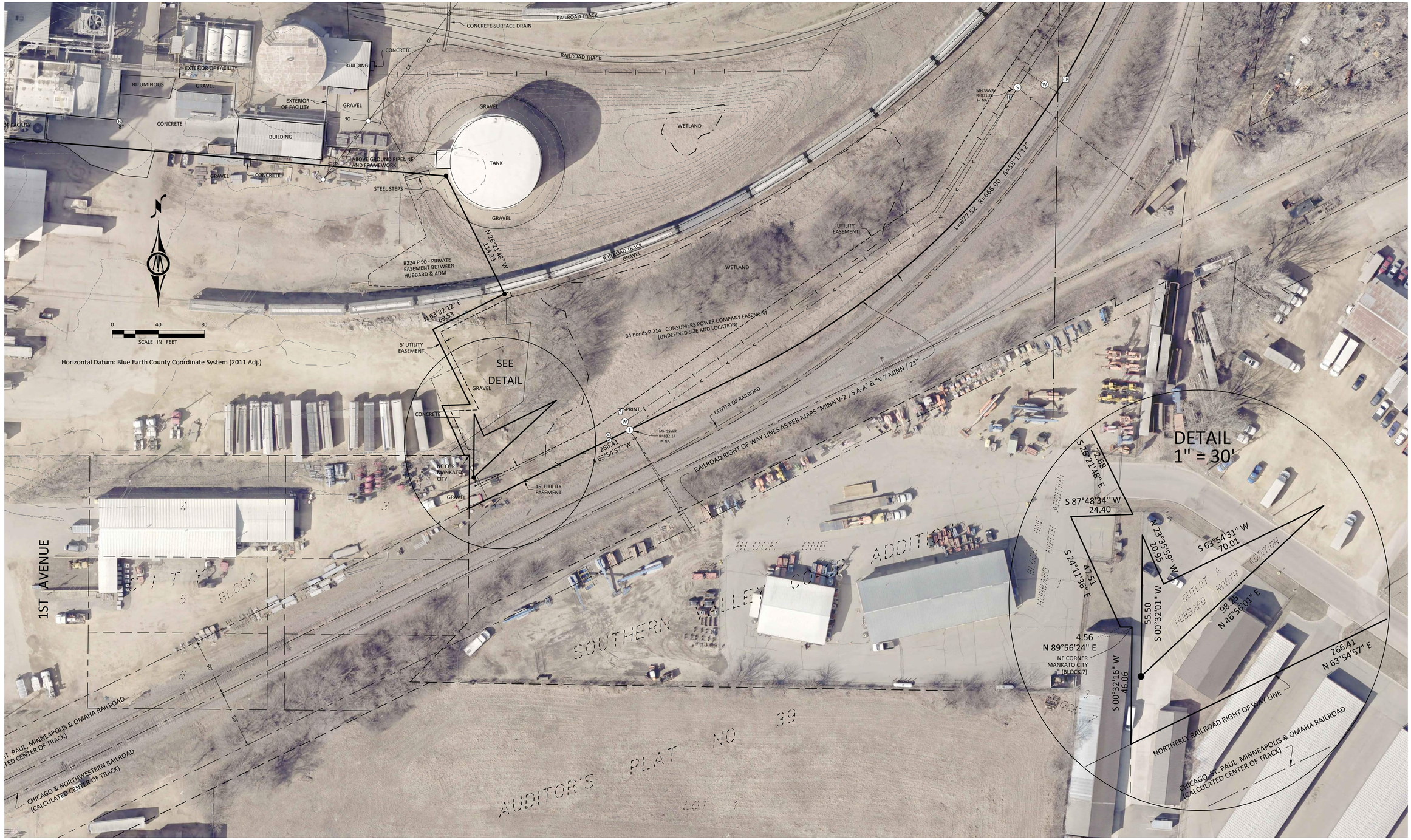
THIS PLAT PREPARED BY BOLTON & MENK, INC.

ADM MANKATO FIRST ADDITION

ADM MANKATO FIRST ADDITION

PRELIMINARY PLAT

ADM MANKATO FIRST ADDITION



SHEET 6 OF 6

THIS PLAT PREPARED BY BOLTON & MENK, INC.

CLEVELAND STREET

MANKATO INDUSTRIAL ACRES

BLOCK SIX

VACATED CLEVELAND STREET

BLOCK SEVEN

REGISTERED LAND SURVEY NO. 64

U.S. HIGHWAY NO. 14

T31019

LOT 1A

REGISTERED LAND SURVEY NO. 105

SECOND AVENUE

THIRD AVENUE

BLOCK THREE

MILLS STREET AKA LIND STREET

LOT 1C

LOT 1B

BLOCK FOUR

MANKATO INDUSTRIAL ACRES

T107029

T26412

T26413

REMEDY

BLOCK SEVEN

UNPLATTED

BLOCK ONE

HUBBARD NORTH ADDITION

MANKATO CITY

1ST AVENUE

VACATED 2ND AVENUE

VACATED BROOKS STREET

SOUTHERN VALLEY CO-OP ADDITION

AUDITOR'S PLAT NO. 39

LOT 1

BLOCK ONE

LOT 1C

BLOCK ONE

SEE DETAIL

DETAIL
1" = 30'

RAILROAD RIGHT OF WAY LINES AS PER MAPS "MINN.V.V.J.T.A.H." & "V.J.MINN.J.T."

CENTER OF RAILROAD

CHICAGO, ST. PAUL, MINNEAPOLIS & OMAHA RAILROAD (CALCULATED CENTER OF TRACK)

CHICAGO & NORTHWESTERN RAILROAD (CALCULATED CENTER OF TRACK)

NORTHERLY RAILROAD RIGHT OF WAY LINE

N 1/2 SE 1/4 SEC. 8 T108N - R28W

NW 1/4 - SW 1/4 SEC. 9 - T108N - R28W

N 88°51'35" E 671.07

S 70°07'37" E 4.27

N 87°34'29" E 93.70

N 88°43'28" E 807.20

S 87°45'42" E 93.04

N 89°56'24" E 93.35

S 87°48'34" W 24.40

S 63°54'31" W 75.01

N 26°58'09" W 20.00

S 24°11'26" E 47.36

S 65°03'01" W 58.25

N 46°56'01" E

4.56 N 89°56'24" E NE CORNER MANKATO CITY (BLOCK 7)

366.71 N 63°54'57" E

S 26°27'48" E 47.78

N 26°58'09" W 282.05

DETAIL
1" = 30'
SEE DETAIL
BLOCK ONE
LOT 1C
LOT 1A
T31019
T26413
T26412
T10702
MILLS STREET AKA LIND STREET
THIRD AVENUE
SECOND AVENUE
1ST AVENUE
CLEVELAND STREET
HUBBARD
NORTH
U.S. HIGHWAY NO. 14
AUDITOR'S PLAT NO. 39
SOUTHERN ADDITION
LAND SURVEY NO. 65
REGISTERED LAND SURVEY NO. 455
ACRES
N 89°58'47" E
55.50
S 00°32'01" W
S 00°32'16" W
46.06
S 87°48'54" W
24.60
S 89°58'47" W
55.50
N 89°58'47" E
46.06
S 00°32'01" W
S 00°11'36" E
15.28
S 89°58'47" W
24.60
S 00°32'16" W
N 89°58'47" E
55.50
N 00°32'01" E
46.06
S 89°58'47" W
24.60
N 00°32'16" E
15.28
S 89°58'47" W
24.60
S 00°32'16" W
46.06

OFFICIAL PLAT

ADM MANKATO FIRST ADDITION

INSTRUMENT OF DEDICATION

Know all men by these presents that we, Archer-Daniels-Midland Company, a Delaware corporation, fee owner of the following described property situated in the County of Blue Earth, State of Minnesota:

The Land referred to herein below is situated in the County of Blue Earth, State Minnesota, and is described as follows:

T107029 (TORRENS)
Lot 1, Block 4, of Mankato Industrial Acres, a subdivision of part of the South Half of the Northeast Quarter (S 1/2 NE 1/4) and the North Half of the Southeast Quarter (N 1/4 SE 1/4) of Section 6, Township 108, Range 26, and the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section 5, Township 108, Range 26, situated in the City of Mankato, Blue Earth County, Minnesota AND The vacated Easterly 25 feet of Third Avenue adjacent to said Lot 1, Block 4, of Mankato Industrial Acres.

T26412 (TORRENS)
Lots 2, 3 and 4, Block 4, all in Mankato Industrial Acres, a Subdivision of part of the S 1/2 NE 1/4 & N 1/2 SE 1/4 Sec. 6-108-26 & SW 1/4 NW 1/4, Sec. 5-108-26 Mankato, Blue Earth County, Minnesota, subject to easements, if any, of record.

T31019 (TORRENS)
Tracts A, B & C, Registered Land Survey No. 105, City of Mankato, Blue Earth County, Minnesota.

T26413 (TORRENS)
Lots 5, 6, 7, of Block 4, and that portion of Block 7 easterly of and of the same depth as the East line of Lot 7, Block 4, all in Mankato Industrial Acres Subdivision, a subdivision of part of the S 1/2 NE 1/4 & N 1/2 SE 1/4, Sec. 6-108-26 & SW 1/4 NW 1/4, Sec. 5-108-26, Mankato, Blue Earth County, Minnesota.

DOCUMENT BOOK 227 PAGE 462 (ABSTRACT)
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DOCUMENT 611CR149 (ABSTRACT)
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EXCEPTING therefrom Outlot "A", Hubbard North Addition, according to the plat thereof on file and of record with the Blue Earth County Recorder.

Contains 26.27 acres.

do hereby declare that we have caused the above described property to be surveyed and platted and monuments to be set, that we have named said platted area ADM MANKATO FIRST ADDITION, and that we dedicate to the public use the public ways and easements as shown hereon.

In witness whereof, said Archer-Daniels-Midland Company, a Delaware corporation, has caused these presents to be signed by its proper officer this _____ day of _____ , 2025.

_____

_____, _____

NOTARY CERTIFICATE
State of _____

County of _____

The foregoing instrument was acknowledged before me, this _____ day of _____, 2025 by _____ , _____ of Archer-Daniels-Midland Company, a Delaware corporation, on behalf of the corporation.

_____

_____ _____, Notary Public,

State of _____

My Commission Expires _____

SURVEYOR'S CERTIFICATE
I, Janele Fowlds, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 2025.

_____
Janele Fowlds, Land Surveyor
Minnesota License Number 26748

NOTARY'S CERTIFICATE
State of Minnesota)
County of Blue Earth) ss

This instrument was acknowledged before me on _____ day of _____, 2025, by Janele Fowlds, Land Surveyor, Minnesota License No. 26748.

_____
Nathan P Myhra, Notary Public
Notary Public-Minnesota
My Commission Expires Jan. 31, 2028

APPROVALS
Be it known that on this the ____ day of _____ , 2025, the Planning Commission of the City of Mankato did duly review this plat of ADM MANKATO FIRST ADDITION.

_____ _____
Chair person: Secretary:

Be it known that on this the ____ day of _____ , 2025, the City Council of the City of Mankato did duly approve this plat of ADM MANKATO FIRST ADDITION.

_____ _____
Mayor: Clerk:

TITLE OPINION
I, XXXXXXX, Licensed Attorney, State of Minnesota, do hereby certify that the owner as indicated hereon represents all ownership interest in the land encompassed by this plat.

_____
XXXXXXXXX, Licensed Attorney

BLUE EARTH COUNTY PROPERTY AND ENVIRONMENTAL RESOURCES
I hereby certify that there are no delinquent taxes and/or delinquent special assessments, that the current taxes have been paid and that the transfer has been entered on the land described herein on the _____ day of _____ , 2025.

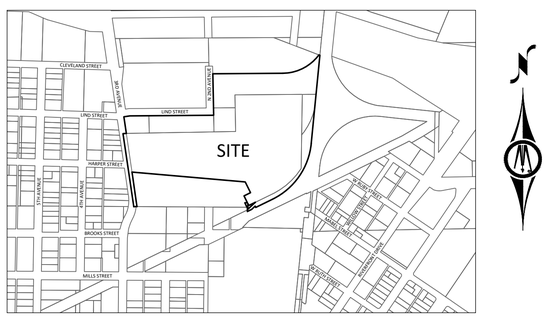
_____
Blue Earth County Property and Environmental Resources Director

COUNTY RECORDER
I hereby certify that this instrument Document Number _____ was filed in my office for record on this, the ____ day of _____ , 2025, at ___o'clock, _.m., and that it was duly recorded on _____ Plats, Number _____.

_____
County Recorder

REGISTER OF TITLES
I hereby certify that this plat was filed in the office of the Register of Titles for record on this, the ____ day of _____ , 2025, at ___o'clock, _.m., as Document Number _____.

_____
Registrar of Titles



CITY OF MANKATO
VICINITY MAP
NOT TO SCALE

SHEET 1 OF 2
THIS PLAT PREPARED BY BOLTON & MENK, INC.

H:\ADMMARS_PR\0M3134315\CAD\C3D\134315V-PLTF1.dwg 2/25/2025 11:40 AM

JOB NUMBER: FIELD BOOK: DRAWN BY:

OFFICIAL PLAT COPY

ADM MANKATO FIRST ADDITION

LOT 1A

WETLAND T31019

REGISTERED LAND SURVEY NO. 105

LOT 1B

LOT 1C

B227 P 462

LOT 1C

BLOCK ONE

611CR149

T107029

T26412

T26413

T24008 - 80' NSP EASEMENT

T24336 - 9' NSP EASEMENT

T9074 1/2 10' NSP EASEMENT

INDUSTRIAL BLOCK SIX

VACATED CLEVELAND STREET

CLEVELAND STREET

BLOCK SEVEN

MANKATO BLOCK THREE

BLOCK FOUR

BLOCK SEVEN

MILLS STREET AKA LIND STREET

THIRD AVENUE

SECOND AVENUE

EAST 25' 3RD AVENUE

DEDICATED RIGHT OF WAYS PER THE PLAT OF MANKATO INDUSTRIAL ACRES

U.S. HIGHWAY NO. 14

RAILROAD RIGHT OF WAY LINES AS PER MAPS "MINN V-2 / S.A-A" & "V-7 MINN / 21"

DOCUMENT 611CR149 SOUTHEASTERLY CORNER TRACT B, REGISTERED LAND SURVEY NO. 105

E 1/4 CORNER SEC. 5-108-26

W 1/4 CORNER SEC. 5-108-26

N 1/2 - SE 1/4 SEC. 6 - T108N - R26W

NW 1/4 - SW 1/4 SEC. 5 - T108N - R26W

N 88°51'35" E 671.07

S 88°51'35" W 661.05

S 88°09'35" W 142.30

S 88°39'45" W 772.40

L=407.77 R=435.13 Δ=53°41'37" (=179.67 R=435.13 Δ=23°39'39")

L=185.18 R=445.13 Δ=23°50'10"

S 70°07'47" E 4.27

N 01°16'32" W 396.43

S 01°16'32" E 316.41

N 01°16'32" W 326.43

N 08°37'45" E 467.42

N 05°37'45" E 879.36

N 88°43'28" E 807.20

N 88°45'06" E 208.22

N 87°45'48" E 208.02

N 81°34'29" E 60.70

N 08°25'31" W 161.62

N 87°45'42" E 33.04

S 87°45'42" W 58.23

S 87°45'42" W 1054.43

S 87°45'42" W 1029.40

S 00°59'35" E 128.70

S 00°59'35" E 348.80

S 00°57'23" E 153.69

S 05°37'45" E 879.36

S 05°37'45" E 606.73

N 12°42'09" E 374.44

N 53°05'36" W 38.62

N 34°19'39" E 260.86

N 34°19'39" E 121.44

S 26°21'48" E 114.29

S 63°37'12" W 69.53

N 55°25'21" E 267.14

L=677.52 R=5666.00 Δ=6°51'27"

S 85°06'48" E 1091.12

N 08°24'07" W 340.48

S 08°24'07" E 707.09

N 08°24'07" W 367.88

N 89°56'24" E 33.35

(EAST - 1088.22) 1091.18

N 63°54'57" E 266.41

N 63°54'57" E 172.38

S 63°54'57" E 266.41

10' UTILITY EASEMENT

15' UTILITY EASEMENT

30' UTILITY EASEMENT

5' UTILITY EASEMENT

WETLAND

B224 P 90 - PRIVATE EASEMENT BETWEEN HUBBARD & ADM

B227 P 214 - CONSUMERS POWER COMPANY EASEMENT (UNDEFINED SIZE AND LOCATION)

NE COR. MANKATO CITY

SEE DETAIL

HUBBARD BLOCK ONE ADDITION NORTH

BLOCK 1

BLOCK 2

BLOCK 3

BLOCK 4

BLOCK 5

BLOCK 6

MANKATO CITY

1ST AVENUE

2ND AVENUE

VACATED BROOKS STREET

SOUTHERN VALLEY CO-OP ADDITION BLOCK ONE

AUDITOR'S PLAT NO. 39 LOT 1

LOT 3

CHICAGO, ST. PAUL, MINNEAPOLIS & OMAHA RAILROAD (CALCULATED CENTER OF TRACK)

CHICAGO & NORTHWESTERN RAILROAD (CALCULATED CENTER OF TRACK)

RAILROAD RIGHT OF WAY LINES AS PER MAPS "MINN V-2 / S.A-A" & "V-7 MINN / 21"

50'

66'

70'

91'

70.00

66.41

ASSUME PRESCRIPTIVE RIGHT OF WAY

0 100 200

SCALE IN FEET

Horizontal Datum: Blue Earth County Coordinate System (2011 Adj.)

1A = 5.52 ACRES
1B= 3.90 ACRES
1C = 26.06 ACRES
THIRD AVENUE= 0.54 ACRES

LEGEND

○ 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 26748
● MONUMENT FOUND

NOTE: LOT 1A IS TORRENS PROPERTY
LOT 1B IS TORRENS PROPERTY
LOT 1C IS ABSTRACT PROPERTY

DETAIL
1" = 30'

S 26°21'48" E 72.68

S 87°48'34" W 24.40

N 23°35'59" W 20.95

S 63°54'31" W 70.01

S 24°11'36" E 47.51

S 00°32'01" W 55.50

N 46°56'01" E 98.25

N 89°56'24" E 4.56

NE CORNER MANKATO CITY (BLOCK 7)

S 00°32'16" W 46.06

266.41 N 63°54'57" E

NORTHERLY RAILROAD RIGHT OF WAY LINE

CHICAGO, ST. PAUL, MINNEAPOLIS & OMAHA RAILROAD (CALCULATED CENTER OF TRACK)

BLOCK ONE HUBBARD NORTH ADDITION

OUTLOT A HUBBARD NORTH ADDITION

BLOCK 3

BLOCK 7

SHEET 2 OF 2

THIS PLAT PREPARED BY BOLTON & MENK, INC.

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JOB NUMBER: FIELD BOOK: DRAWN BY:

ADM MANKATO FIRST ADDITION

LOT 1A
WETLAND T31019
REGISTERED LAND SURVEY NO. 105
LOT 1C
B227 P 462
LOT 1B
LOT 1C
BLOCK ONE
611CR149
T107029
T26412
T26413
T24008 - 80' NSP EASEMENT
T24336 - 9' NSP EASEMENT
INDUSTRIAL BLOCK SIX
VACATED CLEVELAND STREET
CLEVELAND STREET
BLOCK SEVEN
MANKATO BLOCK THREE
MILLS STREET AKA LIND STREET
BLOCK FOUR
FIRST AVENUE
SECOND AVENUE
THIRD AVENUE
EAST 25' 3RD AVENUE
DEDICATED RIGHT OF WAYS PER THE PLAT OF MANKATO INDUSTRIAL ACRES
ASSUME PRESCRIPTIVE WIDTH OF WAY
U.S. HIGHWAY NO. 14
RAILROAD RIGHT OF WAY LINES AS PER MAPS "MINN V-2 / S.A.A." & "V-7 MINN / 21"
DOCUMENT 611CR149 SOUTHEASTERLY CORNER TRACT B, REGISTERED LAND SURVEY NO. 105
E 1/4 CORNER SEC. 6-108-26
W 1/4 CORNER SEC. 5-108-26
NE COR. MANKATO CITY
N 1/2 - SE 1/4 SEC. 6 - T108N - R26W
NW 1/4 - SW 1/4 SEC. 5 - T108N - R26W
WETLAND
10' UTILITY EASEMENT
15' UTILITY EASEMENT
30' UTILITY EASEMENT
5' UTILITY EASEMENT
B224 P 90 - PRIVATE EASEMENT BETWEEN HUBBARD & ADM
Book/Bonds P 214 - CONSUMERS POWER COMPANY EASEMENT (UNDEFINED SIZE AND LOCATION)
SEE DETAIL
CHICAGO, ST. PAUL, MINNEAPOLIS & OMAHA RAILROAD (CALCULATED CENTER OF TRACK)
CHICAGO & NORTHWESTERN RAILROAD (CALCULATED CENTER OF TRACK)
NORTHERLY RAILROAD RIGHT OF WAY LINE
BLOCK ONE ADDITION NORTH HUBBARD
OUTLOT A HUBBARD NORTH ADDITION
BLOCK ONE ADDITION NORTH HUBBARD
SOUTHERN VALLEY CO-OP ADDITION BLOCK ONE
AUDITOR'S PLAT NO. 39
VACATED BROOKS STREET
HUBBARD
1ST AVENUE
2ND AVENUE
CITY BLOCK MANKATO 2

N 88°51'35" E 671.07
S 88°51'35" W 661.05
L=407.77 R=435.13 Δ=53°41'37"
L=179.67 R=435.13 Δ=23°39'39"
L=185.18 R=445.13 Δ=23°50'10"
S 88°09'35" W 142.30
N 05°37'45" E 372.24
N 05°37'45" E 467.42
S 88°39'45" W 772.40
N 01°16'32" W 396.43
S 01°16'32" E 316.41
N 01°16'32" W 316.43
N 88°45'06" E 208.22
S 00°59'35" E 128.70
S 00°59'35" E 346.80
S 00°37'23" E 153.69
N 88°43'28" E 807.20
N 87°45'48" E 208.02
N 81°34'29" E 60.70
N 08°25'31" W 161.62
N 87°45'42" E 33.04
S 87°45'42" W 58.23
S 87°45'42" W 1054.43
S 87°45'42" W 1029.40
N 08°24'07" W 357.88
S 08°24'07" E 707.09
N 08°24'07" W 340.48
S 85°06'48" E 1091.12
S 26°21'48" E 114.29
S 63°32'12" W 69.53
N 55°32'21" E 357.14
L=677.52 R=666.00 Δ=58°17'12"
N 11°41'39" E 121.44
N 34°19'39" E 160.86
N 63°54'57" E 266.41
N 63°54'57" E 102.34
N 22°42'08" E 374.44
N 63°02'58" W 36.62
N 05°37'45" E 879.36
N 05°37'45" E 606.72
(EAST - 1088.22) 1091.18
33.35 N 89°56'24" E

0 100 200
SCALE IN FEET

Horizontal Datum: Blue Earth County Coordinate System (2011 Adj.)

1A = 5.52 ACRES
1B= 3.90 ACRES
1C = 26.06 ACRES
THIRD AVENUE= 0.54 ACRES

LEGEND
- ○ 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 26748
- ● MONUMENT FOUND

NOTE: LOT 1A IS TORRENS PROPERTY
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S 63°54'31" W 70.01
S 24°11'36" E 47.51
S 00°32'01" W 55.50
N 46°56'01" E 98.25
4.56 N 89°56'24" E
NE CORNER MANKATO CITY (BLOCK 7)
S 00°32'16" W 46.06
266.41 N 63°54'57" E

THIS PLAT PREPARED BY BOLTON & MENK, INC.

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JOB NUMBER: FIELD BOOK: DRAWN BY:

Title

CY16-25

Request of Growth Holdings, LLC for a conditional use permit to allow a medical clinic in the R-4, High Density Residential District. The subject property is described as a portion of Lot 1, Block 1, Southeast Village Subdivision (103 Homestead Road).

The anticipated date of City Council action is April 14, 2025.

Applicant

The applicant is Growth Holdings LLC.

Request

The applicant is requesting a conditional use permit to allow a medical clinic in the R-4, High Density Residential District.

Location

The subject property is described as a portion of Lot 1, Block 1, Southeast Village Subdivision (103 Homestead Rd).

Existing Land Use

The property was previously used as a daycare.

Zoning

The property is zoned R-4, High Density Residenital District.

Environmentally Sensitive Areas

There are no known environmentally sensitive areas on the site.

Public Utilities

The site is served with public utilities.

City Code

Mankato City Code Section 10.92 Conditional Use Permits can be found here: https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTXADEN_S10.92COUSPE

Mankato City Code Section 10.16 R-4, Multiple Family Dwelling District can be found here: https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTIIREDI_S10.16MUMIDWDI

Site Plan Review Comments

Site Plan and Traffic Committee met on March 11, 2025 and submitted the following comments.

1. Applicant shall provide turning templates for vehicles in the parking lot, including emergency vehicles.
2. Applicant shall provide a parking plan that is in conformance with Mankato City Code Section 10.85. Applicants shall also provide the square footage of the gross usable or livable floor area to determine parking.
3. If parking requirements need to be met by utilizing leased stalls within a 500-fooot radius, the applicant shall provide the lease agreement to the city. Applicants cannot borrow parking stalls from neighboring properties whose primary use is residential.
4. Applicant shall pay for any delinquent utility bills as may be applicable. This can be done by logging into the online portal.
5. Applicants shall log onto the City of Mankato's Eportal and make the notification payments. This can be done by logging into the online portal.
6. Applicant shall provide a refuse plan.

Review

The applicant is requesting the review of a conditional use permit to allow a medical clinic in the R-4, High Density Residential District. The subject property is described as a portion of Lot 1, Block 1, Southeast Village Subdivision (103 Homestead Road).

The property was formally Lil Bee's Daycare and has been vacant for over a year. The applicant notes that the proposed use operates similar to a daycare, but is a medical clinic. Medical clinics are listed as conditional uses in the R-4, multiple family district. The proposed use will occupy the first floor, which is approximately 11,250 square feet. The floor plan shows 6 classrooms that have calming rooms attached, large muscle rooms (gyms), storage, evaluation and observation rooms, bathrooms, reception area, and mechanical areas.

The facility will employ approximately 40 people in total, including both full-time and part-time staff. At any given time, 25 to 30 staff

members will be working. The facility will serve 25 to 30 clients, with operating hours from 8:00 AM to 4:30 PM, Monday through Friday. There will be no evening hours, weekend hours, or overnight stays.

The site plan depicts a new drop-off and pick-up location in the parking lot. The clients will be dropped off at staggered times by a caregiver or transportation service between 8:30 and 9:15 a.m. At the time of drop-off, a clinician comes out to the vehicle and escorts the client into the building. The site plan shows a drop-off location for clients and is designed for 2-3 client drop-offs at one time according to the applicant. Pick-up times will either be a half-day pick-up between 12-1pm or a full day from 3:45 to 4:30pm.

The site plan shows that the applicant will modify the existing parking lot, which currently has 44 parking stalls, and will be adding 6 more stalls bribing to total stalls to 50. Mankato City Code states that medical offices require 1 stall per 200 square feet. Mankato City Code allows the useable or livable floor area to determine the parking requirement. The usable floor area is 7,450 square feet, and therefore, the proposed use will require 38 stalls in order to conform with Mankato City Code. The site plan also shows the proposed location of the dumpster. A recommended condition has been included for the screening of the dumpster to meet Mankato City Code 10.88. A recommended condition has been added for the striping and delineation of parking stalls and drop-off and pick-up area in conformance with City Code. Along with this, a recommended condition has been added in regards to stacking of vehicles in the drop off lane.

A recommendation has been added herein for the submittal of a landscaping and screening plan that meets Mankato City Code section 10.88. Code requires that parking lots containing 4 or more parking stalls be buffered and screened by perimeter landscaping. The perimeter landscaping shall consist of a combination of ground cover, shade trees or evergreen trees, shrubs, and appropriate screening devices such as decorative walls, fences, or berms. Shade trees shall be provided at a rate of one tree for every fifty linear feet, and evergreen trees should be provided at a rate of one tree and shrub for every twenty-five linear feet. Evergreen trees should be maintained at a height of not less than six feet. Additionally, parking areas with more than four stalls should be screened by a fence or densely planted hedge on each side of a parking area that adjoins or faces any property located in a residential district. Such fence or hedge shall be not less than four feet nor more than eight feet in height, nor be less than eighty percent opaque. In this case, the area of the property that will need to be screened by fence or densely planted hedge is the southern part of the property as it abuts an existing residential property.

Upgrades to the playground are also proposed. There are no exterior building modifications proposed.

Findings

Staff submit the following findings of fact:

1. The proposed use, a medical clinic, is a conditional use permit in the R-4, Multiple Family Dwelling District.
2. The proposal does not interfere with or diminish the use of property in the immediate vicinity.
3. The primary structure will continue to be served by public facilities and services, and no utility service provider changes are proposed with this proposal.
4. The proposal does not cause undue traffic congestion as the proposed project does not make any changes to the public street system.
5. There are no known historical or architectural resources on the site.
6. There are no known natural or environmental features on the site.
7. It will not cause a negative cumulative effect and effect on the City as a whole.
8. To the extent known, the development, when considered with the recommended conditions, conforms with all other applicable regulations of the district, and other applicable ordinances.
9. The proposal will not jeopardize the public's health, safety, or general welfare.

Recommendation

Staff recommends approval of the Conditional Use Permit with the following conditions:

1. Prior to installing signage, a separate sign permit shall be obtained for each proposed sign.
2. Landscaping and screening shall be installed in accordance with City Code Section 10.88.
3. If parking becomes an issue, the resolution shall occur privately between tenant and owner.
4. If new exterior light fixtures are proposed, the applicant shall provide lighting fixture cut-sheets if changes to the existing lighting on the property are proposed at building permit submittal. Fixtures shall meet City Code including, but not limited to, full-cut, fully shielded style.
5. If new exterior light fixtures are proposed, the applicant shall provide a photometric plan to include lighting levels at the property line if new lighting fixtures are installed at time of building permit. Lighting levels at the property line may not exceed 1/2 foot candle.
6. The applicant shall submit a refuse plan. The dumpster enclosure shall be screened in accordance with Mankato City Code Section 10.88.
7. The parking lot shall be striped to delineate the parking stalls and drop-off/ pick-up area. Parking stalls shall conform to Mankato City Code.
8. If the operation results in traffic hazards or congestion on public streets, the City Council may order the modification or termination of the subject conditional use permit.
9. Applicant shall install bicycle parking in compliance with Mankato City Code.
10. Future use of the 2nd floor in the building will be limited to the available parking stalls on site, or stalls able to be provided in compliance with the parking standards in Mankato City Code.

Attachments

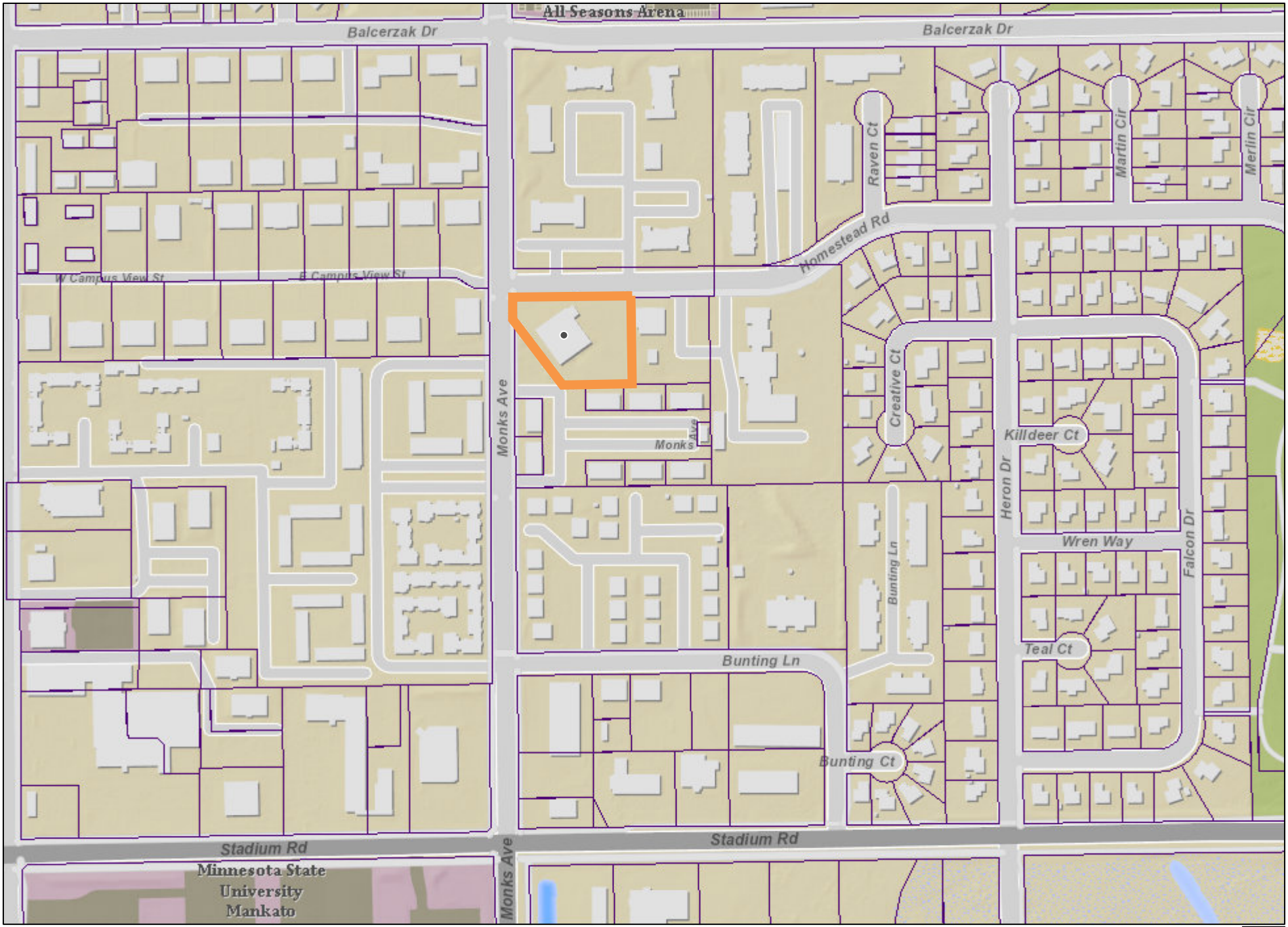
General Location Map

Aerial Location Map

Site Plan

Floor Plan

General Location Map



Date: February 2025

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.

N

Aerial Map

Date: February 2025

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.

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HOMESTEAD DRIVE

EXISTING MONUMENT SIGN

PROPERTY LINE

EXISTING PUBLIC ENTRANCE

TOTAL PARKING = 50 STALLS

Accessible parking

Remove evergreen plantings by main entrance

EXISTING BUILDING

Relocate accessible parking to other entrance. Stripe for drop off.

Remove portion of lawn to provide for car turnaround, drop-off and parking

20'-0"

New line of pavement

New parking (6 stalls)

Remove fence

6' x 8' Dumpster enclosure

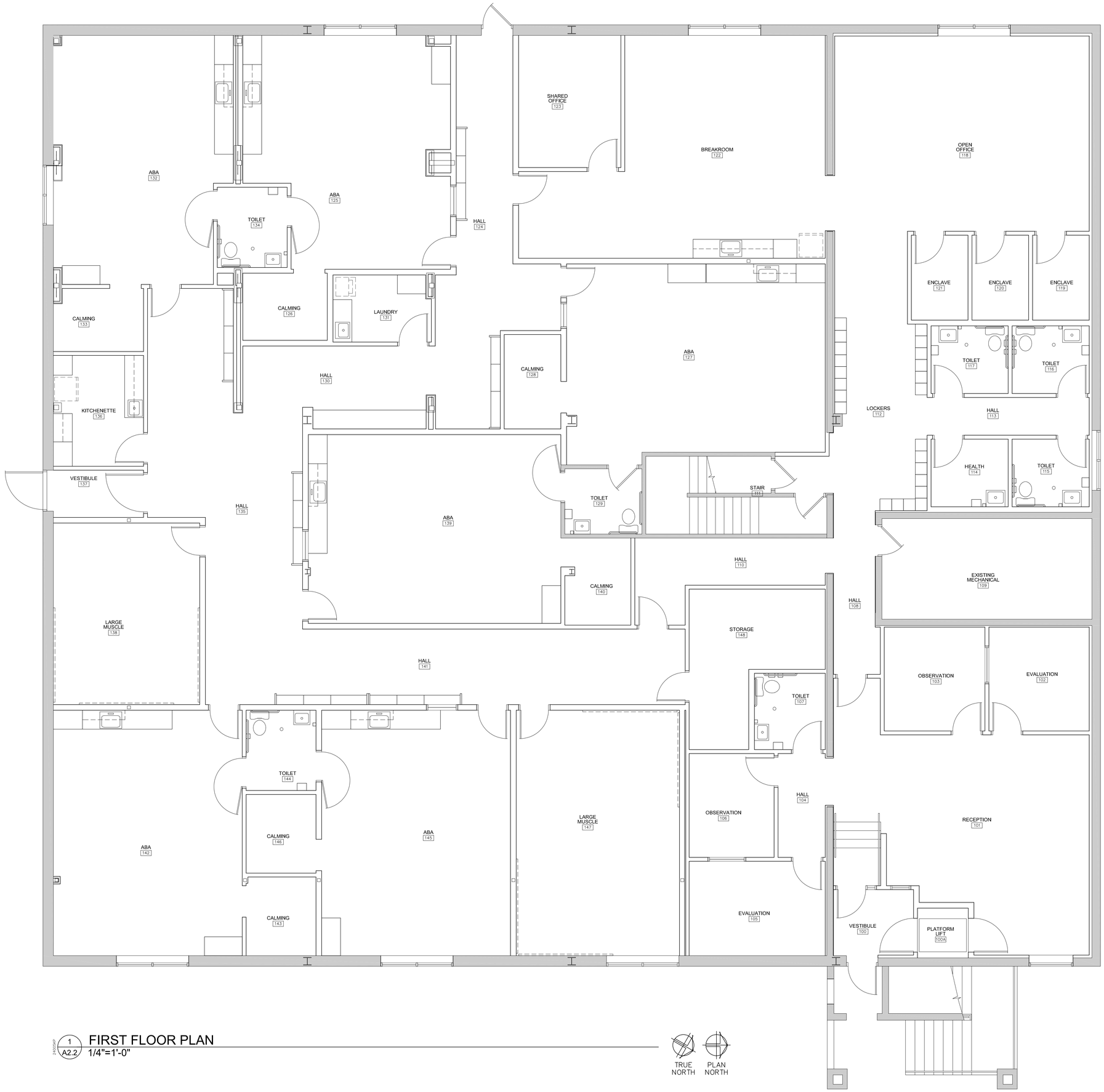
Existing fenced play area. New equipment by Fraser. There is no fire pit. Chain link fence to have green slats added for privacy.

MONKS AVENUE

PROPERTY LINE

1 T1 SITE PLAN

SCALE 1" = 20'-0"



1 A2.2 FIRST FLOOR PLAN

1/4"=1'-0"

TRUE NORTH

PLAN NORTH

POPE DESIGN GROUP

POPE DESIGN GROUP
767 N. EUSTIS STREET, SUITE 190
ST. PAUL, MINNESOTA 55114
651.642.9200
WWW.POPEDESIGN.COM

FRASER MANKATO
F.A.C.E.S. Clinic
Tenant Improvement

103 HOMESTEAD ROAD
MANKATO, MN 56001

FIRST FLOOR PLAN

ISSUES & REVISIONS — DATE

COMMISSION NO: 26173-24005
DRAWN BY: JL
CHECKED BY: JL, GV

SHEET

A2.2

TRUE SHEET SCALE
0" 1/2" 1"

Ms. Molly Westman

February 26, 2025

Planning and Zoning Administrator

City of Mankato

Intergovernmental Center

10 Civic Center Plaza

Mankato, MN 56001

Re: Submittal Narrative for CUP Medical Clinic 103 Homestead Road, Mankato, MN

Dear Ms. Westman,

Below is our narrative for the above request on behalf of Fraser. Please let me know if you have any questions.

Applicant: Fraser

Request: conditional use permit to allow medical clinic in an R-4 zoned area.

Location: 103 Homestead Road Mankato, MN 56001

Existing Land Use: The property is the former Lil Bees daycare. The day care has been out of business for over a year. The site did have a conditional use permit for a daycare. To the public, the Fraser services offered here will be virtually indistinguishable from a typical daycare site.

Zoning: The property is zoned R-4

Environmentally Sensitive Areas: There are no environmentally sensitive areas on the site.

Public Utilities: The building is currently connected to public utilities

Operations Narrative: Fraser, a Minnesota non-profit celebrating 90 years is requesting a conditional use permit (Medical Clinic) to establish a FACES (Fraser Autism Center of Excellence) Clinic at the above address.The proposed site was formally a Lil Bee's daycare but has been vacant for over a year. Consequently, the conditional use permit for a daycare is no longer valid, necessitating a new conditional use permit application.

The proposed use will occupy the first floor, approximately 11,250 square feet. The clinic will have a public entrance, 6 classrooms, 2 large muscle (small gym space), various restrooms, meeting rooms and staff area. This location will employ approximately 40 total people (full time and part time) with no more 25-30 there at any one time. Our client hours are 8:00am to 4:30 pm, Monday through Friday. There are no evening hours, weekend hours or overnight stays.

Our FACES locations operate as follows: Our clients are toddlers to 6 years old. They are typically on the Autistic Spectrum. Our clients are a mix of full day and half day occupancy. We can have up to 6 clients per room.

Transportation: Our staff arrive between 7:30 am to 8:30 am. Our clients are dropped off at the site by either a caregiver or a transportation service between 8:30 and 9:15 am. A clinician comes out to the vehicle and escorts the client into the building. The drop off area is designed to drop 2-3 clients at a time. Because of the staggered drop off times and 2-3 clients dropped off at any one time, there is ample room in the lot to stack 6-8 drop off vehicles out to the road if there ever is a need. The lot will be signed and striped to allow for the cars to turn around and exit the property. There are some half day clients that have this same pattern between noon to 1 pm which can either be a pick up or drop off. The same pattern repeats for pick up between 3:45 pm to 4:30 pm. Our staff usually leaves the property soon after 4:30pm to 5:30 pm.

Between restriping and modifying the drop off area, the site currently has 44 parking stalls and will have 50.

At this location, we are excited to upgrade the existing outside playground area with new playground equipment very similar to what you would see in any childrens playground. We like to offer privacy and screening for our clients so the fenced (6 feet high) in playground will have privacy slats in accordance with city approval.

We do not have any group therapy sessions where there would be a short time influx of clients and cars.

Fraser is celebrating 90 years in 2025! Fraser currently serve over 300 clients across 11 Fraser locations around the Twin Cities and St. Cloud. As Minnesota's oldest and largest autism provider, Fraser is the premier provider and expert on autism services for people of all ages. We stay current on new research and evidence-based interventions that lead to best outcomes and lasting results. Our autism services address changes across the

lifespan, from early childhood through adulthood. We work with you to identify goals and create the best approach to achieve them.

Fraser Autism offers a full range of evidence-based service options that are individualized to each person's level of need. Autism service options include Applied Behavior Analysis (ABA), Positive Behavior Support, Positive Support Services, Pediatric Rebab, and specialty services. Our integrated, whole-person care also ensures that any co-occurring conditions are addressed in your treatment plan and serviced at Fraser.

Sincerely,

Charles E Gravelle

Property Development and Asset Manager Director

Fraser

Direct line: 612-790-1333

Email: Charles.gravelle@fraser.org

www.fraser.org