MANKATO PLANNING COMMISSION
Regular Meeting July 23, 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.
****

1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

3. **APPROVAL OF MINUTES**

   1. **June 25, 2025 Draft Planning Commission minutes**

4. **OLD BUSINESS**

5. **NEW BUSINESS**

   1. **CY32-25**

      Request of Leo A. Daly, with permission of the property owner, for a preliminary and final plat review of BCA Southern Regional Office and Laboratory Subdivision, Blue Earth County. The subject property is described as Outlot A, Blue Earth County Justice Center Subdivision, Blue Earth County (Blue Earth County PID R010915200011).

      The anticipated date of City Council action is August 11, 2025.

   2. **CY34-25**

      Request of Bolton and Menk, with permission of the property owner, for a preliminary and final plat review of Hillside Church Addition. The subject properties are described as Outlot B, Cottages at Town Hall Acres, City of Mankato (Blue Earth County PID R010920228024).

      The anticipated date of City Council action is August 11, 2025.

3. **CY33-25**

Request of Larry Krmpotich for a conditional use permit to allow the installation of a retaining wall in an area having a slope equal to or in excess of 17.6 percent. The subject property is described as Lot 3, Block 1, Mayan Way Subdivision Phase 3, Mankato. (208 Mayan Way).

The anticipated date of City Council action is August 11, 2025.

4. **CY36-25**

Request of Wrestling Brotherhood, with permission of the property owner, for a rezone of the subject properties from M-1, Light Industrial, to R-3, Limited Multiple Dwelling. The subject properties are described as Lots 3, 4, 5, Block 16, Mankato City, Blue Earth County (Blue Earth County PID R010907206004, R010907206005, R010907206006, 1416, 1420, 1430 2nd Avenue).

The anticipated date of City Council action is September 8, 2025.

5. **CY35-25**

Request of AJK Mankato Holdings LLC for a final plat review of The Station subdivision; for a rezoning of the subject property from Agriculture/Transition to M-1, Light Industrial; for a planned unit development to allow the development and operation of commercial condos with shared accessways and utilities; for a conditional use permit to allow a display area and retail sales in a warehouse space; and for the annexation of said parcel. The subject property is described as that part of the easterly 20 acres of the Northeast Quarter of the Northeast Quarter and the North Half of the Southeast Quarter of the Northeast Quarter, all in Section 3, Township 108, Range 26, Blue Earth County, Minnesota, lying westerly of the railroad right of way. (Blue Earth County PID R430903200005).

The anticipated date of City Council action is September 8, 2025.

6. **CYL37-25**

Request of Eric Brewer for a rezone of the subject property from Industry to Residential Transition District. The subject property is described as being located in the SE corner of the NE quarter; the south 413.15 feet, thence north 305.88 feet, east 197.61 feet, south 14.5 feet, east 215.54 feet, south 291.38 feet, to the point of beginning, except Blue Earth County Highway Right of Way Plat No. 48, Section 22, Township 109, Range 26, a lot containing approximately 2.30 acres, Lime Township (Blue Earth County PID R400422200005, 58830 240th Street).

The anticipated date of Lime Township Board action is August 12, 2025.

6. **MISCELLANEOUS**

7. **ADJOURNMENT**

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

Meeting Date: 07/23/2025

Title

June 25, 2025 Draft Planning Commission minutes

Attachments

Draft June 25, 2025 Planning Commission minutes

MINUTES

Mankato Planning Commission
June 25, 2025 - 6:00 p.m.
IGC - Mankato Room

1. **CALL TO ORDER**

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

Commissioner's Present: Chair Zehnder, Ms. Johnson, Mr. Wilke, Mr. Dieken, Mr. Iddings, Ms. Surdy, Mr. Meister,

Staff Present: Molly Westman-Planning and Zoning Administrator, Bennett Hanson-Economic Development Specialist, Travis Johnson-Permit Technician, Brittany Mitchell-Planning Coordinator.

2. **APPROVAL OF AGENDA**

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

3. **APPROVAL OF MINUTES**

Mr. Wilke made a motion to approve the minutes from May 28th, 2025. Mr. Iddings seconded the motion. The motion carried unanimously.

1. **May 28, 2025 Draft Planning Commission meeting minutes**

4. **OLD BUSINESS**

No old business

5. **NEW BUSINESS**

1. **CY28-25**

Request of Trellis, with permission of the property owner, for a rezone of the subject properties from M-1, Light Industrial, to O-R, Office Residential; for a preliminary and final plat review of Mankato Housing LP subdivision; for a planned unit development; for the vacation of alleys generally described as a 15-foot wide public alley running east-west in said Block 17 lying between the easterly line of Minnesota Department of Transportation Right of Way Plat No. 07-29 and the westerly line of a 15-foot public alley running north-south between Linder Avenue and Sibley Parkway, together with a 15-foot wide public alley running north-south in said Block 17 lying between the north line of Linder Avenue and the south line of Sibley Parkway; for the vacation of a portion of Sibley Parkway street, dedicated as Patterson Avenue, on the plat of Oakwood Addition and being generally described as located between Poplar Street and the Abandon Chicago, Milwaukee and St. Paul Railway, an area containing 15,221 square feet, more or less. The subject properties are generally described as the north 46.66 feet of south half of Block 17, Oakwood Addition, all of Chicago, Milwaukee, St. Paul and Pacific Railroad Company's 25-foot-wide property in Block 17, All of Block 17 West of the Chicago, Milwaukee and St. Paul Railway except the north 46 2/3 feet of the south ½ of said Block 17, all according to the map of Oakwood Addition, Outlot A, Sibley Parkway No. 2, City of Mankato, Blue Earth County. (Blue Earth County PIDs R010813253001, R010813253002, R010813253010, etal, 750 Linder).

Mr. Hanson reports that staff respectfully submit the following findings of fact for the preliminary and final plat:

1. General Requirements
    1. No wetlands were determined to exist within the subject property.
    2. The site is designed in conformance with the location and widths of streets, the general drainage situation, lot sizes and arrangement.
    3. A grading and drainage plan has been submitted for review by City Engineering Staff.
2. Streets
    1. The applicant will not construct any new public street and one curb-cut will provide access to the development from the already developed Poplar Street.
    2. The plat dedicates a new portion of Sibley Parkway, which better aligns with the current roadway improvements.
    3. The address for the development on Lot 1 will be assigned the name "751 Poplar Street".
3. Easements
    1. The plat provides the standard easements required in Chapter 10. Article 7 of the Mankato City Code.
    2. The plat dedicates a 20' wide utility easement through the center of Lot 1, Block 1.
4. Block Standards
    1. The one-block, one-lot subdivision within the subdivision was designed for the intended end use as a multifamily residential development.
5. Lot Standards
    1. The subject parcel is a corner lot* and provides sufficient depth for building setbacks along all three street frontages.
    2. The proposed lot depicts a development that achieves front yard setbacks of 20'.
    3. The proposed lot is proposed with a double-frontage (lots with frontage on two parallel streets), which is essential to overcome conditions which render subdividing otherwise unreasonable. The proposed lot provides an additional depth of at least 20 feet in order to allow space for screen planting along the rear lot line.
    4. The proposed lot is an adequate size to allow space for all facilities associated with the intended end use as a multifamily residential development.

6. Public Sites and Open Spaces
    1. The applicant will not be paying a parkland dedication fee, as all parcels within the plat have previously been platted.

Mr. Hanson reports that staff respectfully submit the following findings of fact for the planned unit development:

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

Mr. Hanson reports that staff respectfully submits the following findings of fact pertaining to the requested alley vacation:

1. The owner of the affected property has petitioned to vacate the two alleys proposed for vacation.
2. The applicant has provided notice to the utility companies with a copy of the vacation request and has provided responses from the utility companies. Utility companies did not identify any utilities located in the vacated alleys. Based on this response, the alleys are no longer needed for public purposes.
3. An active Sewer Line runs through both alleys proposed to be vacated. A 20' utility easement has been proposed to be dedicated at the time of platting of the subject property.
4. The proposed vacation is necessary for the development of the subject parcel.

Mr. Hanson reports that staff respectfully submit the following findings of fact pertaining to the requested roadway vacation:

1. The City of Mankato has petitioned to vacate the subject portion of Sibley Parkway.
2. The portion of Sibley Parkway proposed to be vacated was never improved as a Public Street following its dedication as such.
3. The City of Mankato states that the subject portion of Sibley Parkway is not necessary for traffic circulation, and therefore, the vacation of the described portion of roadway would relieve the City of any responsibility for maintenance or construction.
4. The applicant has provided notice to the utility companies with a copy of the vacation request and has provided responses from the utility companies. Utility companies did not identify any utilities located in this portion of Sibley Parkway. Based on this response, the street is no longer needed for utility purposes.
5. The proposed vacation is necessary for the development of the subject parcel.

Mr. Hanson reports that staff recommends the approval of the preliminary plat and final plat.

Mr. Hanson reports that staff recommends the approval of rezoning of the property from M-1, Light Industrial, to OR, Office Residential District.

Mr. Hanson reports that staff recommends approval of a planned unit development with the

following conditions:

1. The applicant shall obtain a rental license prior to the occupancy of the units.
2. The applicant shall prohibit outside storage, refuse, or other debris.
3. The applicant shall submit association documents to the City at the time of request for the first building permit for the development. Association documents shall address ownership, financing, and maintenance of all common areas, utilities, and streets/private roads.
4. Signage for the development shall conform to Mankato City Code standards and a sign permit shall be obtained for any proposed signage prior to fabrication and installation.
5. The applicant shall provide common open space amenities for gathering, such as an outside patio or gathering area or areas with benches or other seating within the development.
6. Any tree removal from the public right of way will need to be replaced in conformance with City Ordinance.
7. The applicant shall agree to install a sidewalk along the portion of Sibley Parkway abutted by the subject property in conjunction with future sidewalk improvements on adjacent properties along Sibley Parkway.
8. The applicant has provided a parking concept plan representing on-site parking improvements that would occur should the reduced parking flexibility of .975 stalls per unit be insufficient. The applicant shall construct the concept parking improvements if on-site parking is found to not adequately serve the subject use.
9. The applicant will be subject to Water Access Connection and Sewer Access Connection fees. The fees shall be $101,082.80 and shall be submitted prior to issuance of a building permit.
10. If the future use of the property changes from the approved Planned Unit Development, parking and other zoning requirements shall achieve the Mankato City Code unless an amended Planned Unit Development has been granted by the Mankato City Council.

Mr. Hanson reports that staff recommends approval of vacation of the 15-foot-wide alley running east-west in Block 17, Oakwood Addition.

Mr. Hanson reports that staff recommends approval of vacation of the 15-foot-wide alley running north-south in Block 17, Oakwood Addition.

Mr. Hanson reports that staff recommends approval of vacation of an estimated 15,221-square-foot portion of Sibley Parkway, publicly dedicated as "Patterson Avenue" on the plat of Oakwood Addition to Mankato.

Justin Eilers, Trellis & David Haaland, Urbanworks Architecture. Mr. Eilers and Mr Haaland were present at the meeting to answer any questions the commission may have. Mr. Haaland emphasized the overall goal was to create a long-lasting, durable, and maintainable building. Feedback was gathered from community members, potential residents and staff. From that, they were able to create such things as fitness rooms, meeting rooms, offices, and a small gathering room. In addition, he mentioned a connection to the courtyard and patio that included seating and grill stations. Sidewalks are around the perimeter of the building to allow for connections to the local trails. The building also had a focus on energy efficiency to keep those long-term costs down and provide a high quality of life for the residents.

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

Ms. Johnson indicated that it was a wonderful project and thanked the applicants.

Ms. Johnson made a motion to approve the preliminary and final plat, the rezoning of the

property, the planned unit development with conditions, the vacation of alleys and the vacation of a portion of Sibley Parkway. The motion was seconded by Ms. Surdy. The motion passed unanimously.

The anticipated date of City Council action is July 28, 2025.

2. **CY29-25**

Request of Fisher Development for rezoning of properties from P-I, Planned Industrial, to R-3, Limited Multiple Dwelling District. The subject properties are described as Columbia Park Add, Block 10, Lot 4; Columbia Park Add Block 9, Lots 1,2; Columbia Park Add Block 7, Lots 9-16; Columbia Park Add Block 8, Lots 1-8; Germania Park Add Block 24 Lots 1-6, City of Mankato (Blue Earth County PID R010906331009, R010906184004, R010906180008, etal).

Ms. Westman reports that staff respectfully submits the following findings regarding the proposed rezone from P-I, Planned Industrial, to R-3, Limited Multiple Family Residential.

1. The rezoning from P-I, Planned Industrial, to R-3, Limited Multiple Dwelling District is consistent with the goals, objectives, and policies of the comprehensive land use plan, as adopted and amended from time to time by the City Council.
2. The rezoning is compatible with the overall character of existing development in the immediate vicinity of the affected property.
3. The proposed R-3 zoning classification is consistent with adjacent properties in the immediate vicinity.
4. The proposed rezoning will not interfere with or diminish the use of property in the immediate vicinity.
5. The properties do not currently have adequate public facilities, but with the implementation of the Germania Park Phase 5 Capital Improvement Project, the development parcels will be served by adequate public facilities, such as streets and utility services.

Ms. Westman reports that staff recommends approval of the rezoning of the subject parcels from P-I, Planned Industrial, to R-3, Limited Multiple Family Residential.

Brett Skilbred, CEO Fisher Development Company. Mr. Skilbred was present at the meeting to answer any questions that the commission may have.

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

Ms. Johnson made a motion to approve the rezoning of the subject parcels from P-I to R-3. The motion was seconded by Mr. Meister. The motion passed unanimously.

The anticipated date of City Council action is July 28, 2025.

3. **CY30-25**

Request of Widseth, with permission of the property owner, for the preliminary plat review of Good Counsel Meadows subdivision. The subject property is described as part of Outlot C, School Sisters of Notre Dame Subdivision, a portion of vacated Ruth Street as shown in the Subdivision of Outlots Dukes Second Addition – Highwood, part of Outlot B, School Sisters of Notre Dame Subdivision, part of Lots 1, 2, 1, 18, Block 13, Shaw's Subdivision, City of Mankato, Blue Earth County (Blue Earth County PID

R010905379004, R010905379005, etal).

Ms. Mitchell reports that staff recommends the following findings:

General Requirements:

1. The site is designed in conformance with the location and width of streets, the general drainage location, lot sizes and arrangement.
2. A drainage study has been submitted to verify compliance with the city drainage requirements.
3. The site provides storm drains and stormwater ponds that outlet into the city's stormwater facilities at the rates and volumes allowed by the MS4 permit.

Streets:

1. The street right-of-way widths conform to the standards listed in Chapter 10 of the Mankato City code by meeting the right-of-way standards.
2. The proposal will vacate a portion of Ruth Street.

Easements:

1. The proposed preliminary plat provides the standard easements required in Chapter 10 of the Mankato City Code.

Block Standards:

1. The blocks within the subdivision were designed for the intended end use as residential lots.

Lot Standards:

1. The lots within the subdivision are intended for residential development. The lots are designed in conformance with the standards set forth in Chapter 10.
2. The concept plan for the residential areas conforms to the minimum lot size requirements.

Public Sites and Open Spaces:

1. The applicant is not required to make a park dedication as the property was previously platted.

Ms. Mitchell reports that staff recommends approving the preliminary plat with the following conditions:

1. The applicant shall provide a hydraulic report in conformance with the grading manual.
2. The applicant shall enter into a subdivision agreement for any public improvements made to the property.
3. The proposed ponds should be located on separate outlots and publicly owned.
4. The lighting in the residential areas shall meet the city lighting standards for residential neighborhoods.
5. The applicant dedicate any easements or right-of-way on the final plat.
6. The applicant shall work with the Department of Public Works to determine if the access road be considered private or a public alley.
7. The applicant shall obtain a final plat prior to any construction beginning on the site.
8. The applicant shall be required to pay water and sewer connection fees. That fee will be $2,527.07 per residential unit and would apply at time of permitting.

Breanne Rothstein, consultant representing Southwest Minnesota Partnership & Jen Theneman, Director of Real Estate and Community Development at Southwest Minnesota Housing Partnership. Ms. Rothstein and Ms. Theneman were present at the

meeting to answer any questions the commission may have and to present a slideshow introducing the Southwest Minnesota Partnership. This slideshow highlighted who the partnership is and what goals and timelines they aim to meet when it comes to the development of Good Counsel Meadows.

Chair Zehnder questioned if there would still be a pedestrian connection between the lower and upper parts of the development, including the stairs that are currently present.

Ms. Theneman indicated the existing sidewalk from N. 4th Street to the steps will be maintained and has been considered part of the design.

Chair Zehnder opened the public hearing for comment.

Kristi Lawton, President Tourtellotte Park Neighborhood Association. Ms. Lawton stated that she had been to several of the public meetings in relation to this project. Block one was discussed at these meetings, and she indicated that people appreciated the fact that the development would mirror the surrounding neighborhood. She was surprised by block two because it was not mentioned at any meeting that she was present at. It was her understanding that lot 3 was not supposed to be developed because of hills and trees. She indicated that she was representing the owners on the other side of lot 3 and questioned why this was added.

Ms. Lawton also indicated that she had questions from another neighbor who was unable to attend this meeting. There were several questions that included whether the city has any data on affordable housing being converted into VRBO type properties and do these affect the availability of affordable housing in the area. What is the definition of affordable housing for 1-, 2-, and 3-bedroom homes in Mankato? Are the applicants required to live in Mankato for a period of time before applying? Any additional points for veterans and whether applicants are required to be US citizens. Who pays the property taxes on the land portion of the properties in the community land trust? Has any consideration been given to breaking the pasture area off and selling it separately? Does the city require the property owner to involve any of the local tribes before the property is developed?

Mike Spellacy, 1730 N 2nd St. Mr. Spellacy indicated that he has lived within two blocks of the pasture property for over 50 years and has enjoyed the green space the pasture has provided to the neighborhood. He referenced past plans that were presented at public meetings and were later dropped after opposition from the neighborhood. He referenced the School Sisters of Notre Dame, who have always been strong allies in protecting the livability of this older neighborhood. Mr. Spellacy referred to Sister Gladys Schmitz as a name that came to mind that was a strong voice for environmental causes. Mr. Spellacy had a brochure that was published in 2014 by the SSND about land ethics that he reviewed with the commission. Mr. Spellacy finished by asking the SSND to honor their land ethics statement and find another way to protect one of the largest undeveloped green spaces in central Mankato. He added that he would ask the planning commission to go slow, be thorough and consider that these decisions are going to be long-lasting.

Margo Druschel, 312 W 7th St. Ms. Druschel indicated that she was a prior broad member of the Southwest Minnesota Housing Partnership for 8 years and has lived in Mankato for 17 years. She indicated that West Mankato has a similar neighborhood to Tourtellotte and there is continued pressure for both development and land preservation. She indicated that the School Sisters of Notre Dame still have a presence in our community and agonized for years about what to do with this property. She added it was heartbreaking for them to leave their homes, adding that their service to the community went on for over 100 years. Ms. Druschel indicated that she was present at the 2021 meeting for the first development, and she felt that this new plan meets almost all the things that were proposed at that meeting. She encouraged

the commission to continue to listen to the Tourtellotte neighborhood but not to allow their objection to overwhelm what has become a process that was started, halted and then made more in line with the surrounding community.

Sister Joyce Kolbet. Ms. Kolbet still lives in the Mankato/North Mankato area and was present at the meeting. She mentioned Sister Gladys Schmitz and her willingness to stand up for unmet needs in the community. Sister Gladys was a promotor of land, earth, and spirituality, but she was also concerned about social justice issues, especially unmet needs. Ms. Kolbet indicated that this project was about responding to unmet needs in our community and this was the mission of the SSND. She indicated that SSND has been working with the Southwest Minnesota Housing Partnership for several years and thanked them for continuing to carry out the vision and the mission of the SSND.

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

Jen Theneman, Director of Real Estate and Community Development at Southwest Minnesota Housing Partnership & James Arentson, Architect at Southwest Minnesota Housing Partnership. Ms. Theneman and Mr. Arentson came back in front of the commission to answer several of the questions that were brought forth during the public hearing. Ms. Theneman stated that they have held several community open houses to be transparent and answer any questions. She indicated some of the questions that Ms. Lawton had presented earlier, had been commented on verbally and answers had been posted on neighborhood websites. Originally, they were looking at just 8 lots. They had contracted with Widseth and as they reviewed the property, they found more space that they could potentially build on. The plans shown to the commission showed 3 lots. Lots 1, 2 and the left side of lot 3 will have homes on them and the right side of lot 3 will be left empty. Ms. Theneman also indicated that a meeting was held with the neighbors that would be located right next to lot 3. She indicated this was a nice conversation about what their desires were, and those neighbors indicated that they were interested in acquiring some of the parcels to create some separation between them and this development. Mr. Arentson indicated that they would be following up with these neighbors to go over purchase options. He also added that lot 3 has sections that would be difficult to develop and don't align with the size or design of the proposed home.

Chair Zehnder asked if they could discuss how the land trust works.

Ms. Theneman indicated this model offers access to housing for those who may not typically be able to afford or obtain it. The land trust separates the improvements on the land from the value of the land. The land at the time of the transaction goes into the partnership community land trust, which is a subsidiary of their organization that is managed by a separate board of managers. Any person that owns a community land trust home can be a member of that board of managers intending for it to be self-managed. Owners that are buying the homes are then buying them at a reduced cost. They have written several grants and have gotten several commitments from different organizations to help reduce the cost of these homes.

Mr. Arentson noted that the cost to build a home similar to those currently in the Tourtellotte neighborhood can be more than $100,000 higher than when many of the existing homes were originally constructed. This can make it unobtainable for potential buyers, and the community land trust aims to equalize new development with the value of existing homes.

Mr. Wilke thanked the applicants for bringing the project forward and being so thorough in their review and proposal.

Ms. Johnson made a motion to approve the preliminary plat with conditions. The motion was seconded by Ms. Surdy. The motion passed unanimously.

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

4. **CY31-25**

Request of Northern Natural Gas Co. for a conditional use permit to allow the expansion of an existing essential service utility facility located in the R-1, one-family dwelling district, and for a variance to allow for the continuation of an 8’ barbed wire fence in the residential district. The subject property is described as a tract of land located in the north 13.90 acres of the Northeast Quarter of the Northeast Quarter of Section 19, Township 108 North, Range 26 West, Blue Earth County. (Blue Earth County PID R010919226001 and R010919226002, 1204 and 1210 Warren Street).

Ms. Westman reports that staff respectfully submits the following findings of fact for the requested conditional use permit to allow the operation of an essential services facility in the R-1, one family dwelling district.

1. The proposed use as an essential services facility is considered a conditional use permit in the R-1 zoning district.
2. The request is in keeping with the comprehensive planning policies of the City as the underlying land use plan identifies this parcel as "low density residential", where as facilities are necessary to serve residences and other related uses.
3. The proposal does not interfere with or diminish the use of property in the immediate vicinity. The existing facility has operated at this location in the past and there has been no indication of interference or diminished property values in the immediate vicinity.
4. The proposal will be served public facilities and services as necessary.
5. The proposal does not cause undue traffic congestion as the site will be accessed for maintenance and servicing purposes, and parking stalls, if added, will be required to conform to the Code criteria. There are no proposed changes to the access to the Site from Warren Street.
6. There are no known historical or architectural resources on the site.
7. There is a natural and environmental features on the site, a bluff/ravine. There are no impacts proposed, and the applicant intends to maintain the code required 10' setback with the proposed expansion.
8. It will not cause a negative cumulative effect and effect on the City as a whole.
9. To the extent known, the development conforms with all other applicable regulations of the district, and other applicable ordinances.
10. The proposal will not jeopardize the public's health, safety, or general welfare.

Ms. Westman reports that staff respectfully submit the following findings of fact for the requested variance to allow for the installation of a barbed wire fence in the R-1, one-family dwelling district.

1. The applicant has established that conforming to the strict letter of the provisions of this chapter would create a unique and particular hardship because of the necessity to provide safety and security, and a minimum height fence for the site.
2. Unique and Particular Hardship. Unique and particular hardship is defined as the property is exceptional as compared to other property subject to the same provisions by reason of a unique physical condition, including the presence of an existing use or structure, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot. The hardship shall amount to more than a mere inconvenience to the owner and the hardship shall relate to the physical situation of the lot rather than the personal situation of the current owner of the lot. The applicant has demonstrated that given the presence of the existing use and facility, there is a unique

and particular hardship .

3. Not Self-Created. The unique physical condition and hardship is not the result of any action or inaction of the property owner or its predecessors in title. The unique physical condition shall have existed at the time of the enactment of the provisions from which a variance is sought or was created by natural forces or was the result of governmental action, other than the adoption of this chapter. The current site has been at the location previously.
4. Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other property subject to the same provisions. The installation of the fence will deprive the owner the ability to continue the existing fencing style and conditions and will, additionally, deprive the owner of the ability to continue to secure their site to the established safety protocols.
5. Not Merely Special Privilege. The alleged hardship does not include the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision. The alleged hardship shall not include the inability of the property owner to realize a greater profit than if the variance were not granted.
6. No Other Remedy. There are no means other than the requested variance by which the alleged hardship can be avoided or remedied to a degree sufficient to permit a reasonable use of the lot.
7. Variance Less Than Requested. There is no known variance that is less than or different from that requested, which would provide the applicant with the right to some relief but not to the relief requested.
8. Essential Character of the Area. The variance would not result in a development on the lot that:

1.Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity.
2.Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity.
3.Would substantially increase congestion in the public streets due to traffic or parking.
4.Would unduly increase the danger of flood or fire.
5.Would unduly tax public utilities and facilities in the area.
6.Would endanger the public health or safety.
7.Would not be in harmony with the general and specific purposes of this chapter and the comprehensive planning policies and objectives of the City.

Ms. Westman reports that staff recommend approval of the conditional use permit to allow the expansion of the essential services facility and the variance with the following conditions:

1. Screening on the west side, also known as the front yard, of the facility shall be incorporated in accordance with the Mankato City Code.
2. The installation of equipment will be subject to achieving Minnesota Rule standards 7030 related to noise. The applicant will be responsible for obtaining noise studies and implementing mitigation strategies, in the event that issues arise related to the noise from the new equipment.
3. If new exterior lighting is proposed, it shall achieve Mankato City Code. This requires, but is not limited to, full-cut, fully shielded light fixtures and a photometric plan demonstrating that lighting levels at the property line do not exceed 1/2 foot candle.
4. The finished side of the fence should face outward in conformance with the Mankato City Code.

Mitch Kleist, Northern Natural Gas. Mr. Kleist was present at the meeting to explain what the station is, the reason behind the expansion and answer any questions the commission may have.

Ms. Surdy questioned the need for a heater at this location.

Mr. Kleist explained that a heater is at this location currently, and it would be more of an upgrade. He indicated that other antiquated equipment would also be replaced.

Ms. Surdy asked where the current heater was located.

Mr. Kleist indicated the heater is located on the south side of the site.

Ms. Surdy questioned if the current heater was being removed and why expansion would be needed if it was removed.

Mr. Kleist indicated the current heater would be removed, adding that the new heater couldn't fit into that site. Another issue is that Centerpoint Energy has 2 mains located on site, meaning there is equipment for both Centerpoint Energy and Northern Natural Gas. Both companies felt the need to expand to have better operational capacity.

Ms. Surdy questioned the need for barbed wire on top of the proposed fence.

Mr. Kleist indicated that it's a standard for the governing bodies that Northern Natural Gas operates under. They try and accommodate requests from local jurisdictions, but it is something they cannot work around from a safety and security perspective. He noted that they will add additional trees for screening on the south side and are open to any other recommendations. He also added that this town border station is unique because they don't operate many that are in residential areas.

Ms. Surdy stated that using an easement rather than purchasing the land would provide a financial benefit to the company.

Mr. Kleist indicated that they are not adding any additional volume or a new customer, but rather they are improving what is already there.

Chair Zehnder added that the variance is just related to the barbed wire on the fence. This would be more for safety and not financial gain.

Mr. Iddings thanked Norther Natural Gas for maintaining the area and added that the planned screening will help ensure it does not become an eyesore.

Mr. Kleist added that the Church of Christ has always been great to work with and thanked them for their continued support.

Mr. Dieken noted that this improvement is located towards the back of the property and the visibility of it will be low.

Chair Zehnder opened the public hearing for comment.

Mary Behrens, 1223 Warren St. Ms. Behrens indicated that she has lived with this facility for years and has not caused her family any issues. She indicated they hear the chillers from MSU quite often, so another noise issue from this project would be a problem for them. She also added that the sidewalk in front of the facility is narrow. She would request that the City of Mankato look at these sidewalks to ensure they are friendly to bikes or those with disabilities. Ms. Behrens added that it is a ravine that is located behind this facility, not a bluff. She wanted to note that drainage that runs into that ravine from this project must be considered.

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

Chair Zehner questioned whether any screening on the west side of this project would encroach onto the sidewalk.

Ms. Westman indicated that no screening would encroach onto the sidewalk. The idea would be that the fence would provide screening and wouldn't be moved out towards the sidewalk.

Mr. Iddings made a motion to approve the conditional use permit and variance with conditions. The motion was seconded by Mr. Meister. The motion passed unanimously.

The anticipated date of City Council action is July 28, 2025.

6. MISCELLANEOUS

Ms. Westman indicated that this would be the last meeting for Ms. Johnson and Mr. Meister. She thanked them for their service and valued their time and insight. She also indicated that two new members would be present at the meeting next month.

7. ADJOURNMENT

There being no further business, Mr. Wilke moved to adjourn the meeting. The motion was seconded by Mr. Meister with all in favor. The meeting adjourned at 7:46 pm.

MINUTES APPROVED.

_____

Chair, Mankato Planning Commission

Meeting Date: 07/23/2025

Title

CY32-25

Request of Leo A. Daly, with permission of the property owner, for a preliminary and final plat review of BCA Southern Regional Office and Laboratory Subdivision, Blue Earth County. The subject property is described as Outlot A, Blue Earth County Justice Center Subdivision, Blue Earth County (Blue Earth County PID R010915200011).

The anticipated date of City Council action is August 11, 2025.

Applicant

The applicant is Leo A. Daly, with permission of the property owner.

Request

The applicant is requesting review of the preliminary and final plat of BCA Southern Regional Office and Laboratory Subdivision.

Location

The subject property is described as Outlot A, Blue Earth County Justice Center Subdivision, and is identified as Blue Earth County Parcel Identification Number R010915200011).

Existing Land Use

The property is currently vacant.

Zoning

The property is zoned B-3, Highway Commercial.

Environmentally Sensitive Areas

There are no known environmentally sensitive areas on the site.

Public Utilities

Public utilities will be provided to serve the site.

City Code

Mankato City Code Chapter 10, Article XII relating to Subdivision and Development Regulation (Platting) can be found at this link: https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSDE_ARTXIISUDEREPL

Site Plan Review Comments

The Site Plan and Traffic Advisory Committee reviewed the request at their July 8, 2025 meeting and provided the following comments. The applicant's subsequent responses are also included in italics.

1. Original Comment: The applicant shall be aware that connection fees will apply and will be determined by City of Mankato Public Works.
   Applicant's response: Acknowledged.
2. Original Comment: The applicant shall be aware that this location has been assigned the address of 2350 Bassett Dr. *Applicant's response: Acknowledged.*
3. Original Comment: The State of MN will need to enter into a sub-division agreement with the City of Mankato or amend the existing agreement. *Applicant's response: A draft of this was submitted with the prelim plat and is in the process of being executed.*
4. Original Comment: The signature blocks on the plat shall be updated to reflect the City of Mankato as the Board. Here is an example of a recent plat with signatory blocks. *Applicant's response: Acknowledged. Please see the attached updated Draft Final Plat with amended signature blocks as requested.*
5. Original Comment: The plans shall be updated to include the standard utility/drainage easements around the entire subject site. *Applicant's response: Acknowledged. The utility easement has been indicated in the Draft Final Plat document (attached) and all final documents issued for construction will be updated to include this easement as well, and for final record.*
6. Original Comment: Applicant shall make the notification fee payment in the online portal, if not already complete. *Applicant's response: Payment has been made and receipt provided on Wednesday July 9 by the City of Mankato.*

The item was also reviewed at the June 8, 2025 Site Plan and Traffic Advisory meeting and the following comments were provided.

1. The property will have a Bassett Drive address. Addressing will occur with the submittal of the final plat.
2. The applicant shall consider platting panhandle that runs along Bassett Drive to Carver Drive as a separate lot in the event that ownership change is request in the future. It may be necessary that future access to property to the west access through this area.

3. An updated subdivision agreement shall address the modification to the street and change in ownership.
4. No permits will be issued until roads are completed that will accommodate emergency vehicles.
5. Applicant shall be aware that water and sewer access connection charges will apply at time of permitting. Fees are based on residential equivalent units and shall be billed based on the City of Mankato fee schedule.
6. General note: if not already complete, please log into the online portal and make notification fee payment.

Review

The applicant is requesting a preliminary and final plat review of BCA Southern Regional Office and Laboratory Subdivision, Blue Earth County.

The subject property is described as Outlot A, Blue Earth County Justice Center Subdivision, Blue Earth County, and has the Blue Earth County parcel identification number R010915200011. The subject property is currently part of Blue Earth County Justice Center Subdivision and is designated as an Outlot. For development purposes, platting is necessary. Wetlands were identified on the Blue Earth County Justice Center Subdivision plat, and there are no wetlands on the parcels proposed with the current BCA Southern Regional Office and Laboratory Subdivision plat.

The proposed plat of BCA Southern Regional Office and Laboratory Subdivision, Blue Earth County shows a new one-lot, one-block subdivision and an outlot. Lot 1, Block 1, contains an area that is approximately 280' X 888', totaling approximately 5.7 acres. The platted Lot One, Block 1 area is rectangular. A 10' drainage and utility easements have been provided on the subject Lot.

The plat also contains a pan-handle-shaped projection along the already dedicated Bassett Drive corridor. The pan-handle segment, an area approximately 398 feet by approximately 17 feet, is proposed as an outlot, Outlot A, as was requested by the City for potential future access purposes.

There are no new public dedications proposed with the plat. The 100' right of way necessary for the extension of Bassett Drive was previously dedicated in the Blue Earth County Justice Department plat. With development of the subject parcel, Bassett Drive and the necessary utility infrastructure, will be extended to the easterly line of the new subdivision. The applicant has provided a draft of a subdividers agreement that addresses the public improvements. The agreement is currently being reviewed by the City and Blue Earth County, who is the property owner to the south of the subject site and party to the subdivision agreement.

The concept plans submitted with the application show a new, approximately 34,200 square-foot structure identified as the Bureau of Criminal Apprehension, located centrally on the lot.

Because the property was previously platted, payment in lieu of parkland dedication is not required.

Findings

Staff respectfully submits the following findings of fact:

1. General Requirements
    1. The subdivided site will be used for commercial purposes as a regional Bureau of Criminal Apprehension, BCA, facility.
    2. Drainage for the development of the public street is being accommodated as part of the public street project. Drainage and storm water management for Lot One, Block 1 of the development, will be required to conform to City drainage requirements. Concept plans for the future site development show private biofiltration ponds on Lot 1, Block 1.
    3. The site provides storm connections.
    4. On-site wetlands are not shown on the plat.
2. Streets
    1. New streets are not being dedicated with the subject plat. The street right-of-way widths from the previously approved Blue Earth County Justice Center plat are in line with the existing street right-of-way widths for a minor arterial street at 100 feet, which is consistent with the current corridor width of Bassett Drive.
3. Easements
    1. The plat provides drainage and utility easements of 10' around the subject site.
4. Block Standards
    1. The blocks within the subdivision were designed for the intended end use as commercial property. The proposed Lot 1, Block 1 achieves the Block standard as it is approximately 889 feet, which is less than the maximum block length of 1,200 feet.
5. Lot Standards
    1. The lot within the subdivision is intended for commercial use and provides an adequate size to allow off-street parking, loading and other facilities for the intended end use.
    2. The outlot contained within the platted area will be reserved for future possible access connection to the northerly property.
6. Public Sites and Open Spaces
    1. The applicant will not be required to pay a payment-in-lieu of parkland dedication fee as the subject parcel has previously been platted.

Recommendation

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

1. An updated Subdivider's agreement will be required for the public infrastructure improvements.
2. Outlot A shall be available in the event future access is necessary as property to the west/north develops.
3. The applicant will be subject to connection fees for sanitary sewer and water connections. Fees shall be calculated based on the assessment policy and fee schedule.

Based on conformance with the recommendations in the preliminary plat review, staff recommends approval of the final plat.

Attachments

General Location Map

Aerial Plan

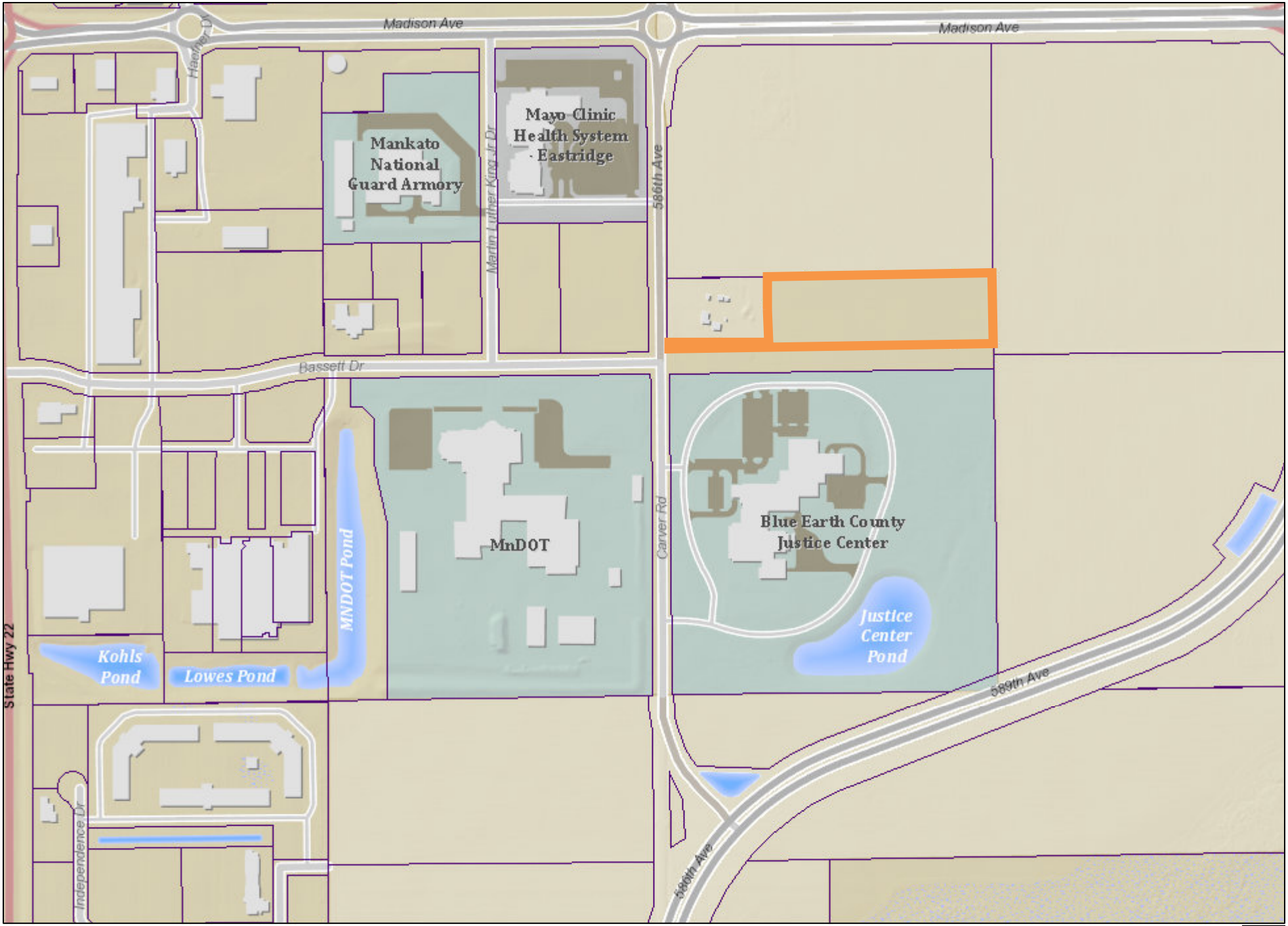
Preliminary Plat

Final Plat

Site Plan Aerial Image

Concept Plans

General Location Map



Date: June 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

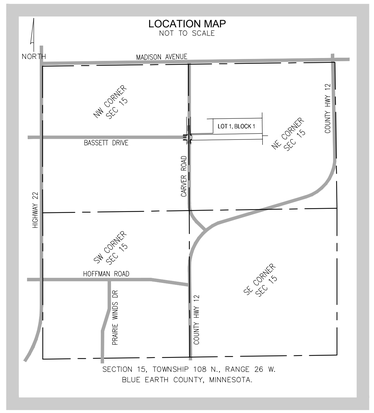
Date: June 2025

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 ~FOR~ Minnesota Bureau of Criminal Apprehension
~OF~ Lot 1, Block 1 BCA Southern Regional Office and Laboratory Subdivision, Blue Earth County, Minnesota



EXISTING PROPERTY DESCRIPTION

Outlot A, Blue Earth County Justice Center Subdivision, according to the recorded plat thereof, Blue Earth County, Minnesota.

PROPOSED PROPERTY DESCRIPTION

Lot 1, Block 1, BCA Southern Regional Office and Laboratory Subdivision, Blue Earth County, Minnesota

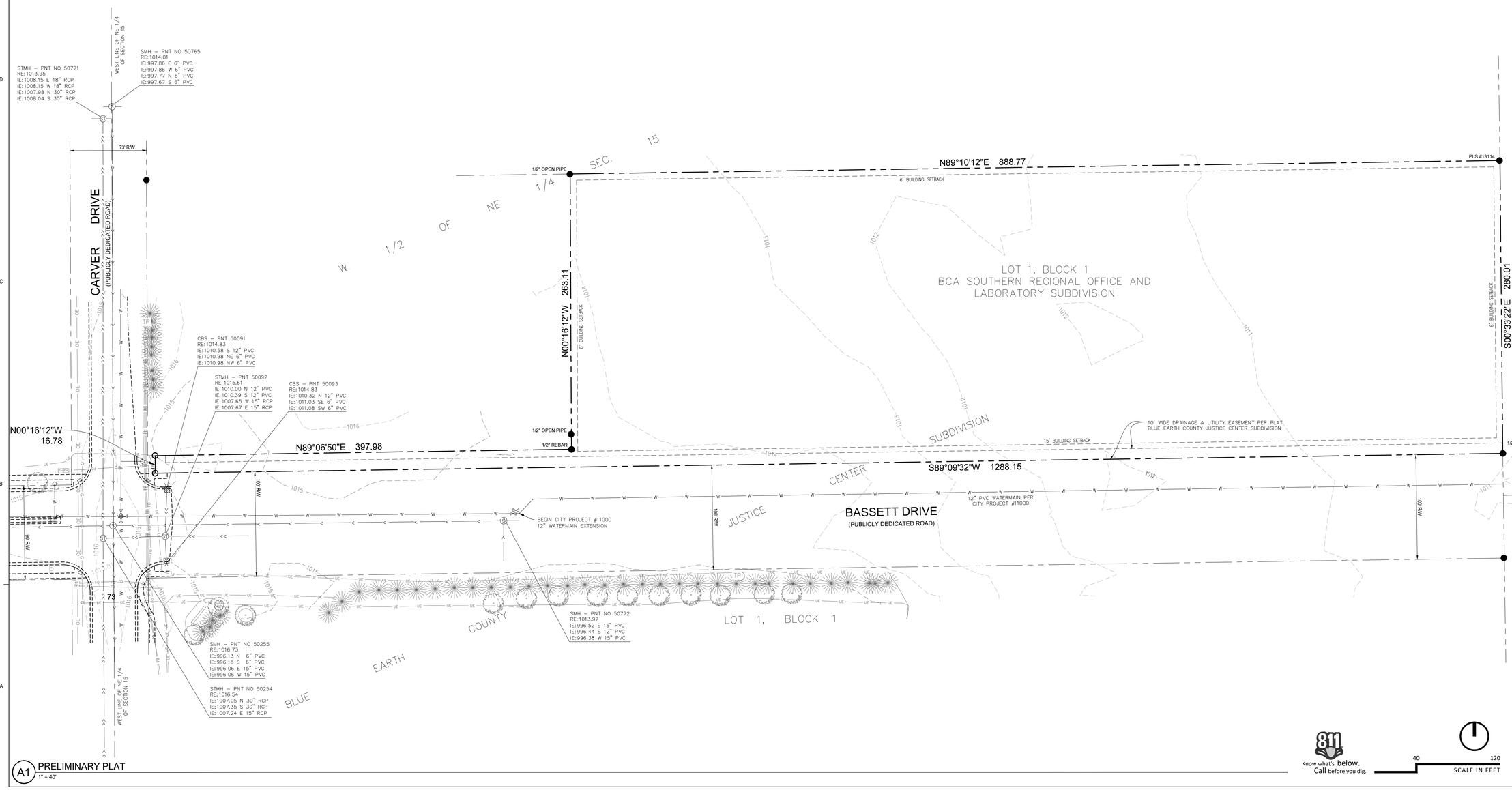
AREAS

Existing Areas

Outlot A	255,870 square feet, more or less, or 5.874 acres, more or less
Total	255,870 square feet, more or less, or 5.874 acres, more or less

Proposed Areas

Lot 1, Block 1	255,870 square feet, more or less, or 5.874 acres, more or less
Total	255,870 square feet, more or less, or 5.874 acres, more or less



A1 PRELIMINARY PLAT
1" = 40'

Know what's below. Call before you dig.

40 120
SCALE IN FEET

Minnesota BCA Bureau of Criminal Apprehension

MN BCA Southern Regional Office and Laboratory
TBD (Bassett Drive)
Mankato, MN 56001

STATE OF MINNESOTA
State RECS Project Number: 07MK0002

Department of Public Safety
445 Minnesota St.,
St. Paul, MN 55101

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455
Tel: 612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415
Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415
Tel: 612.332.7522

Laboratory Consultant:
MWL ARCHITECTS
11798 N Lakeridge Pkwy
Ashland, VA 23005
Tel: 804.314.9359

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	MJW
Design	EJJ
Draw	EJJ
Check	SMJ

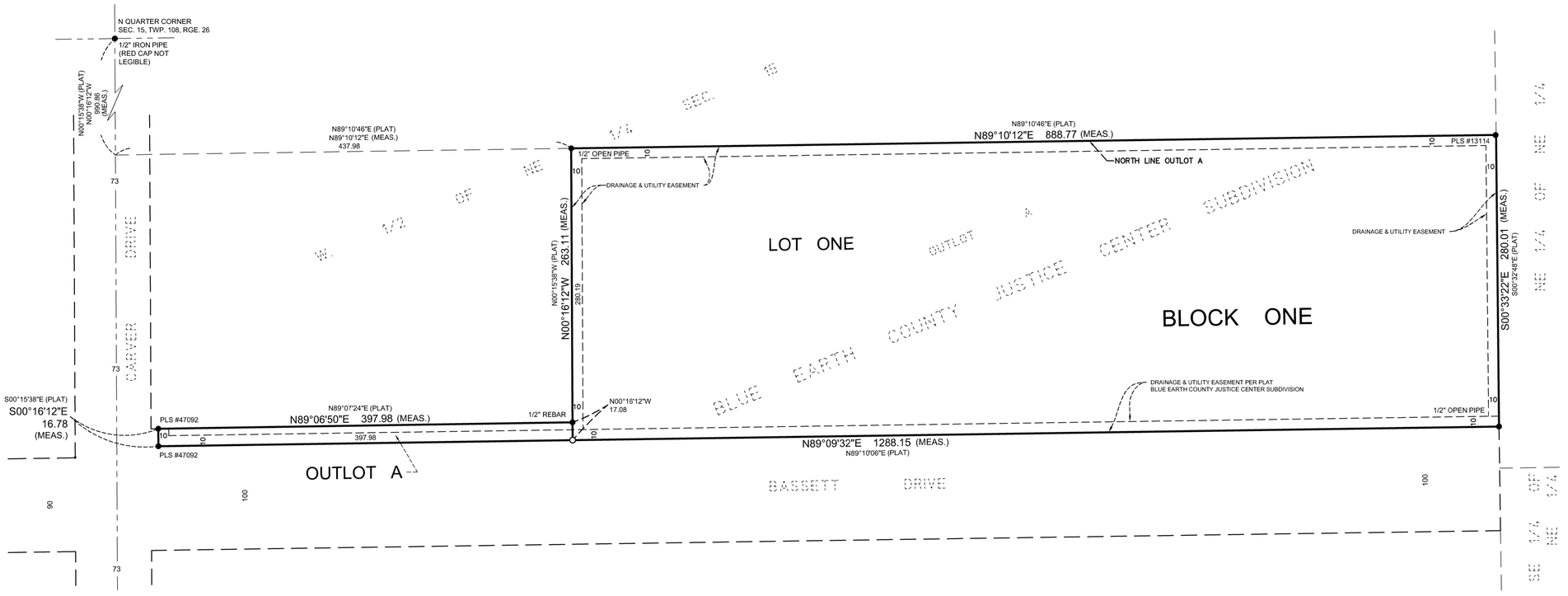
STAMP

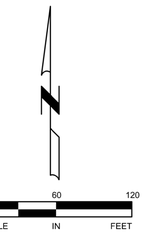
Project No. 023-10680-000 / LAD240017
MAY 27, 2025

PRELIMINARY PLAT

Copyright © 2024 LEO A DALY Company

BCA SOUTHERN REGIONAL OFFICE AND LABORATORY SUBDIVISION

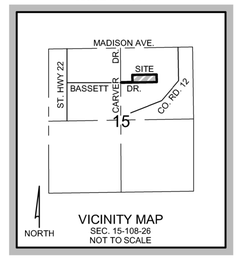




1 INCH = 60 FEET

For the purposes of this plat, the bearing system is based on the north line of Outlot A, Blue Earth County Justice Center Subdivision, having an assumed bearing of N89°10'12"E.
Blue Earth County coordinate system.
NAD83 (1996 Adj).

RAPIDAN TOWNSHIP
BLUE EARTH COUNTY



LEGEND

- ● Denotes monument found (as noted)
- ○ Denotes ½ inch x 14 inch iron pipe set and marked with Minnesota License No. 42642.

KNOW ALL PERSONS BY THESE PRESENTS: That the State of Minnesota, a sovereign body, acting by and through its Department of Administration, fee owner of the following described property situated in the County of Blue Earth, State of Minnesota:

Outlot A, BLUE EARTH COUNTY JUSTICE CENTER SUBDIVISION, according to the recorded plat thereof, Blue Earth County, Minnesota.

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 BCA SOUTHERN REGIONAL OFFICE AND LABORATORY SUBDIVISION, and that we dedicate to the public use the easements as shown hereon.

Dated this _____ day of _____ , 2025 by State of Minnesota, a sovereign body, acting by and through its Department of Administration, fee owner.

_____
State of Minnesota, a sovereign body,
acting by and through its Department of Administration

NOTARY CERTIFICATE

State of Minnesota
County of Blue Earth

On this the _____ day of _____ , 2025, before me a Notary Public within and for said County, personally appeared State of Minnesota, a sovereign body, acting by and through its Department of Administration, fee owner, known by me to be the person named in the foregoing instrument and who did acknowledge said instrument to be their act and deed.

_____
_____ , Notary Public
Notary Public-Minnesota,
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Russ Halverson, 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.

_____
Russ Halverson
Licensed Land Surveyor
Minnesota License No. 41813

On this the ____ day of _____ , 2025, before me a Notary Public in and for said County, personally appeared Russ Halverson, and being duly sworn did say that he has executed the foregoing instrument.

_____
_____ , Notary Public
Notary Public-Minnesota,
My Commission Expires _____

CITY OF MANKATO COUNCIL

Be it known that on this the ____ day of _____ , 2025, the City Council of the City of Mankato did duly approve this plat of BCA SOUTHERN REGIONAL OFFICE AND LABORATORY SUBDIVISION.

_____ _____
Mayor: Clerk:

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 BCA SOUTHERN REGIONAL OFFICE AND LABORATORY SUBDIVISION.

_____ _____
Chair person: Secretary:

TITLE OPINION

I, Steven H. Fink, 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.

_____
Steven H. Fink, 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

BLUE EARTH COUNTY RECORDER

I hereby certify that this instrument 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 _____.

_____
Blue Earth County Recorder

RANI engineering

DEMOLITION NOTES

1. BACKGROUND INFORMATION AND TOPOGRAPHIC SURVEY TAKEN FROM SURVEY PERFORMED BY RANI ENGINEERING ON SEPTEMBER 10, 2023 EXPRESSLY FOR THIS PROJECT. ELAN DESIGN LAB CANNOT GUARANTY THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES OR UNKNOWN UTILITIES ARE FOUND THAT IMPACT DESIGN OR IMPAIR CONSTRUCTION, THE ENGINEER AND OWNER SHOULD BE IMMEDIATELY NOTIFIED.
2. CONTRACTOR SHALL BRING ANY CHANGED OR UNFORESEEN CONDITIONS THAT COULD RESULT IN ADDITIONAL COST TO THE ATTENTION OF THE OWNER AND ENGINEER AS SOON AS THEY ARE DISCOVERED SO THAT THEY CAN BE PROPERLY DOCUMENTED. FAILURE TO NOTIFY OR COVERING UN-WITNESSED WORK SHALL RESULT IN REJECTION OF CLAIMS FOR ADDITIONAL COMPENSATION.
3. INGRESS AND EGRESS TO THE SITE SHALL AT ALL TIMES BE LIMITED TO THE CONSTRUCTION ENTRANCE(S), WHICH SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF DEMOLITION AND CLEARING OF THE SITE. SEE CG201 FOR LOCATIONS.
4. PROTECT ALL STRUCTURES AND LANDSCAPE NOT LABELED FOR DEMOLITION FROM DAMAGE DURING CONSTRUCTION. ANY ON-SITE OR OFF-SITE AREAS DISTURBED DIRECTLY OR INDIRECTLY DUE TO CONSTRUCTION SHALL BE RETURNED TO A CONDITION EQUAL TO OR BETTER THAN THE EXISTING CONDITION. CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY CIVIL PENALTIES RESULTING FROM THEIR WORK UNDER THIS CONTRACT.
5. LIMIT CONSTRUCTION ACTIVITIES TO THE CONSTRUCTION LIMITS SHOWN ON THE PLAN. IF WORK NEEDS TO EXTEND TO PUBLIC STREETS IT IS THE CONTRACTOR'S RESPONSIBILITY TO APPLY FOR ALL PERMITS, PREPARE ALL DRAWINGS AND PAY ALL FEES AND COSTS. ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH LOCAL ORDINANCES.
6. PERIMETER SECURITY FENCE, CONSTRUCTION ENTRANCE AND FIBER LOGS SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF DEMOLITION OPERATIONS. SEE SHEETS CG201 FOR ALL EROSION CONTROL MEASURES AND APPROPRIATE STAGING.
7. PROVIDE NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT THE LIFE OF THE PROJECT.
8. CONSTRUCTION WASTE SHALL BE REMOVED FROM THE SITE IN ACCORDANCE WITH ALL LOCAL, COUNTY, STATE AND FEDERAL REQUIREMENTS. ABATEMENT OF ANY MATERIALS DETERMINED BY THE ENVIRONMENTAL ENGINEER TO BE HAZARDOUS SHALL BE REMOVED IN ACCORDANCE WITH APPROPRIATE REQUIREMENTS.WORK SITE SHALL BE LEFT IN A CONDITION THAT MINIMIZES EROSION POTENTIAL ON A NIGHTLY BASE.
9. COORDINATE RELOCATION, DISRUPTION OF OF SERVICE AND DEMOLITION OF ANY PRIVATELY OWNED UTILITIES WITH THE APPROPRIATE UTILITY COMPANY. RESTORATION SHALL BE IN ACCORDANCE WITH THE UTILITY OWNER'S REQUIREMENTS AT CONTRACTORS EXPENSE, RE-USE OF ANY EXISTING SERVICES TO BE AT THE DISCRETION OF THE UTILITY OWNER.

SITE PLAN NOTES

1. VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES OR UNKNOWN UTILITIES ARE FOUND THAT IMPACT DESIGN OR IMPAIR CONSTRUCTION, THE ENGINEER AND OWNER SHOULD BE IMMEDIATELY NOTIFIED.
2. DIMENSIONS SHOWN ON THIS PLAN ARE TO THE PROPERTY LINE, EDGE OF PAVEMENT, FACE OF CURB AND BUILDING FACE.
3. MEET AND MATCH EXISTING CONDITIONS. PROVIDE TRANSITION AS NECESSARY.
4. ALL CURBS TO HAVE 3/4" EXPANSION JOINTS AT A MAXIMUM OF 100'-0" AND CONTROL JOINTS AT A MAXIMUM OF 10'-0".
5. ALL PARKING STALLS TO BE PAINTED WITH A 4" WIDE YELLOW STRIPE. ACCESSIBLE ROUTES AND ACCESS AISLES TO BE PAINTED WITH A 6" YELLOW PERIMETER BORDER AND 4" WIDE STRIPE, 18" ON CENTER, AND 45 DEGREES TO STALL.
6. PROVIDE PAINT SYMBOLS AND SIGNAGE AT ACCESSIBLE PARKING SPACES.
7. THE CONTRACTOR SHALL CONSTRUCT ALL PAVEMENTS TO CONFORM WITH THE CORRECT LINES AND FINISHED GRADES ON THE PLANS. NO PONDING OF WATER WILL BE ALLOWED. MATCH EXISTING PAVEMENT GRADES AT TIE-IN POINTS. CUT CONTRACTION JOINTS AT EXISTING JOINT LOCATIONS.
8. CONTINUE CONCRETE PAVEMENT JOINTS THROUGH CURB.
9. SAW ALL CONCRETE CONSTRUCTION JOINTS, CLEAN DEBRIS, BLOW DRY AND IMMEDIATELY SEAL WITH JOINT SEALANT.
10. REINFORCE ODD SHAPED PAVING PANELS WITH #3 BARS AT 24" EACH WAY. AN ODD SHAPED PANEL IS CONSIDERED TO BE ONE IN WHICH THE SLAB TAPERS TO A SHARP ANGLE WHEN THE LENGTH TO WIDTH RATIO EXCEEDS 3 TO 1 OR WHEN A SLAB IS NEITHER SQUARE NOR RECTANGULAR.
11. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF DOORS, STAIRS, BOLLARDS AND MONUMENT SIGN. SEE STRUCTURAL PLANS FOR STOOP LOCATION AND SIZES.
12. SEE ELECTRICAL SITE PLANS FOR LIGHTING LOCATIONS AND DETAILS.
13. THE COST OF ALL CITY PERMITS AND INSPECTIONS SHALL BE BORNE BY THE CONTRACTOR.
14. REFER TO SHEET CG202 FOR SWPPP AND CG201 FOR EROSION CONTROL REQUIREMENTS.

GRADING NOTES

1. VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES OR UNKNOWN UTILITIES ARE FOUND THAT IMPACT DESIGN OR IMPAIR CONSTRUCTION, THE ENGINEER AND OWNER SHOULD BE IMMEDIATELY NOTIFIED.
2. REFER TO DEMOLITION PLAN FOR EXTENT OF UTILITY REMOVALS UNDER THIS CONTRACT.
3. FOLLOW ALL RECOMMENDATIONS PRESENTED IN GEOTECHNICAL EVALUATION REPORT PREPARED BY CHOSEN VALLEY TESTING, MN, DATED 10/31/2024.
4. SIDEWALLS SHALL BE RETAINED BENCHED OR SLOPED TO PROVIDE SAFE WORKING CONDITIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ASSESSING THE STABILITY OF AND EXECUTING PROJECT EXCAVATIONS USING SAFE METHODS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR NAMING THE "COMPETENT INDIVIDUAL" AS PER SUBPART P OF 29 CFR 1926.6 (FEDERAL REGISTER - OSHA).
5. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF SOIL, UTILITY AND BUILDING RETENTION SYSTEMS.
6. SEE SHEET CU101 FOR STORM SEWER INFORMATION.
7. RELOCATE BENCHMARKS AS NECESSARY WITH NEW BENCHMARK LOCATIONS WITHIN A TOLERANCE OF 0.010 VERTICAL FEET.
8. THE PROPOSED GRADES SHOWN ON THE GRADING PLAN ARE FINISHED GRADES. SPOT ELEVATIONS ALONG CURB LINES REPRESENT THE FLOWLINE UNLESS OTHERWISE NOTED.
9. GRADING ACTIVITY WHICH BLOCKS TRAFFIC OF ANY PUBLIC STREET, ALLEY, OR DRIVE IS SUBJECT TO APPROVAL BY THE CITY OF ARDEN HILLS. ALL WORK ON SITE SHALL BE SUBJECT TO CITY OF ARDEN HILLS APPROVAL.
10. SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2.0%.
11. IN AREAS WHERE NEW FILL IS TO BE PLACED ON SLOPING GROUND, BENCHING THE SURFACE SHALL BE COMPLETED PRIOR TO PLACING THE FILL. BENCHING SHALL BE COMPLETED WHERE SLOPES ARE STEEPER THAN 4:1 (HORIZONTAL:VERTICAL).
12. SEE SHEET CG201 FOR EROSION AND SEDIMENT CONTROL PLAN.
13. SEED ALL NON BUILDING AND NON PAVEMENT AREAS FOLLOWING FINAL GRADING ACTIVITIES PER THE LANDSCAPE PLANS.
14. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA. DO NOT ALLOW WATER TO POND IN EXCAVATION AREAS, AND MAINTAIN ALL EXISTING DRAINAGE PATTERNS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL OSHA REGULATIONS IN THE EXECUTION OF WORK UNDER THIS CONTRACT.
16. THE CONTRACTOR SHALL PROVIDE DECOMPACTION OF ALL DISTURBED SOILS MEETING CURRENT CITY OF ARDEN HILLS ENGINEERING GUIDELINES, AND STANDARD DETAIL SPECIFICATIONS. SEE LANDSCAPE DRAWINGS FOR ALL TOPSOIL SECTIONS
17. REFER TO LANDSCAPE PLANS FOR AREAS TO RECEIVE PERMANENT SEED, SOD, TREES, AND SHRUBS, ETC.
18. THE CONTRACTOR SHALL ADJUST TO GRADE ALL UTILITY STRUCTURES AND APPURTENANCES THAT FALL WITHIN THE LIMITS OF THIS CONTRACT. THE CONTRACTOR SHALL KEEP ALL SAID EXISTING UTILITIES AND THEIR APPURTENANCES FREE OF DEBRIS AND OPERABLE AT ALL TIMES DURING CONSTRUCTION.
19. ALL GRADES WITHIN THE LANDSCAPED AREA SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL AND HAVE A MINIMUM GRADE OF 2%, UNLESS OTHERWISE NOTED. GRADED SWALES MUST HAVE A MINIMUM BOTTOM SLOPE OF 0.5%.
20. ALL PAVEMENT GRADES SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:
ASPHALT PAVEMENT - 1.5% MINIMUM, 5% MAXIMUM
CONCRETE PAVEMENT - 1% MINIMUM, 5% MAXIMUM
21. GRADE TOP OF BERMS TO SHED WATER WITH A MINIMUM 2% SLOPE. DO NOT BUILD BERMS WITH A FLAT TOP.
22. OBTAIN CITY GRADING PERMIT PRIOR TO COMMENCEMENT OF PROJECT UNLESS REQUIRED DEMOLITION AND BUILDING PERMITS ARE OBTAINED PRIOR TO ANY GRADING OPERATIONS.
23. CONTRACTOR TO REMOVE SEDIMENT FROM PRETREATMENT DEVICES, BASINS AND CLEANOUT STORM SEWER OF SEDIMENT UPON FINAL STABILIZATION.
24. THE STORM SEWER OUTLET DESIGN INTO THE STORMWATER MANAGEMENT FACILITIES WILL UTILIZE SECTION 301.3 OF MN PLUMBING CODE TO ALLOW SURCHARGE OF THE STORM SEWER SYSTEM.
25. FINISHED GRADING IS NOT TO BE INTERPRETED AS A GUARANTEE OF A BALANCED SITE. CONTRACTOR IS TO REFER TO SITE SURVEY AND GEOTECHNICAL REPORT FOR ANALYSIS OF EXISTING CONDITIONS. COMPARISON OF THESE EXISTING CONDITIONS RESOURCES TO GRADING PLAN SHALL BE USED BY CONTRACTOR TO DETERMINE WHETHER EXCESS SOILS ARE PRESENT OR IF IMPORT OF SOILS IS REQUIRED. ACHIEVING FINAL GRADING IS THE RESPONSIBILITY OF THE CONTRACTOR. ACCOUNT FOR POTENTIAL SOIL SWELL AND NECESSARY SOIL CORRECTIONS.

UTILITY NOTES

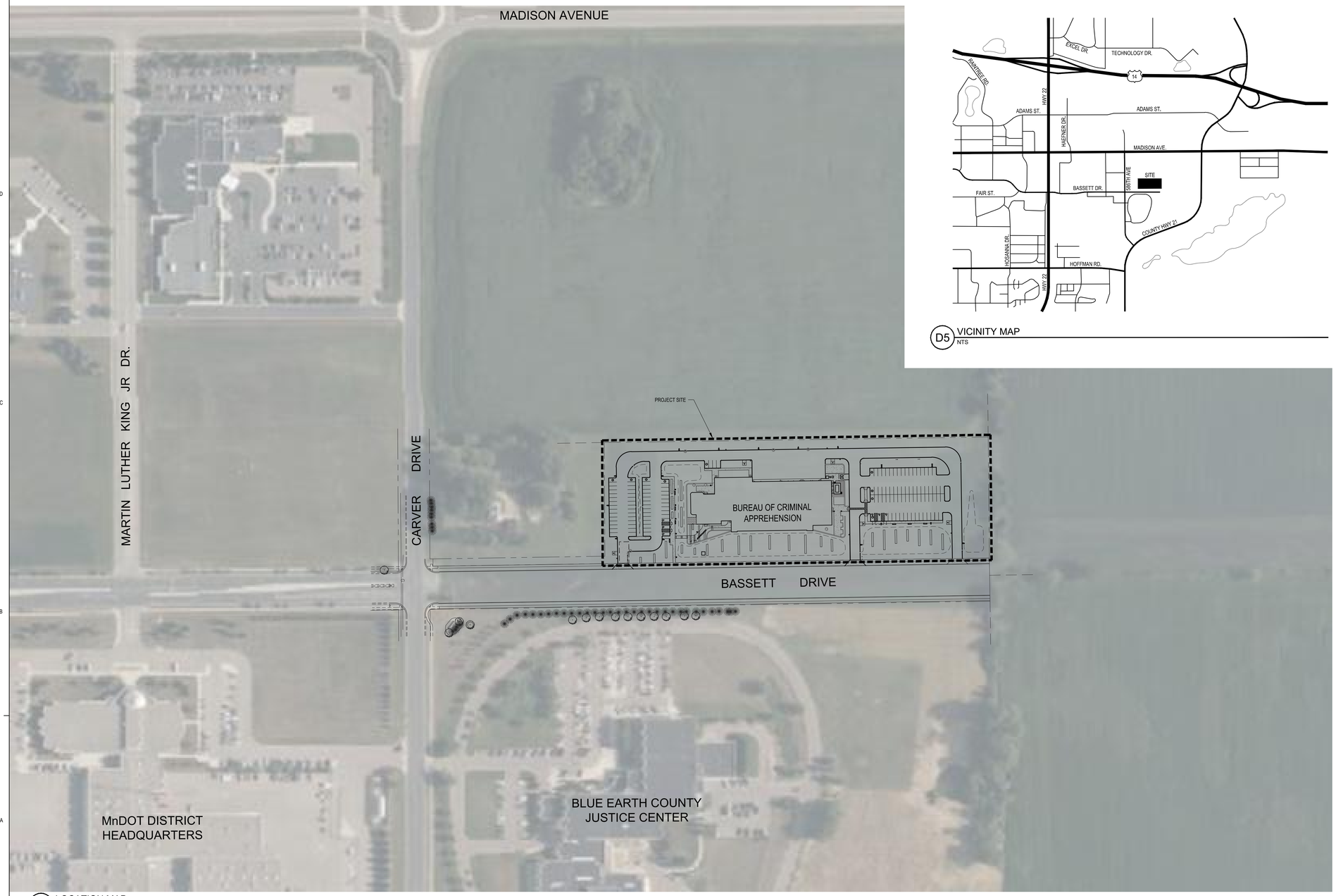
1. VERIFY ALL CONNECTIONS TO EXISTING UTILITY SERVICES PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN LOCATED UTILITIES AND THE EXISTING CONDITIONS PLAN SHOULD BE NOTED AND FORWARDED TO THE ENGINEER.
2. ALL CONNECTIONS TO PUBLIC UTILITIES TO BE IN ACCORDANCE WITH THE CITY OF MANKATO DESIGN STANDARDS, LATEST EDITION.
3. CONTRACTOR TO PROVIDE ADEQUATE MEANS AND METHODS TO ASSURE ADJACENT PROPERTY IS NOT DAMAGED DURING UTILITY INSTALLATION.
4. PIPE LENGTHS SHOWN ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
5. VERIFY BUILDING SERVICE LOCATIONS AND INVERTS WITH THE MECHANICAL PLANS PRIOR TO COMMENCING UTILITY CONSTRUCTION.
6. PIPE MATERIALS:

STORM SEWER	< 12" SDR 26 PVC >/= 12" RCP OR SDR 26 PVC
DRAINTILE	ASTM D 2729
WATER	DIP
SANITARY	SDR 26 PVC

7. ALL UTILITY CONSTRUCTION TO CONFORM WITH STATE, CITY ENGINEER'S ASSOCIATION OF MINNESOTA (CEAM), AND CITY OF ARDEN HILLS STANDARD SPECIFICATIONS.
8. ADJUST ALL STRUCTURES, PUBLIC AND PRIVATE, TO PROPOSED GRADES WHERE DISTURBED. COMPLY WITH ALL REQUIREMENTS OF UTILITY OWNERS. STRUCTURES BEING RESET TO PAVED AREAS TO MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
9. WATER AND FIRE LINES SHALL HAVE A MINIMUM 7.5' TO A MAXIMUM 10' OF COVER.
10. PROVIDE ADDITIONAL BENDS WITH THRUST RESTRAINT AND OTHER APPURTENANCES TO ENSURE PROPER INSTALLATION OF WATER MAIN AND SERVICES.
11. PROVIDE THRUST RESTRAINT AT ALL WATER AND FIRE LINE BENDS, TEES, HYDRANTS, ETC
12. COORDINATE LOCATIONS OF CONDUITS NEEDED FOR SITE LIGHTING AND IRRIGATION WITH ELECTRICAL AND LANDSCAPE CONTRACTORS. SEE ELECTRICAL PLAN FOR ADDITIONAL SITE ELECTRICAL INFORMATION. CONDUIT SHOULD BE ROUTED TO AVOID EXISTING TREES AND STORMWATER FACILITIES.
13. THE PRIMARY ELECTRIC, TRANSFORMER, AND METER PROVIDED AND INSTALLED BY POWER COMPANY.
14. COORDINATE INSTALLATION AND DESIGN OF GAS MAIN, VALVE AND METERS WITH GAS COMPANY. CONTRACTOR TO TRENCH AND BACKFILL GAS MAIN TO HAVE MINIMUM 24" OF COVER.
15. COORDINATE INSPECTION AND TESTING FOR ALL UNDERGROUND UTILITIES WITH THE APPROPRIATE AUTHORITIES PRIOR TO COVERING TRENCHES.
16. SEE DETAILS E1/CK503 AND E2/CK503 FOR PIPE BEDDING.

EROSION CONTROL NOTES

1. SEE SWPPP FOR DETAILED REQUIREMENTS.
2. FOLLOW ALL LOCAL, COUNTY, WATERSHED, AND STATE REQUIREMENTS COVERING STORMWATER COMPLIANCE.
3. INSTALL TEMPORARY BMP'S PRIOR TO COMMENCING GRADING ACTIVITIES, MAINTAIN BMP'S THROUGHOUT THE DURATION OF THE PROJECT. REMOVE TEMPORARY BMP'S AFTER SITE IS STABILIZED.
4. INSPECTIONS SHALL BE CONDUCTED BY THE CONTRACTOR ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.
5. ADJACENT STREETS TO BE CONTINUOUSLY MONITORED FOR VEHICLE TRACKING AND IF NECESSARY SCRAPED CLEAN DAILY AND SWEPT CLEAN WEEKLY OR MORE OFTEN AS NEEDED.
6. THE CONTRACTOR SHALL LIMIT THEIR ACTIVITIES TO THE GRADING LIMITS SHOWN ON THE GRADING PLAN. ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH LOCAL ORDINANCE. THE CONTRACTOR SHALL SCHEDULE THEIR OPERATIONS TO MINIMIZE THE DISTURBED AREA AT ANY GIVEN TIME.
7. ANY TEMPORARY SOIL STOCKPILES ON THE SITE ARE TO BE SURROUNDED WITH SILT FENCE AND HYDRO MULCHED AND SHALL NOT BE PLACED IN STORM WATER CONVEYANCES OR SURFACE WATERS.
8. ALL EROSION, SEDIMENT AND WASTE CONTROL ITEMS MUST BE IN COMPLIANCE WITH THE MPCA CSW PERMIT (MN R100001).



A1 LOCATION MAP
1" = 100'

D5 VICINITY MAP
NTS

DEMOLITION LEGEND

- FULL-DEPTH BITUMINOUS PAVEMENT REMOVAL
- 12" / 6" REMOVE TREES & VEGETATION
- REMOVE FIRE HYDRANT
- CONSTRUCTION LIMITS
- << REMOVE STORM SEWER

SITE LEGEND

- HEAVY DUTY BITUMINOUS PAVEMENT
- LIGHT DUTY BITUMINOUS PAVEMENT
- GREENSPACE
- BIOFILTRATION BASIN
- CONCRETE SIDEWALK
- x FENCE

GRADING LEGEND

>>	STORM SEWER
949	MINOR PROPOSED CONTOUR
950	MAJOR PROPOSED CONTOUR
949	MINOR EXISTING CONTOUR
950	MAJOR EXISTING CONTOUR
958.00'	SPOT ELEVATION
958.00' HP	HIGH POINT
966.35' LP	LOW POINT
966.35' TC	TOP OF CURB
966.35' BW	LOW GRADE AT RETAINING WALL
966.35' TW	HIGH GRADE AT RETAINING WALL
966.35' BWLK	BOARDWALK ELEVATION
966.35' GND	GROUND ELEVATION AT BOARDWALK
966.3' ± MATCH	MATCH EXISTING

EROSION AND SEDIMENT CONTROL LEGEND

- SILT FENCE
- FILTER LOG SEDIMENT CONTROL
- TREE PROTECTION FENCE
- CONSTRUCTION LIMITS
- INLET PROTECTION
- ROCK CONSTRUCTION ENTRANCE
- RIP RAP
- FIBER BLANKET MnDOT CATEGORY 2O (ALL SEEDED SLOPE >4:1, DITCH BOTTOM, AND BIOFILTRATION BASINS)
- STOCKPILE

UTILITY LEGEND

- SANITARY SEWER
- W W DOMESTIC WATER SERVICE
- DRAINTILE
- STORM SEWER
- CATCH BASIN (CB)
- CATCH BASIN MANHOLE (CBMH)
- STORM MANHOLE (STMH), SANITARY MANHOLE (SSWR MH)
- CONCRETE FLARED END SECTION (FES)
- WATER VALVE
- RAIN GUARDIAN TURRET
- NYLOPLAST CATCH BASIN
- CLEANOUT
- FIRE DEPARTMENT CONNECTION

811 Know what's below. Call before you dig.

100 300 SCALE IN FEET

Minnesota BCA Bureau of Criminal Apprehension

MN BCA Southern Regional Office and Laboratory
TBD (Bassett Drive)
Mankato, MN 56001

STATE OF MINNESOTA
State RECS Project Number: 07MK0002

Department of Public Safety
445 Minnesota St.,
St. Paul, MN 55101

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455
Tel: 612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415
Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415
Tel: 612.332.7522

Laboratory Consultant:
MWL ARCHITECTS
11798 N Lakeridge Pkwy
Ashland, VA 23005
Tel: 804.314.9359

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	MJW
Design	MJW
Draw	AKW
Check	SMJ

STAMP

PRELIMINARY
NOT FOR CONSTRUCTION

100% DESIGN DEVELOPMENT

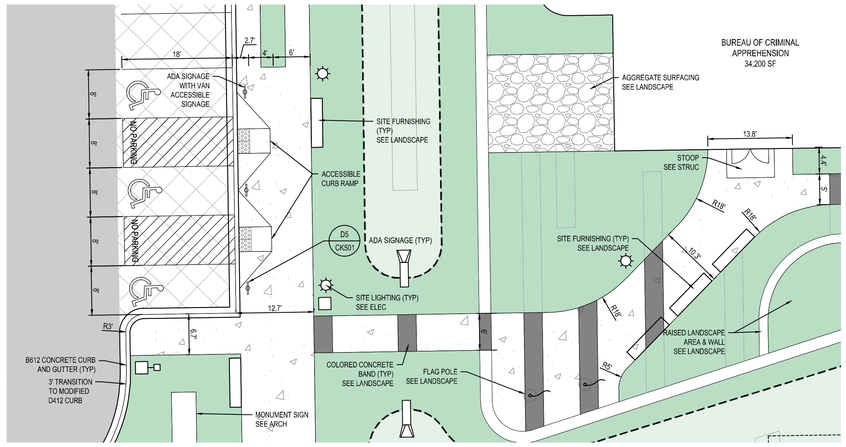
Project No. 023-10680-000 / LAD240017
MARCH 28, 2025

CIVIL NOTES, LOCATION MAP, AND LEGEND

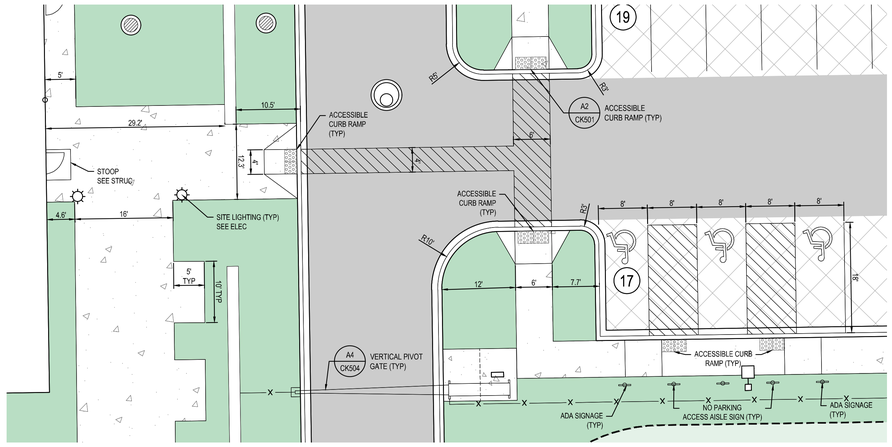
CN101

DESIGN DEVELOPMENT - PRICING SET

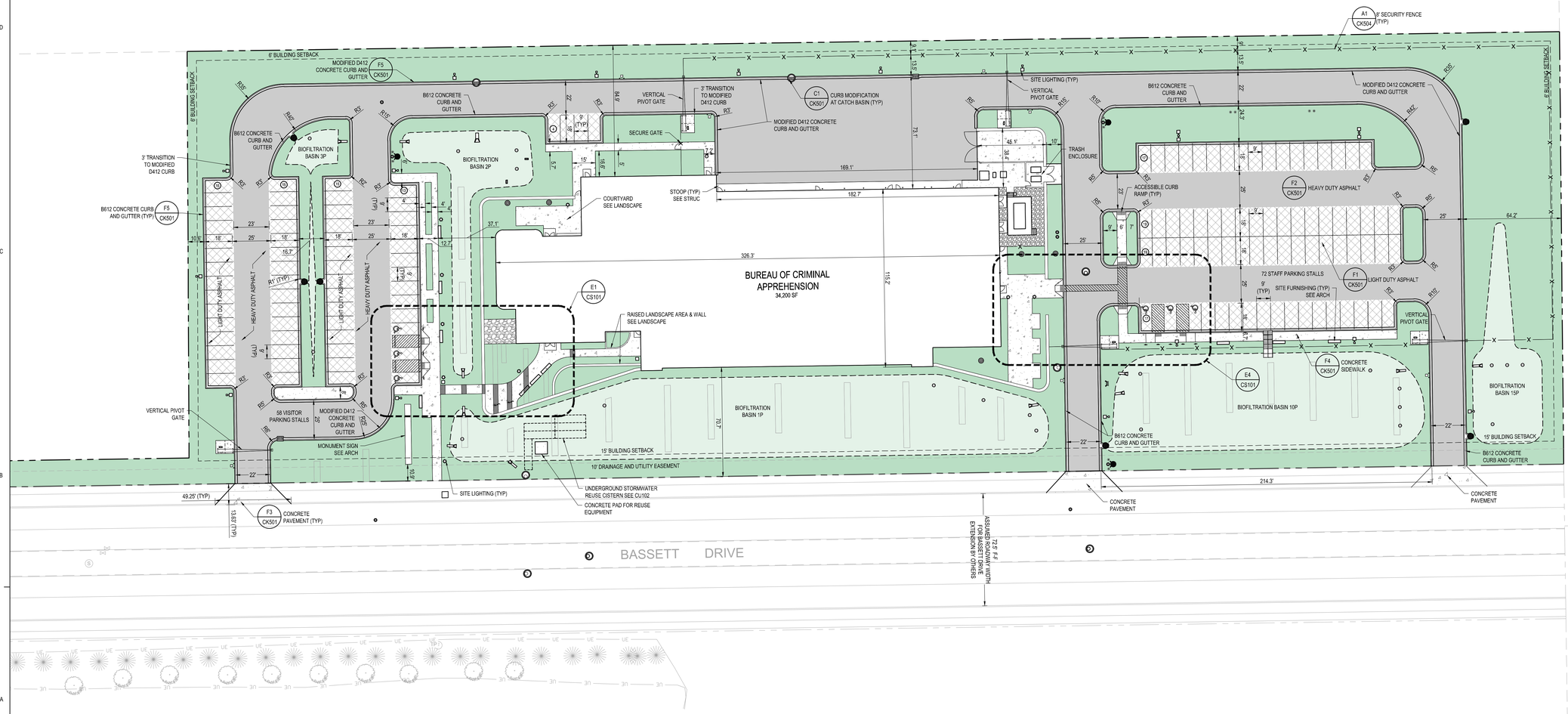
Copyright © 2024 LEO A DALY Company



E1 ENLARGED SITE PLAN - WEST ADA PARKING AND ENTRANCE
1" = 10'



E4 ENLARGED SITE PLAN - EAST ADA PARKING AND ENTRANCE
1" = 10'



A1 SITE PLAN
1" = 30'

SITE PLAN NOTES

1. SEE SHEET CN101 FOR SITE PLAN NOTES & LEGEND.

PROJECT SUMMARY

B-3 HIGHWAY BUSINESS DISTRICT

	REQUIRED
FRONT YARD SETBACK	15' PARKING & BUILDING
SIDE YARD SETBACK	3' PARKING / 6' BUILDING
REAR YARD SETBACK	3' PARKING / 6' BUILDING
TRANSITIONAL YARD ADJ. TO R-1	25'
MAXIMUM GROUND COVERAGE	75%

PARKING SUMMARY

REQUIRED PARKING	1 STALL / 250 SF. OF GFA 217 STALLS
PROPOSED PARKING	134 STALLS
9'X18' ACCESSIBLE STALL	6 STALLS
9'X18' STALL	128 STALLS

AREA SUMMARY

SITE 255,870 SF. (5.87 AC.)
PROJECT AREA 248,379 SF. (5.70 AC.)

	EXISTING	PROPOSED	CODE MAXIMUM
IMPERVIOUS	0 SF. (0%)	133,170 SF. (52%)	75%
BUILDING COVERAGE	0 SF. (0%)	34,200 SF. (13%)	
PARKING & WALK	0 SF. (0%)	98,970 SF. (39%)	
PERVIOUS	255,870 SF. (100%)	122,700 SF. (48%)	

Minnesota BCA Bureau of Criminal Apprehension

MN BCA Southern Regional Office and Laboratory
TBD (Bassett Drive)
Mankato, MN 56001

STATE OF MINNESOTA
State RECS Project Number: 07MK0002

Department of Public Safety
445 Minnesota St.,
St. Paul, MN 55101

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455
Tel: 612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415
Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415
Tel: 612.332.7522

Laboratory Consultant:
MWL ARCHITECTS
11798 N Lakeridge Pkwy
Ashland, VA 23005
Tel: 804.314.9359

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	MJW
Design	MJW
Draw	AKW
Check	SMJ

STAMP

PRELIMINARY
NOT FOR CONSTRUCTION

100% DESIGN DEVELOPMENT

Project No. 023-10680-000 / LAD240017
MARCH 28, 2025

SITE PLAN

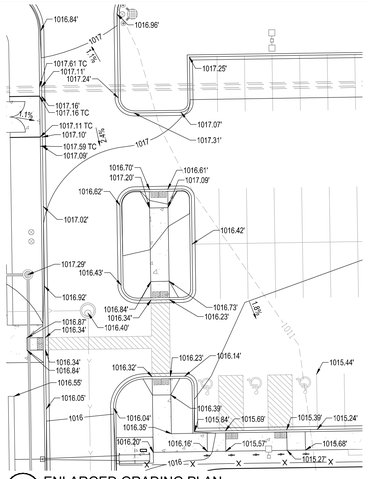
CS101

DESIGN DEVELOPMENT - PRICING SET

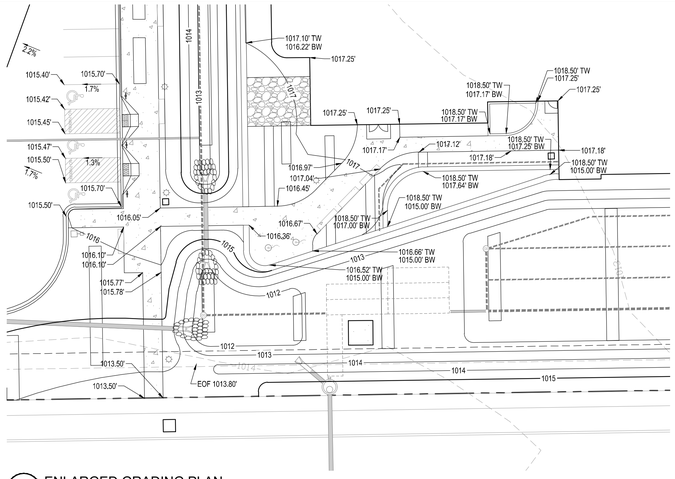
Copyright © 2024 LEO A DALY Company

811 Know what's below. Call before you dig.

30 90 SCALE IN FEET



E1 ENLARGED GRADING PLAN
1" = 20'



E3 ENLARGED GRADING PLAN
1" = 20'

GRADING PLAN NOTES

1. SEE SHEET CN101 FOR GRADING PLAN NOTES & LEGEND.

BIOFILTRATION BASIN P3
BOTTOM 1013.00
OVERFLOW 1013.50
STORAGE 610 CF
WQV ELEV 1014.20
HWL 1014.50

BIOFILTRATION BASIN P2
BOTTOM 1012.0
OVERFLOW 1013.50
STORAGE 2,690 CF
WQV ELEV 1013.70
HWL 1014.95

BUREAU OF CRIMINAL APPREHENSION
FFE 1017.25

BIOFILTRATION BASIN P1
BOTTOM 1012.00
OVERFLOW 1013.50
STORAGE 23,370 CF
WQV ELEV 1012.15
HWL 1013.97

BIOFILTRATION BASIN P15
BOTTOM 1012.20
OVERFLOW 1013.50
STORAGE 25,670 CF
WQV ELEV 1012.80
HWL 1014.00

BIOFILTRATION BASIN P10
BOTTOM 1012.20
OVERFLOW 1013.50
STORAGE 13,030 CF
WQV ELEV 1012.65
HWL 1014.12

BASSETT DRIVE

A1 GRADING PLAN
1" = 30'

Know what's below. Call before you dig.

30 90
SCALE IN FEET

Minnesota BCA Bureau of Criminal Apprehension

MN BCA Southern Regional Office and Laboratory
TBD (Bassett Drive)
Mankato, MN 56001

STATE OF MINNESOTA
State RECS Project Number: 07MK0002

Department of Public Safety
445 Minnesota St.,
St. Paul, MN 55101

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455
Tel: 612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415
Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415
Tel: 612.332.7522

Laboratory Consultant:
MWL ARCHITECTS
11798 N Lakeridge Pkwy
Ashland, VA 23005
Tel: 804.314.9359

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	MJW
Design	MJW
Draw	AKW
Check	SMJ

STAMP

PRELIMINARY
NOT FOR CONSTRUCTION

100% DESIGN DEVELOPMENT

Project No. 023-10680-000 / LAD240017
MARCH 28, 2025

GRADING PLAN

CG101

DESIGN DEVELOPMENT - PRICING SET

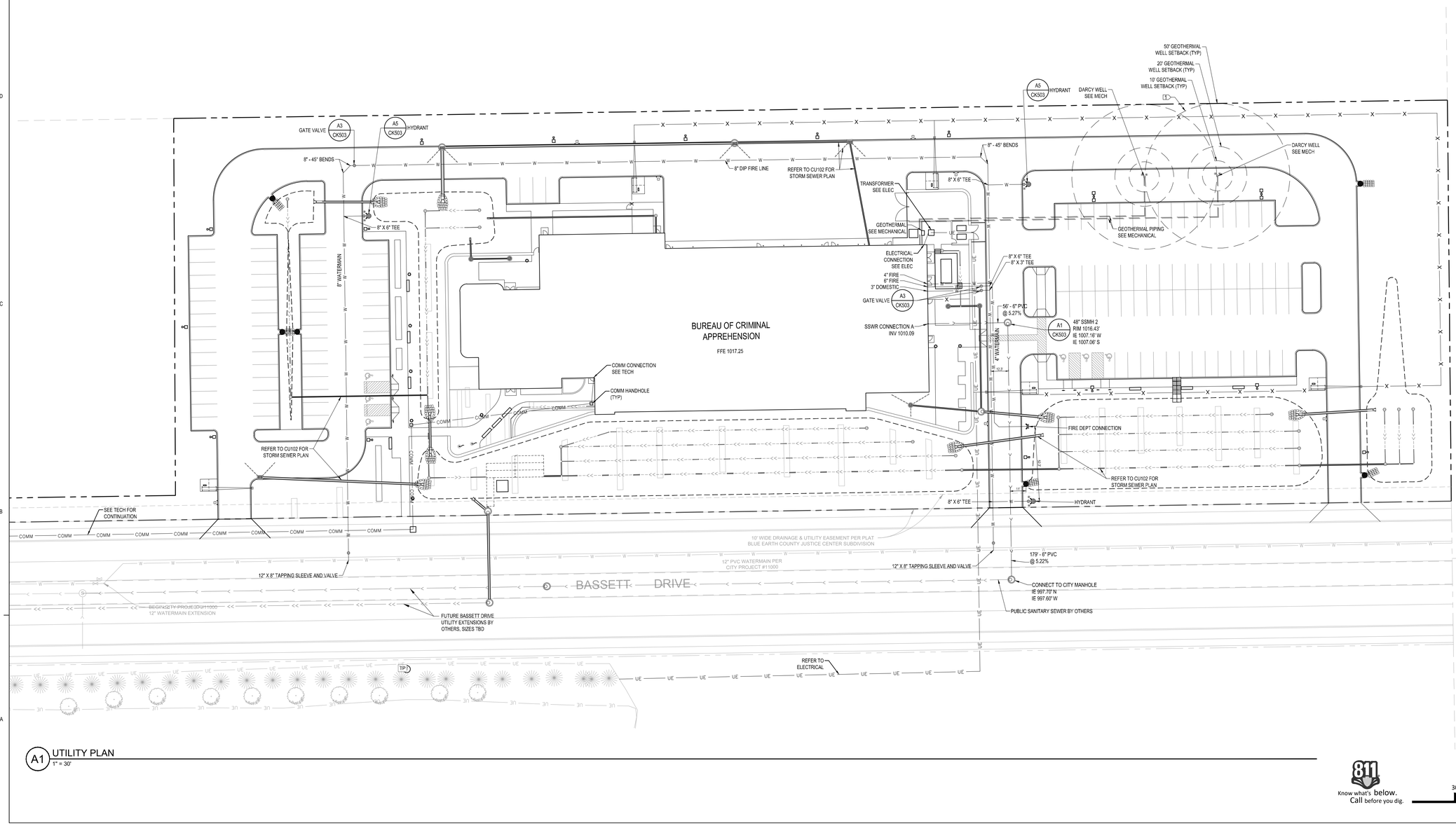
Copyright © 2024 LEO A DALY Company

UTILITY PLAN NOTES

1. SEE SHEET CN101 FOR UTILITY PLAN NOTES & LEGEND.

KEYNOTES

1. GEOTHERMAL WELL SETBACKS ARE AS FOLLOWS:
   - 10' TO POWER LINES, NATURAL GAS MAINS, WATER MAINS, AND BUILDINGS
   - 20' TO STORM SEWER LINES
   - 50' TO OTHER GEOTHERMAL WELLS , STORMWATER RETENTION PONDS, AND SANITARY LINES



A1 UTILITY PLAN
1" = 30'

Know what's below. Call before you dig.

30 90
SCALE IN FEET

Minnesota BCA Bureau of Criminal Apprehension

MN BCA Southern Regional Office and Laboratory
TBD (Bassett Drive)
Mankato, MN 56001

STATE OF MINNESOTA
State RECS Project Number: 07MK0002

Department of Public Safety
445 Minnesota St.,
St. Paul, MN 55101

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455
Tel: 612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415
Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415
Tel: 612.332.7522

Laboratory Consultant:
MWL ARCHITECTS
11798 N Lakeridge Pkwy
Ashland, VA 23005
Tel: 804.314.9359

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	MJW
Design	MJW
Draw	AKW
Check	SMJ

STAMP

PRELIMINARY
NOT FOR CONSTRUCTION

100% DESIGN DEVELOPMENT

Project No. 023-10680-000 / LAD240017
MARCH 28, 2025

UTILITY PLAN

CU101

DESIGN DEVELOPMENT - PRICING SET

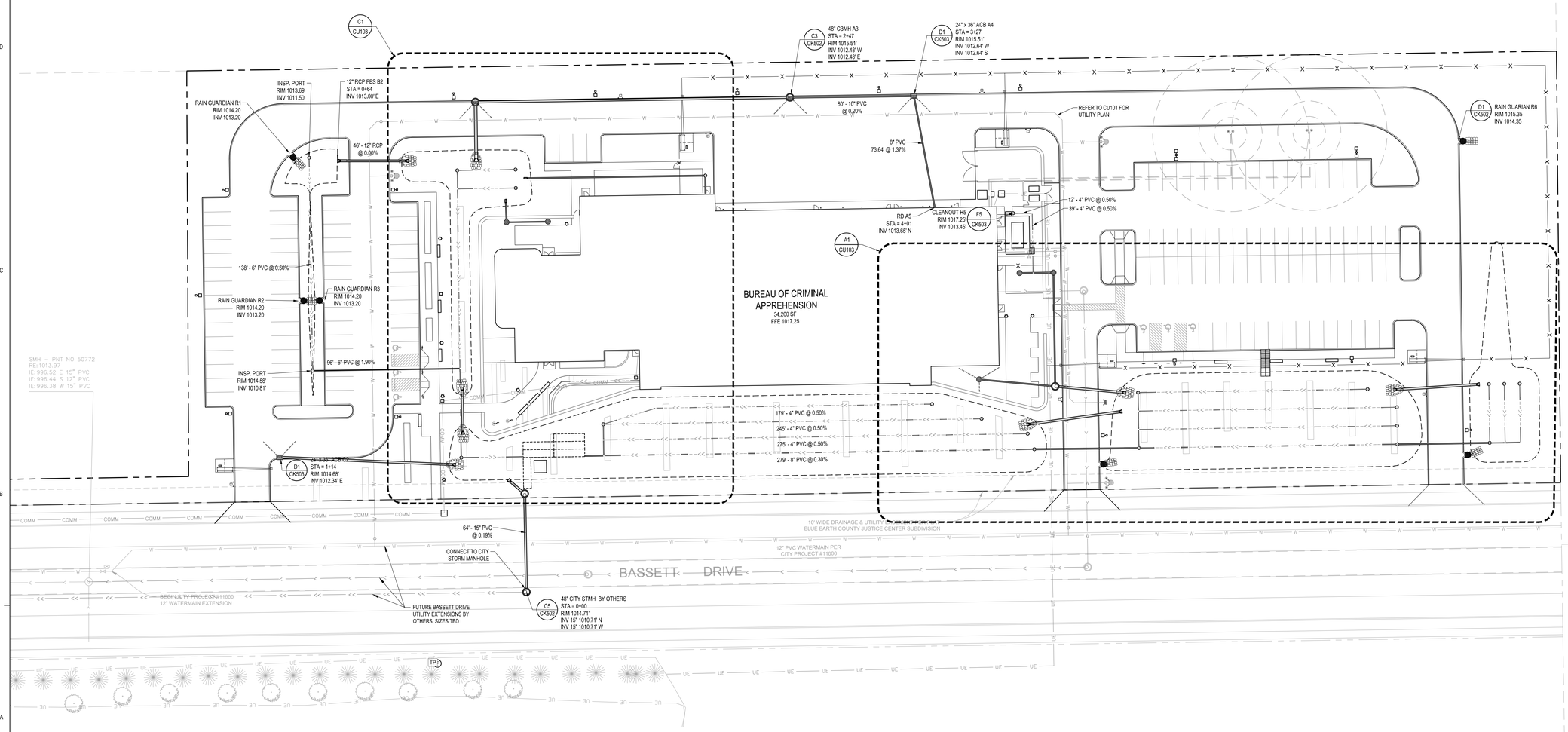
Copyright © 2024 LEO A DALY Company

UTILITY PLAN NOTES

1. SEE SHEET CN101 FOR UTILITY PLAN NOTES & LEGEND.

KEYNOTES

1. GEOTHERMAL WELL SETBACKS ARE AS FOLLOWS:
   - 10' TO POWER LINES, NATURAL GAS MAINS, WATER MAINS, AND BUILDINGS
   - 20' TO STORM SEWER LINES
   - 50' TO OTHER GEOTHERMAL WELLS , STORMWATER RETENTION PONDS, AND SANITARY LINES



A1 STORM SEWER PLAN
1" = 30'

Know what's below. Call before you dig.

30 90
SCALE IN FEET

Minnesota BCA Bureau of Criminal Apprehension

MN BCA Southern Regional Office and Laboratory
TBD (Bassett Drive)
Mankato, MN 56001

STATE OF MINNESOTA
State RECS Project Number: 07MK0002

Department of Public Safety
445 Minnesota St.,
St. Paul, MN 55101

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455
Tel: 612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415
Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415
Tel: 612.332.7522

Laboratory Consultant:
MWL ARCHITECTS
11798 N Lakeridge Pkwy
Ashland, VA 23005
Tel: 804.314.9359

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	MJW
Design	MJW
Draw	AKW
Check	SMJ

STAMP

PRELIMINARY
NOT FOR CONSTRUCTION

100% DESIGN DEVELOPMENT

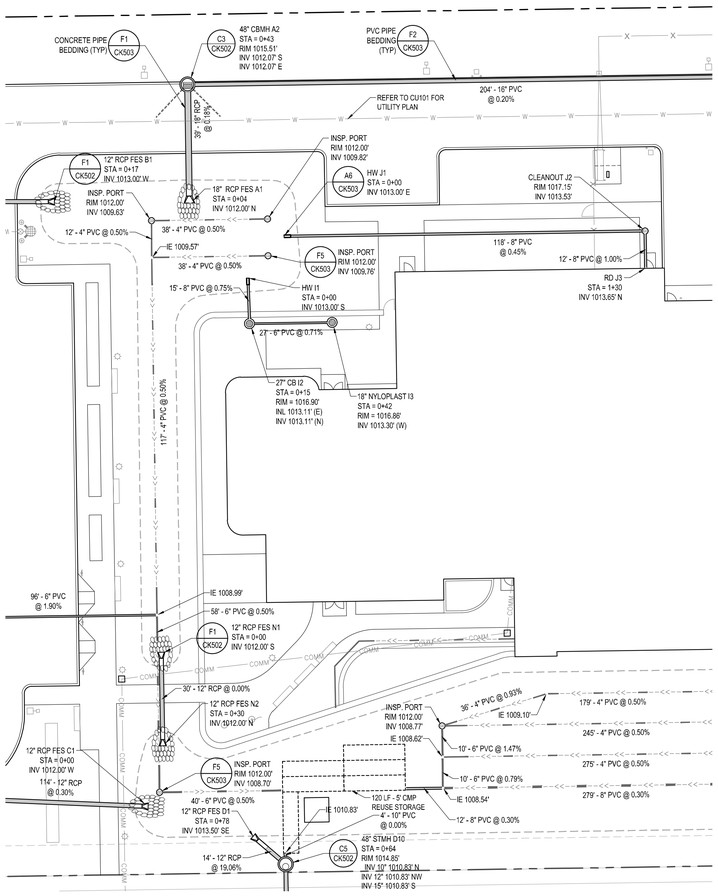
Project No. 023-10680-000 / LAD240017
MARCH 28, 2025

STORM SEWER PLAN

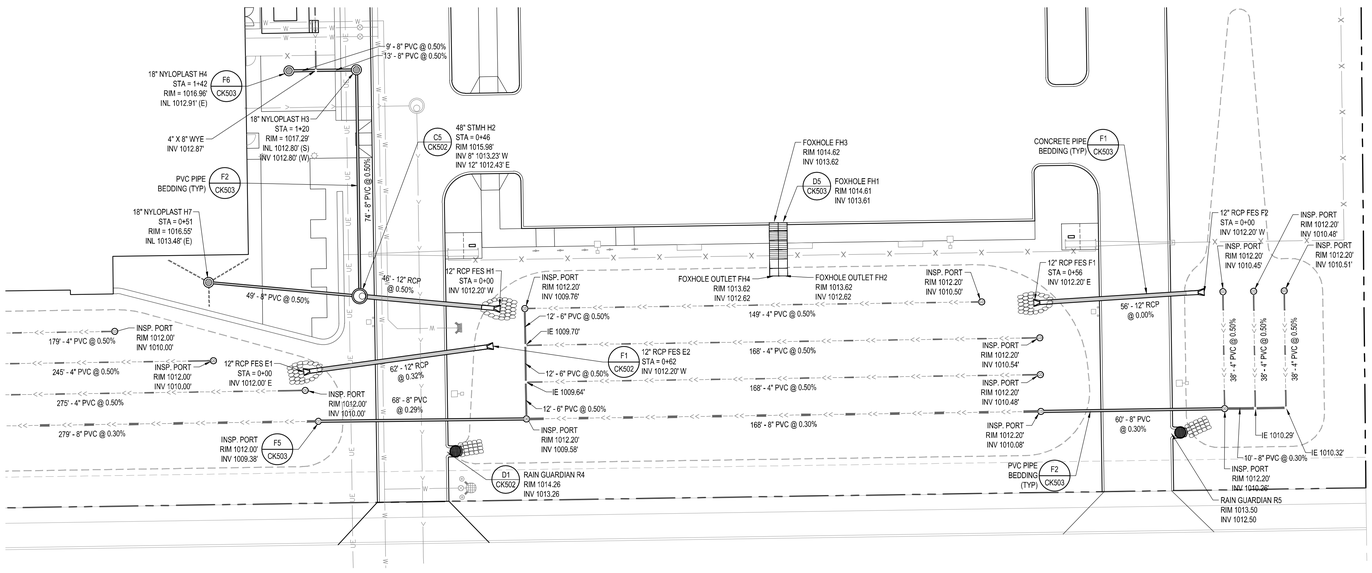
CU102

DESIGN DEVELOPMENT - PRICING SET

Copyright © 2024 LEO A DALY Company



C1 WEST ENLARGED STORM SEWER PLAN
1" = 20'



A1 SOUTHEAST ENLARGED STORM SEWER PLAN
1" = 20'

UTILITY PLAN NOTES

1. SEE SHEET CN101 FOR UTILITY PLAN NOTES & LEGEND.

KEYNOTES

1. GEOTHERMAL WELL SETBACKS ARE AS FOLLOWS:
   - 10' TO POWER LINES, NATURAL GAS MAINS, WATER MAINS, AND BUILDINGS
   - 20' TO STORM SEWER LINES
   - 50' TO OTHER GEOTHERMAL WELLS , STORMWATER RETENTION PONDS, AND SANITARY LINES

Minnesota BCA Bureau of Criminal Apprehension

MN BCA Southern Regional Office and Laboratory
TBD (Bassett Drive)
Mankato, MN 56001

STATE OF MINNESOTA
State RECS Project Number: 07MK0002

Department of Public Safety
445 Minnesota St.,
St. Paul, MN 55101

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402-2455
Tel: 612.338.8741

Civil Consultant:
ÉLAN DESIGN LAB, INC.
310 4th Avenue South, Suite 1006
Minneapolis, MN 55415
Tel: 612.260.7004

Landscape Consultant:
DAMON FARBER
310 4th Avenue South, Suite 7050
Minneapolis, MN 55415
Tel: 612.332.7522

Laboratory Consultant:
MWL ARCHITECTS
11798 N Lakeridge Pkwy
Ashland, VA 23005
Tel: 804.314.9359

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	MJW
Design	MJW
Draw	AKW
Check	SMJ

STAMP

PRELIMINARY
NOT FOR CONSTRUCTION

100% DESIGN DEVELOPMENT

Project No. 023-10680-000 / LAD240017
MARCH 28, 2025

ENLARGED STORM SEWER PLAN

CU103

DESIGN DEVELOPMENT - PRICING SET

Know what's below. Call before you dig.

20 60 SCALE IN FEET

Copyright © 2024 LEO A DALY Company

Meeting Date: 07/23/2025

Title

CY34-25

Request of Bolton and Menk, with permission of the property owner, for a preliminary and final plat review of Hillside Church Addition. The subject properties are described as Outlot B, Cottages at Town Hall Acres, City of Mankato (Blue Earth County PID R010920228024).

The anticipated date of City Council action is August 11, 2025.

Applicant

The applicant is Bolton and Menk on behalf of Hillside Church.

Request

The applicant is requesting a preliminary and final plat review of Hillside Church Addition.

Location

The subject properties are described as Outlot B, Cottages at Town Hall Acres, City of Mankato (Blue Earth County PID R010920228024).

Existing Land Use

Hillside church is located on the eastern parcel. The current parcel was previously approved for a conditional use permit to allow for a parking lot expansion in 2017.

Zoning

The subject property is zoned R-1, one-family dwelling district.

Environmentally Sensitive Areas

A wetland is located on the northern portion of the property. The property also does have significant grade changes from the south of the property to the north of the property.

Public Utilities

The property is not currently served by public infrastructure.

City Code

The City Code pertaining to the R-1 district may be viewed at the link below:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSDE_ARTIIREDI_DIV3OMIDWDI

Site Plan Review Comments

The Site Plan and Traffic Review Committee met on July 8th, 2025 and submitted the following comments:

1. The applicant shall be aware there will be a recalculation of storm water charges.
2. The use of the newly platted lots will be limited to the allowable uses in the R-1 district. As a parking lot, this lot will need to remain with the church use, which is located within 500'. Accessory structures are not allowed on a lot without a primary structure, among other provisions in the R-1 district.
3. The applicant shall make the notification fee payment in the portal, if not already complete.

Review

The applicant is requesting a preliminary and final plat review of Hillside Church Subdivision.

The proposed plat, Hillside Church Subdivision, is a 1-lot, 1-block subdivision with the remnant portion of the property being retained as an outlot. The applicant is requesting a preliminary and final plat review. Lot 1 encompasses 7.74 acres and is the location of the existing church and parking lot. Proposed Outlot A encompasses 3.213 acres. The applicant does not have a proposed development for the outlot at this time.

The applicant needs to plan accordingly for any development of Outlot A as there may be limitations to the ability to provide sanitary sewer service to the site without connecting through the Lot 1, Block 1, Hillside Church Subdivision.

Findings

The staff recommend the following findings:

General Requirements:

1. The site is designed in conformance with the location and width of streets, the general drainage location, lot sizes and arrangement.
2. A drainage study has been submitted to verify compliance with the city drainage requirements.
3. The site provides storm drains and stormwater ponds that outlet into the city's stormwater facilities at the rates and volumes allowed by the MS4 permit.

Streets:

1. The street right-of-way widths conform to the standards listed in Chapter 10 of the Mankato City code by meeting the right-of-way standards.

Easements:

1. The proposed preliminary plat provides the standard easements required in Chapter 10 of the Mankato City Code.

Block Standards:

1. The blocks within the subdivision were designed for the intended end use in an R-1 district.

Lot Standards:

1. The lots within the subdivision are intended for development. The lots are designed in conformance with the standards set forth in Chapter 10.
2. The concept plan for the residential areas conforms to the minimum lot size requirements.

Public Sites and Open Spaces:

1. The applicant is not required to make a park dedication as the property was previously platted.

Recommendation

Staff recommends approving the preliminary and final plat with the following conditions:

1. The applicant shall dedicate any easements or right-of-way on the final plat.
2. The applicant shall obtain a final plat prior to any construction beginning on the site.

Attachments

General Location Map

Aerial Plan

Preliminary Plat

Preliminary Plat - Aerial

Final Plat

Final Plat - Aerial

Proposed Shed Location

City of Mankato

Date: July 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

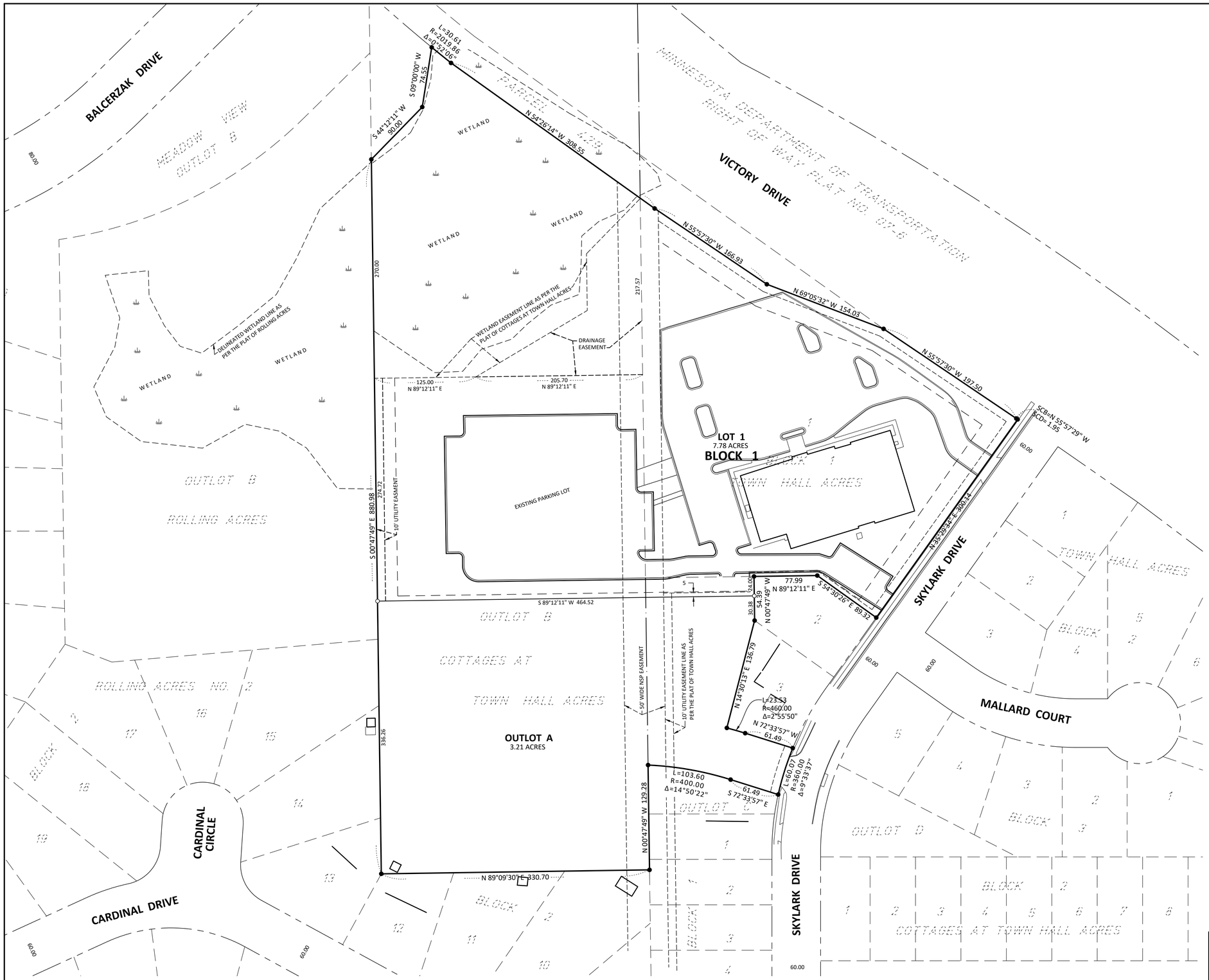
City of Mankato

Date: July 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



0 60 120

SCALE IN FEET

Horizontal Datum: HARN 1996 County Coordinate System

LEGEND

- ○ 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 46564
- ● MONUMENT FOUND

LEGEND		
L=100.00	INDICATES	ARC DISTANCE
R=100.00	INDICATES	RADIUS LENGTH
Δ=90°00'00"	INDICATES	CENTRAL ANGLE
PC	INDICATES	POINT OF CURVATURE
PT	INDICATES	POINT OF TANGENCY
PRC	INDICATES	POINT OF REVERSE CURVE
PCC	INDICATES	POINT OF COMPOUND CURVE
SCB	INDICATES	SPIRAL CHORD BEARING
SCD	INDICATES	SPIRAL CHORD DISTANCE

UTILITY & SITE DATA

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

ZONING:
Subject property - R-1, One - Family Dwelling District

SETBACKS:
Front
Main and Accessory Building 30 feet

Side
Main and Accessory Buildings 6 feet

Rear
Main and Accessory Building 25 feet

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

SURVEYOR'S CERTIFICATION

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

Michael M. Eichers
License Number 46564

07/14/2025
Date

HILLSIDE CHURCH ADDITION

PRELIMINARY PLAT
MANKATO, MINNESOTA

OUTLOT B, COTTAGES AT TOWN HALL ACRES

BOLTON & MENK
1960 PREMIER DRIVE
MANKATO, MN 56001
(507) 625-4171

FOR: HILLSIDE CHURCH

©Bolton & Menk, Inc. 2025, All Rights Reserved

0 60 120

SCALE IN FEET

Horizontal Datum: HARN 1996 County Coordinate System

LEGEND

- ○ 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 46564
- ● MONUMENT FOUND

LEGEND

L=100.00	INDICATES	ARC DISTANCE
R=100.00	INDICATES	RADIUS LENGTH
Δ=90°00'00"	INDICATES	CENTRAL ANGLE
PC	INDICATES	POINT OF CURVATURE
PT	INDICATES	POINT OF TANGENCY
PRC	INDICATES	POINT OF REVERSE CURVE
PCC	INDICATES	POINT OF COMPOUND CURVE
SCB	INDICATES	SPIRAL CHORD BEARING
SCD	INDICATES	SPIRAL CHORD DISTANCE

UTILITY & SITE DATA

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

ZONING:
Subject property - R-1, One - Family Dwelling District

SETBACKS:
Front
Main and Accessory Building 30 feet

Side
Main and Accessory Buildings 6 feet

Rear
Main and Accessory Building 25 feet

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

SURVEYOR'S CERTIFICATION

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

Michael M. Eichers
License Number 46564

07/14/2025
Date

HILLSIDE CHURCH ADDITION

PRELIMINARY PLAT
MANKATO, MINNESOTA

OUTLOT B, COTTAGES AT TOWN HALL ACRES

BOLTON & MENK

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

FOR: HILLSIDE CHURCH

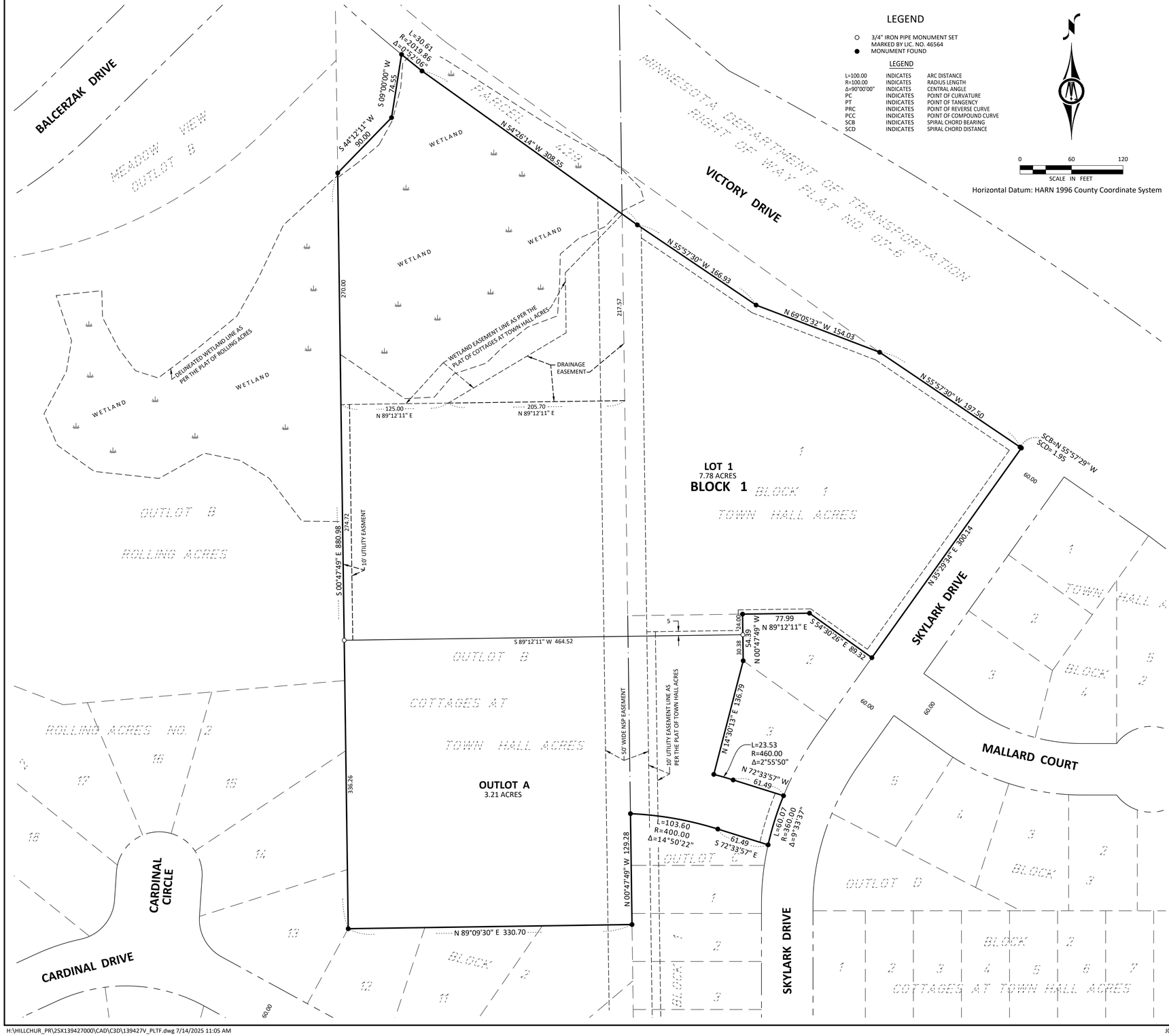
©Bolton & Menk, Inc. 2025, All Rights Reserved

H:\HILLCHUR_PR\25X139427000\CAD\C3D\139427V_PLTF.dwg 7/14/2025 11:07 AM

JOB NUMBER: 25X.139427.000 FIELD BOOK: DRAWN BY: NPM

OFFICIAL PLAT COPY

HILLSIDE CHURCH ADDITION



LEGEND

- ○ 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 46564
- ● MONUMENT FOUND

LEGEND

L=100.00	INDICATES	ARC DISTANCE
R=100.00	INDICATES	RADIUS LENGTH
Δ=90°00'00"	INDICATES	CENTRAL ANGLE
PC	INDICATES	POINT OF CURVATURE
PT	INDICATES	POINT OF TANGENCY
PRC	INDICATES	POINT OF REVERSE CURVE
PCC	INDICATES	POINT OF COMPOUND CURVE
SCB	INDICATES	SPIRAL CHORD BEARING
SCD	INDICATES	SPIRAL CHORD DISTANCE

0 60 120
SCALE IN FEET

Horizontal Datum: HARN 1996 County Coordinate System

INSTRUMENT OF DEDICATION

Know all men by these presents that we, Hillside Church, a Minnesota nonprofit corporation, fee owner of the following described property to wit:

Lot 1, Block 1, Town Hall Acres and Outlot B, Cottages at Town Hall Acres, according to the plat thereof on file and of record with the Blue Earth County Recorder. Containing 7.74 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 HILLSIDE CHURCH ADDITION, and that we dedicate to the public use the easements as shown hereon.

Dated this _____ day of _____ , 2025 by Hillside Church, a nonprofit corporation.

_____
By: Mark Allen Miltimore, President

NOTARY CERTIFICATES

State of Minnesota
County of Blue Earth

On this the _____ day of _____ , 2025, before me a Notary Public within and for said County, personally appeared Mark Allen Miltimore, who being duly sworn did say that he is the President of Hillside Church, a nonprofit corporation named in the foregoing instrument, and that said instrument was signed in behalf of said nonprofit company by authority of its board of governors, and said Mark Allen Miltimore acknowledged said instrument to be the free act and deed of said nonprofit corporation.

_____
_____ , Notary Public
Notary Public-Minnesota,
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Michael M. Eichers, 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.

_____
Michael M. Eichers, Licensed Land Surveyor
Minnesota License No. 46564

State of Minnesota
County of Blue Earth

The foregoing Surveyor's Certificate was acknowledged before me this ____ day of _____ , 2025, by Michael M. Eichers, a Licensed Land Surveyor.

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

APPROVALS

Be it known that on this the ____ day of _____ , 202__ , the Planning Commission of the City of Mankato did duly review this plat of HILLSIDE CHURCH ADDITION.

_____ _____
Chair person: Secretary:

Be it known that on this the ____ day of _____ , 202__ , the City Council of the City of Mankato did duly approve this plat of GROH FARM SUBDIVISION NO. 2.

_____ _____
Mayor: Clerk:

TITLE OPINION

I, Steven H. Fink, 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.

_____
Steven H. Fink, 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 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

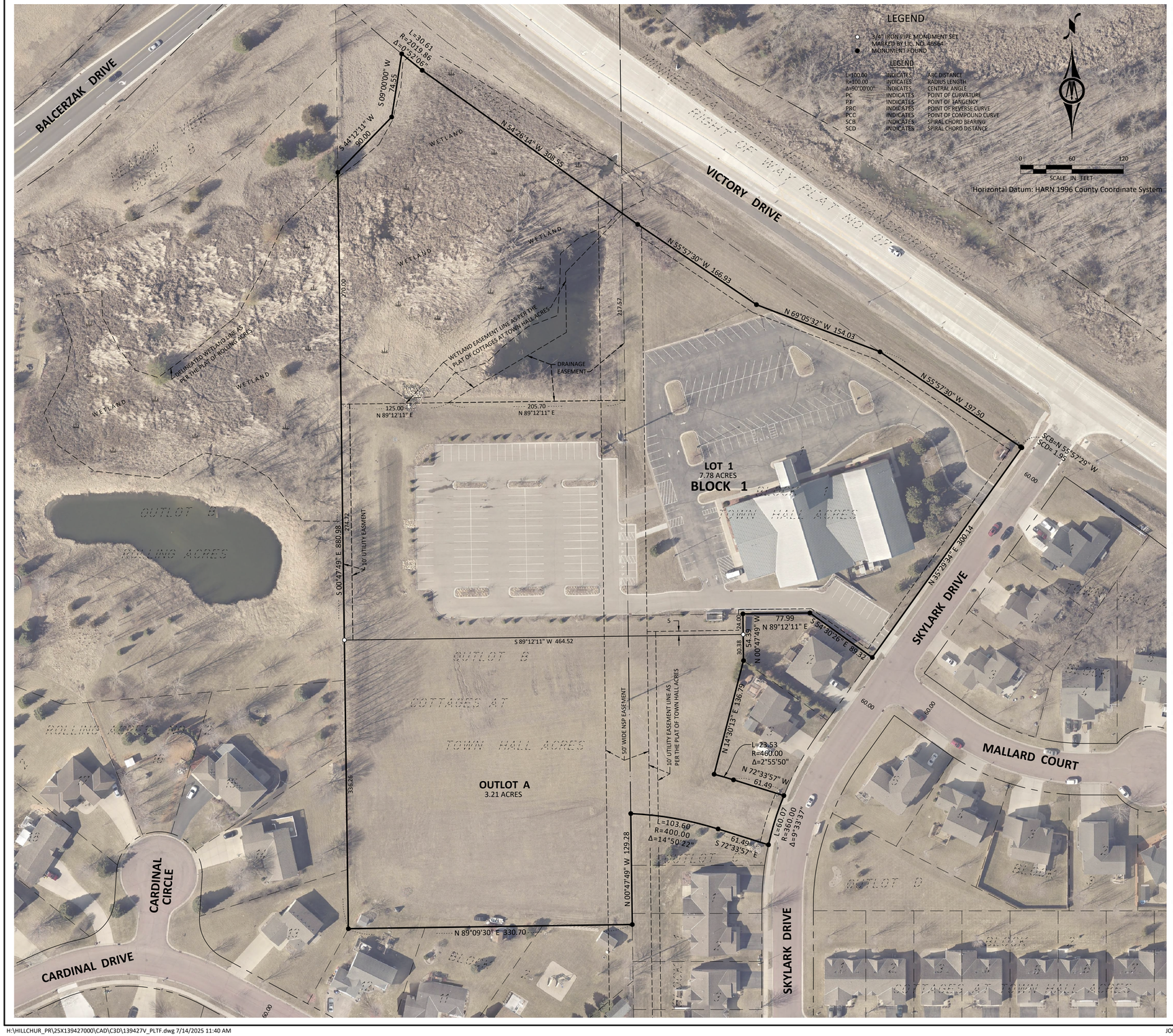
FINAL PLAT
PENDING FINAL REVIEW
(07-14-2025)

THIS PLAT PREPARED BY BOLTON & MENK, INC.

H:\HILLCHUR_PR\25X139427000\CAD\C3D\139427V_PLTF.dwg 7/14/2025 11:05 AM

JOB NUMBER: 25X.139427.000 FIELD BOOK: DRAWN BY: NPM

HILLSIDE CHURCH ADDITION



INSTRUMENT OF DEDICATION

Know all men by these presents that we, Hillside Church, a Minnesota nonprofit corporation, fee owner of the following described property to wit:

Lot 1, Block 1, Town Hall Acres and Outlot B, Cottages at Town Hall Acres, according to the plat thereof on file and of record with the Blue Earth County Recorder. Containing 7.74 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 HILLSIDE CHURCH ADDITION, and that we dedicate to the public use the easements as shown hereon.

Dated this _____ day of _____ , 2025 by Hillside Church, a nonprofit corporation.

_____
By: Mark Allen Miltimore, President

NOTARY CERTIFICATES

State of Minnesota
County of Blue Earth

On this the _____ day of _____ , 2025, before me a Notary Public within and for said County, personally appeared Mark Allen Miltimore, who being duly sworn did say that he is the President of Hillside Church, a nonprofit corporation named in the foregoing instrument, and that said instrument was signed in behalf of said nonprofit company by authority of its board of governors, and said Mark Allen Miltimore acknowledged said instrument to be the free act and deed of said nonprofit corporation.

_____
_____ , Notary Public
Notary Public-Minnesota,
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Michael M. Eichers, 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.

_____
Michael M. Eichers, Licensed Land Surveyor
Minnesota License No. 46564

State of Minnesota
County of Blue Earth

The foregoing Surveyor's Certificate was acknowledged before me this ____ day of _____ , 2025, by Michael M. Eichers, a Licensed Land Surveyor.

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

APPROVALS

Be it known that on this the ____ day of _____ , 202__ , the Planning Commission of the City of Mankato did duly review this plat of HILLSIDE CHURCH ADDITION.

_____ _____
Chair person: Secretary:

Be it known that on this the ____ day of _____ , 202__ , the City Council of the City of Mankato did duly approve this plat of GROH FARM SUBDIVISION NO. 2.

_____ _____
Mayor: Clerk:

TITLE OPINION

I, Steven H. Fink, 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.

_____
Steven H. Fink, 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 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

FINAL PLAT
PENDING FINAL REVIEW
(07-14-2025)

THIS PLAT PREPARED BY BOLTON & MENK, INC.

Hillside Church
Mankato, Minnesota

Proposed Site Plan
July, 2025

BOLTON & MENK

H:\HILLCHUR_PR\25X139427000\CAD\C3D\139427V_PLTF.dwg 7/16/2025 10:55:08 AM

Meeting Date: 07/23/2025

Title

CY33-25

Request of Larry Krmpotich for a conditional use permit to allow the installation of a retaining wall in an area having a slope equal to or in excess of 17.6 percent. The subject property is described as Lot 3, Block 1, Mayan Way Subdivision Phase 3, Mankato. (208 Mayan Way).

The anticipated date of City Council action is August 11, 2025.

Applicant

The applicant is the property owner, Larry Krmpotich.

Request

The applicant is seeking a conditional use permit to allow work in an environmentally sensitive area, a slope.

Location

The subject property is located at 208 Mayan Way and is legally described as Lot 3, Block 1, Mayan Way Subdivision Phase 3, Mankato.

Existing Land Use

The property is the location of an existing residential property.

Zoning

The property is zoned R-1, one family dwelling district.

Environmentally Sensitive Areas

The site includes environmentally sensitive areas, including slopes/ravines, wooded areas, and a stream that traverses the very northern portion of the subject lot.

Public Utilities

The property is currently served by public utilities and changes are not proposed with this request.

City Code

Mankato City Code Chapter 10, Article X, Division 2, Sec. 10-1499 related to Environmentally sensitive areas - slopes can be found here: https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSDE_ARTXSTGEAP_DIV2SPPRAPSPPECOUS_S10-1499ENSEARLO

Mankato City Code Chapter 10, Article X, Division 2, Sec. 10-1501 related to Environmentally sensitive areas - woodlands, can be found here:https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSDE_ARTXSTGEAP_DIV2SPPRAPSPPECOUS_S10-1501ENSEAROO

Mankato City Code Chapter 10, Article XI, Division 3, relating to Conditional Use Permits can be found at this link:https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSDE_ARTXIADEN_DIV3COUSPE

Site Plan Review Comments

The Site Plan and Traffic Advisory Committee reviewed the item at their July 8, 2025, meeting and provided the following comments. The applicant's responses are also included below in italics.

A. The applicant shall provide signed engineered plans along with plans indicating if any trees will be removed. The applicant shall be aware that tree replacement may be necessary if any trees are removed. *Applicant's response: I am waiting for the revised drawings from Mark Lawton, should be today. Only expecting one tree to be moved. It is relatively small, I had planted it a few years ago.*
B. The applicant shall provide a grading plan clearly showing slope improvements to protect the retaining wall and prevent future erosion. *Applicant's response: The contractor and I have discussed extensive use of geogrid for wall strengthening, and additional fill at the base of the wall to prevent erosion of the ravine near the wall.*
C. The applicant shall provide a drainage plan showing best practices for discharging storm pipes. *Applicant's response: I will be re-digging my house drain tiles and consolidating them to a solid drain tile and extending it to the bottom of the ravine to minimize erosion.*
D. Applicant shall make the notification fee payment on the online portal, if not already complete. *Applicant's response: Paid.*

Review

Larry Krmpotich, property owner, is requesting a conditional use permit to allow the installation of a retaining wall in an area having a slope equal to or in excess of 17.6 percent. The subject property is located at 208 Mayan Way and is legally described as Lot 3, Block 1, Mayan Way Subdivision Phase 3, Mankato.

The Mankato City Code requires a conditional use permit for work that occurs in environmentally sensitive sloped areas. Chapter 10, Article X, Division 2, Sec. 10-1499 states, "All cut, fill, and development activities on a slope equal to or in excess of 17.6 percent may be permitted only as a conditional use." The Code goes on to state that, in addition to the requirements for a conditional use permit, the plans for improvement should be signed by a registered engineer.

Existing site conditions show an existing retaining wall on the easterly side of the property, landscaping blocks in the rear yard as well as two existing drain tile lines running from the existing house to the ravine area. The applicant has indicated that the sloped/ravine area is eroding and desires to address the ongoing concern.

Plans submitted for the planned site improvements show the installation of a new retaining wall in the rear yard of the subject property, which is proposed to be constructed in an environmentally sensitive area meeting the definition of a slope. The plans provided identify the environmentally sensitive area as "top of slope" and the planned retaining wall encroaches into said area, thus the conditional use permit request.

Plans show a new retaining wall spanning almost the entire width of the lot, running from west to east on the lot, and connecting with the existing retaining wall already located on the eastern side of the subject parcel. The engineering plans, S1, indicate “Corrected Property Line Locations." A recommended condition is included herein that, prior to work beginning, the property lines should be identified by a professional surveyor. Like a fence, a retaining wall is allowed up to, but not on or over the property line. A recommended condition included herein that, if encroachments on the adjacent property are necessary for construction and installation purposes or other, for the installation of the retaining wall, the applicant shall obtain written approval prior to work beginning.

The new retaining wall is outlined to be 4' X 2' X 2', dry stack "County Rib" blocks. Plans show a variable wall height based on the existing topography of the area, and both an

engineered low wall section and regular section detail are provided for these conditions. The engineered plans represent a 15' wide surcharge area for the wall construction and engineering on the southerly side of the new wall. Regrading of the existing yard, for a maximum of 3/8 inch per foot and sloping towards the new wall, is also shown.

The plans indicate that the wall will be constructed using “Rib Rock” type landscaping block retaining wall materials. Engineering plans show that there will be "geogrid SRW-7" installed as part of the new retaining system. According to the SRW products website, geogrid is," uni-directional geogrid composed of high molecular weight, high-tenacity multifilament polyester yarns that are woven into a stable network placed under tension. SRW geogrids can withstand biological degradation and are resistant to naturally encountered chemicals, alkalis and acids. These are the best geogrids for soil reinforcement applications such as retaining walls, steep slopes, embankments, and more to add strength and longevity to hardscape projects." The SRW Products website states that this geogrid product adds strength and longevity to retaining walls, provides excellent stress transfer and helps prevent wall failure.

Plans also show drain tile running parallel with the proposed retaining wall as well as 4" PVC drain tile projecting through the retaining wall. The plans show the three drain tile lines currently in the backyard to be re-built and connected to the drain tile located behind the new retaining wall. A recommended condition is included that requires that all drainage from the subject property that traverses the retaining wall be routed to outlet to the bottom of the ravine/water source. The reason for this recommended condition is to avoid erosion that could potentially be caused due to the outlet of the pipe mid-sloped area.

The subject property is also located in an area identified on the City's environmentally sensitive areas map and the Code as "Woodlands". The applicant has indicated that the removal of one tree will be necessary in order to accommodate the installation of the new retaining wall. The City Forester has reviewed the request and determined that the removal of the existing tree is appropriate and that additional tree plantings in the area are not appropriate given the new wall.

The plans show protection of the existing ravine/sloped area with a silt fence. A recommended condition is included herein that, prior to work occurring, and after the installation of the BMP's, such as the silt fence, a pre-construction meeting be held onsite with the owner, the contractor and City staff. A recommended condition is also included that, prior to work occurring, the applicant should obtain a building permit.

Findings

Staff submits the following findings with respect to the Conditional Use Permit request:

1. The proposed use, an existing residential dwelling, is not proposed to change. The fill, cut and development activities within the slope area equal to or in excess of seventeen point six (17.6%) percent is considered a conditional use permit in Mankato City Code Chapter 10, Article X, Division 2, Sec. 10-1499.
2. The request is in keeping with the comprehensive planning policies of the City as the underlying land use plan identifies this parcel as "Low Density Residential", which is in keeping with this request that is not seeking any changes to the current use of the property.
3. The proposal does not interfere with or diminish the use of property in the immediate vicinity.
4. The primary structure will continue to be served by public facilities and services, and no utility service provider changes are proposed with this proposal.
5. The proposal does not cause undue traffic congestion as no changes are proposed to the public street system.
6. There are no known historical or architectural resources on the site.
7. The site contains bluffs and woodlands as natural or environmental features on the site. With the recommended conditions, it is intended that impacts to these areas will be corrected and minimized.
8. It will not cause a negative cumulative effect and effect on the City as a whole.
9. To the extent known, the development, when considered with the recommended conditions, conforms with all other applicable regulations of the district, and other applicable ordinances.
10. The proposal will not jeopardize the public's health, safety, or general welfare.

Recommendation

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

1. All drainage from the subject property, including, but not limited to, retaining wall drainage, skating rink drainage, roof and gutter drains, shall outlet to the bottom of the ravine. Additional bluff disturbance when installing said drain pipe is prohibited.
2. The applicant shall obtain written approval from the adjacent property owners if encroachments are necessary for the construction and installation, or other, of the proposed retaining wall.
3. Prior to work occurring, and after the installation of the BMP's, such as the silt fence, a pre-construction meeting shall be held onsite with the owner, the contractor and City staff.
4. Prior to work occurring, the applicant should obtain a building permit.
5. Prior to beginning work, the property should have the property lines staked and visible for an inspector and these stakes/pins should be visible during a pre-construction meeting.

Attachments

General Location Map

Aerial Plan

Engineered Documents

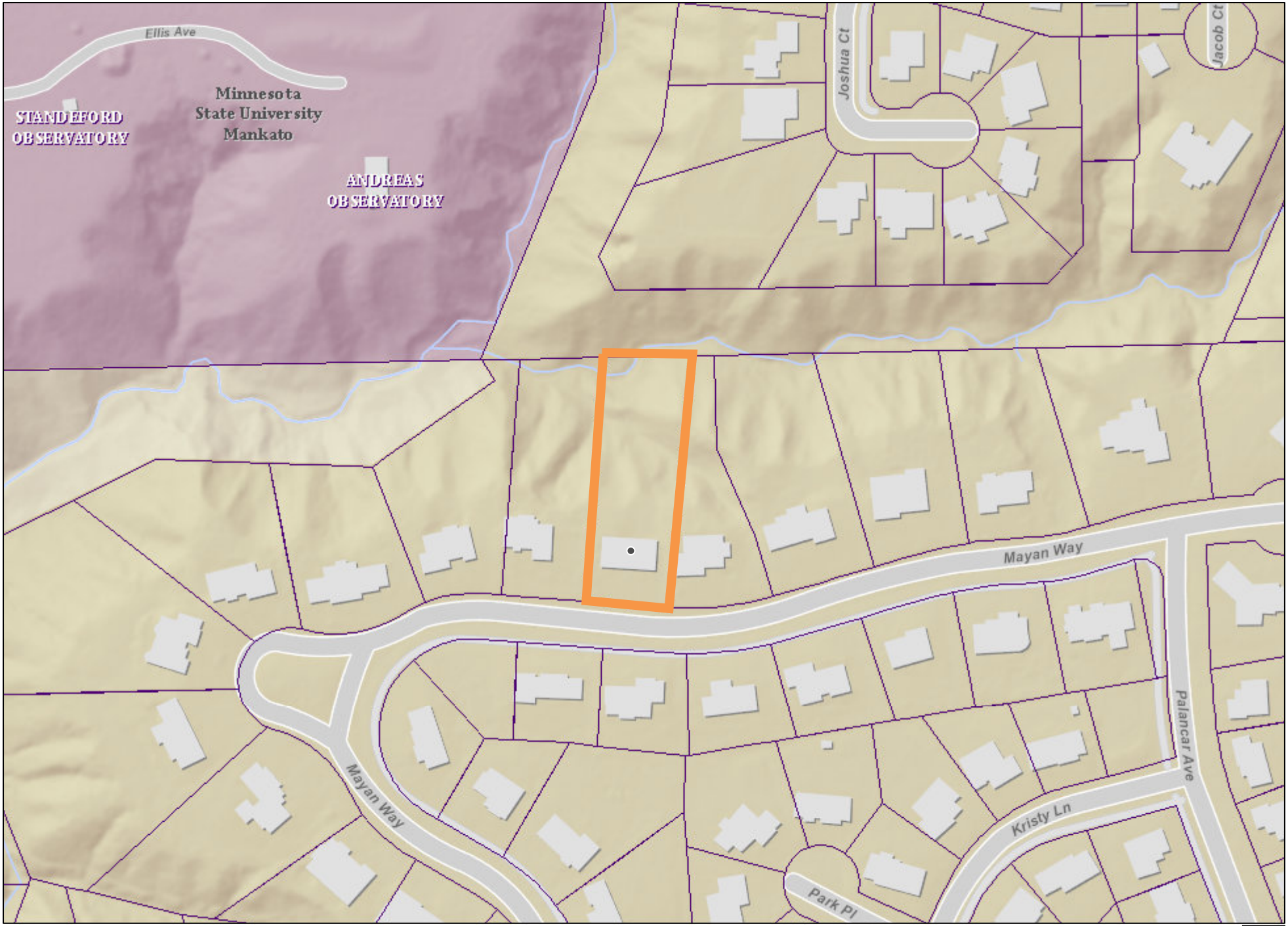
Site Plan ISO view

Existing Site Conditions

Planned Site Conditions

Ribrock Details

City of Mankato



Date: July 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

City of Mankato

Date: July 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

1 S1 PHOTO 1

2 S1 PHOTO 2

NOTE:
PHOTOS BY OWNER AND ARE RE-USED WITH OWNER'S PERMISSION

LTN ENGINEERING
CIVIL AND STRUCTURAL MANKATO MINNESOTA
EM MARK.LTNGROUP@CHARTER.NET 507 317-8994

PROJECT TITLE:
208 MAYAN WAY
MANKATO, MN
RETAINING WALL
PROJECT

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.

Signature: Mark J. Lawton
Print Name: MARK J. LAWTON
Date 7-17-2025 License No. 17051

GOPHER STATE ONE CALL

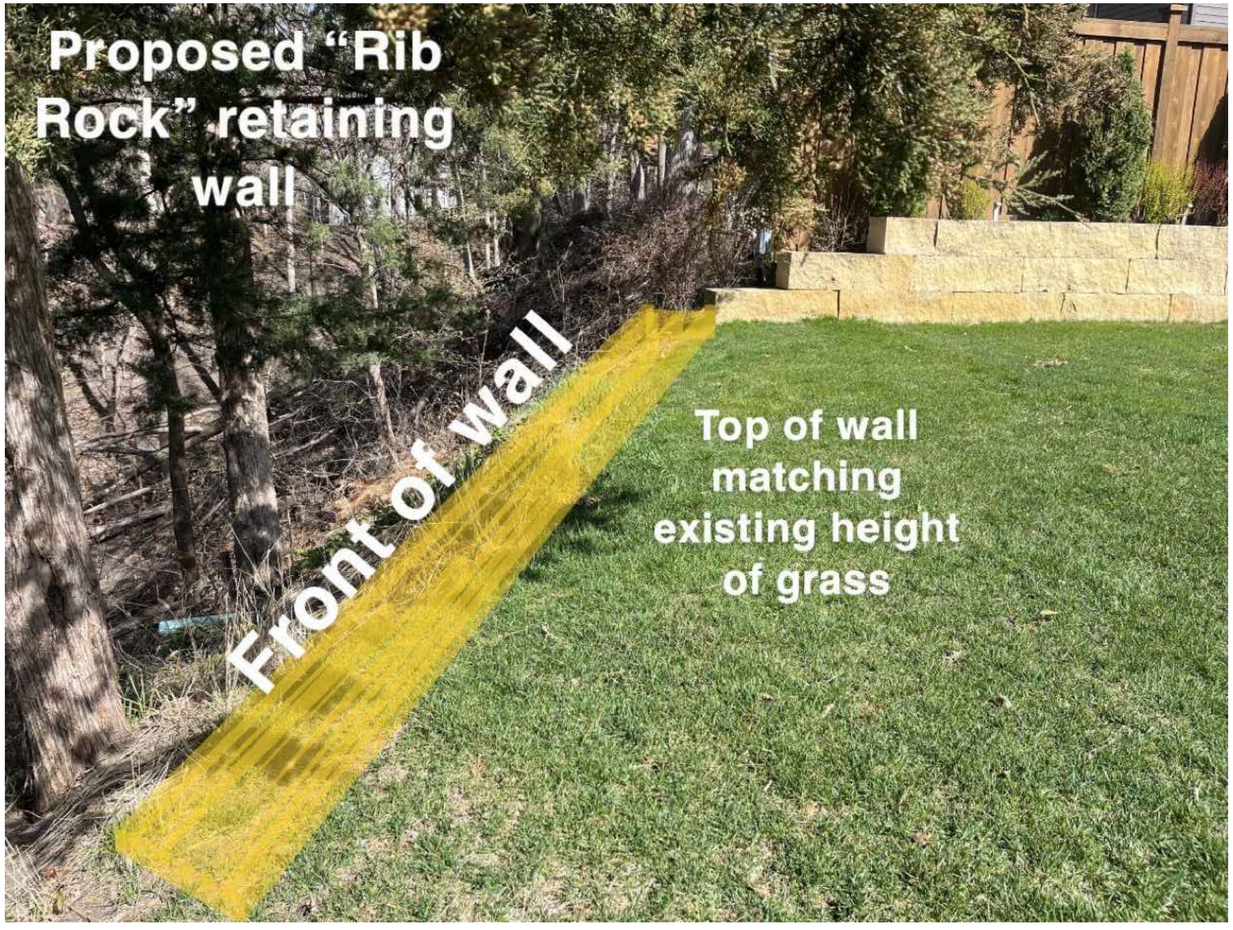
BEFORE DIGGING, CONTACT GOPHER STATE ONE CALL AT 800-252-1166 FOR THE MARKING OF UNDERGROUND UTILITIES. CONTACT AT LEAST TWO (2) BUSINESS DAYS IN ADVANCE BEFORE EXCAVATION OR GRADING.

No.	SUBMISSIONS & REVISIONS	Date

SHEET:
PHOTOS

DATE: 7-17-2025
DRAWN BY: JLS
CHECKED BY: ML

S1



NOTE:

PHOTOS BY OWNER AND ARE RE-USED WITH OWNER'S PERMISSION

1/S2 PHOTO 3

LTN ENGINEERING
CIVIL AND STRUCTURAL MANKATO MINNESOTA
EM MARK.LTNGROUP@CHARTER.NET 507 317-8994

PROJECT TITLE:

208 MAYAN WAY
MANKATO, MN
RETAINING WALL
PROJECT

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.

Signature:
Print Name: MARK J. LAWTON
Date 7-17-2025 License No. 17051

GOPHER STATE ONE CALL

BEFORE DIGGING, CONTACT GOPHER STATE ONE CALL AT 800-252-1166 FOR THE MARKING OF UNDERGROUND UTILITIES. CONTACT AT LEAST TWO (2) BUSINESS DAYS IN ADVANCE BEFORE EXCAVATION OR GRADING.

No.	SUBMISSIONS & REVISIONS	Date

SHEET:
PHOTOS

DATE: 7-17-2025
DRAWN BY: JLS
CHECKED BY: ML

S2

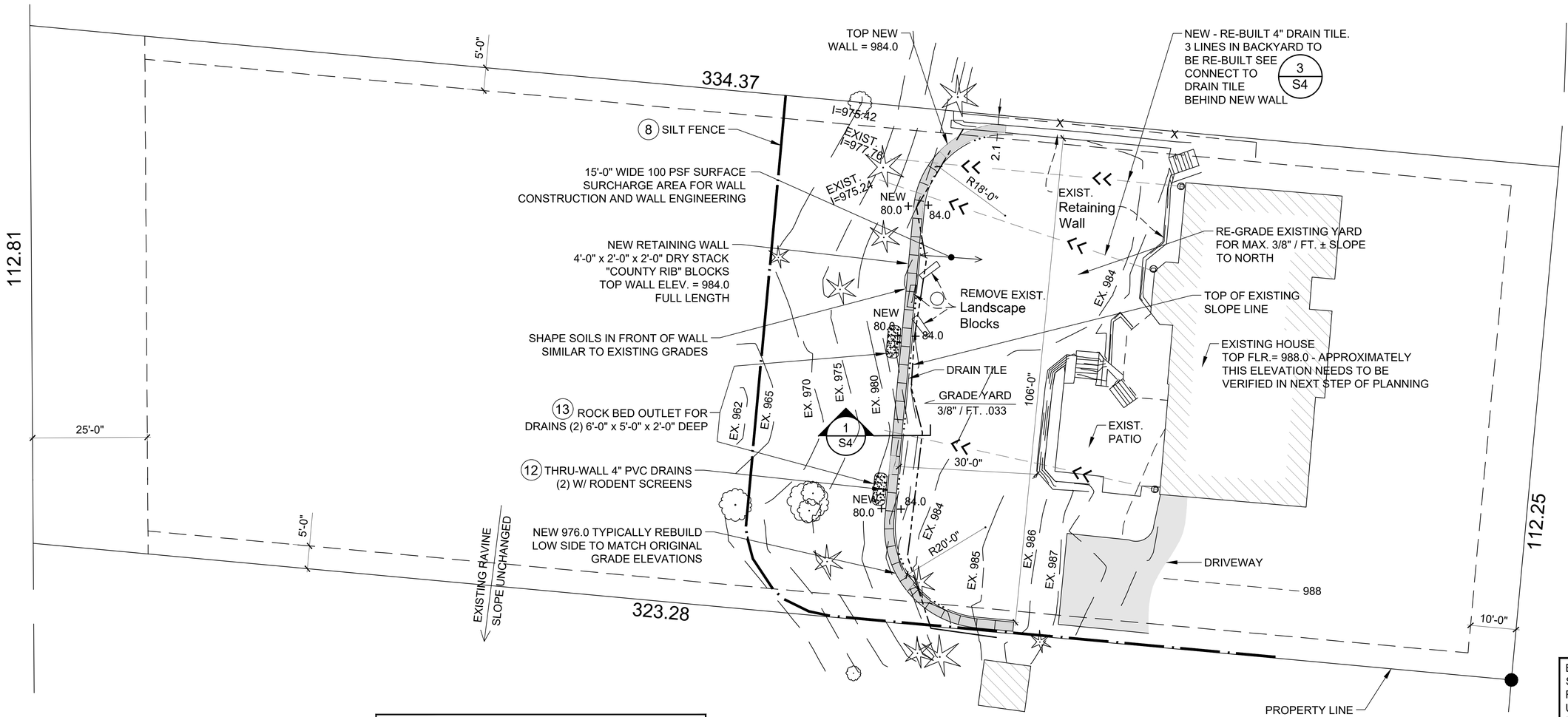
LTN ENGINEERING
CIVIL AND STRUCTURAL MANKATO MINNESOTA
507 317-8994

PROJECT TITLE:

208 MAYAN WAY MANKATO, MN RETAINING WALL PROJECT

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.

Signature: Mark J. Lawton
Print Name: MARK J. LAWTON
Date 7-17-2025 License No. 17051



S3 NOTES:

1. EXISTING ELEVATIONS NEED TO BE CONFIRMED BY CONTRACTOR OR SURVEYOR. ADJUST GRADES AS NEEDED TO MATCH SITE CONCEPT SHOWN ABOVE ON S3.
2. ON ORIGINAL ISG SURVEY NO BENCH MARK IS SHOWN. FROM MN LIDAR LTN ASSUMES HOUSE FLOOR ELEV. IS 988.0.
3. EX MEANS EXISTING.
4. THE TOPOGRAPHY SURVEY DATA IS A MERGING OF MN LIDAR TOPO AND THE TOPO DATA OF OTHER CONSULTANTS. THIS IS A TOPOGRAPHY DRAWING ONLY. THIS DRAWING SHALL NOT BE CONSIDERED A LEGAL SURVEY DOCUMENT OF ANY KIND, AS IT WAS NOT PRODUCED BY, OR STATED TO BE AS SUCH, BY A LAND SURVEYOR LICENSED IN THE STATE OF MINNESOTA.

1 S3 SITE
NTS

NORTH

GOPHER STATE ONE CALL

BEFORE DIGGING, CONTACT GOPHER STATE ONE CALL AT 800-252-1166 FOR THE MARKING OF UNDERGROUND UTILITIES. CONTACT AT LEAST TWO (2) BUSINESS DAYS IN ADVANCE BEFORE EXCAVATION OR GRADING.

No.	SUBMISSIONS & REVISIONS	Date

SHEET:
SITE MAP

DATE: 7-17-2025
DRAWN BY: JLS
CHECKED BY: ML

S3

LTN ENGINEERING
CIVIL AND STRUCTURAL MANKATO MINNESOTA
EM MARK.LTNGROUP@CHARTER.NET 507 317-8994

PROJECT TITLE:
208 MAYAN WAY MANKATO, MN RETAINING WALL PROJECT

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.

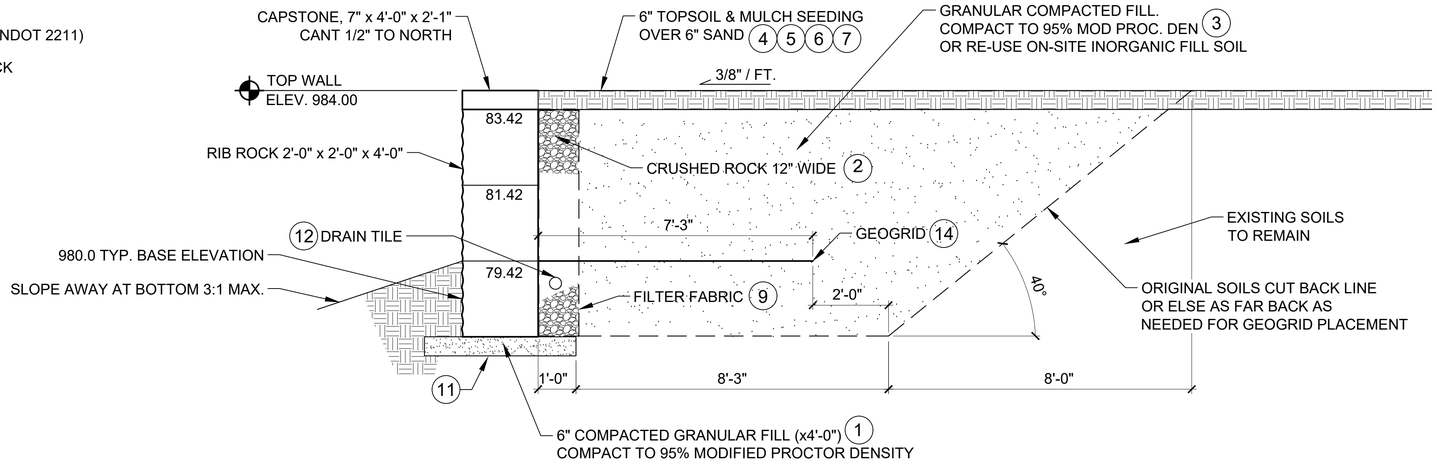
Signature: Mark J. Lawton
Print Name: MARK J. LAWTON
Date 7-17-2025 License No. 17051

SECTION ENGINEERING NOTES:

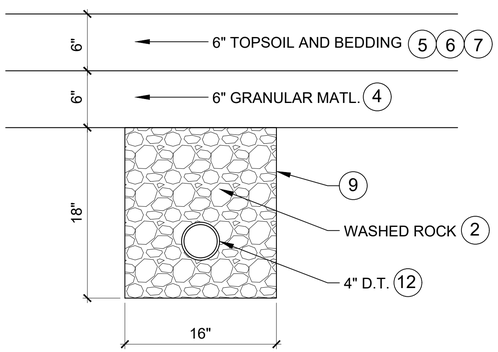
ANGLE OF REPOSE = 30-45°, ML OR CL,
SILTS, LOW PLASTICITY CLAY SOILS,
200 & OVER PARTICLE SIZE
GEOGRID - USE SRW7 SERIES GEOGRID, INSTALL PER
COUNTY MATERIALS CORP. INSTRUCTIONS
USE 100 PSF SURCHARGE TO 15' BEHIND WALL

MNDOT SPEC ITEMS (2020)

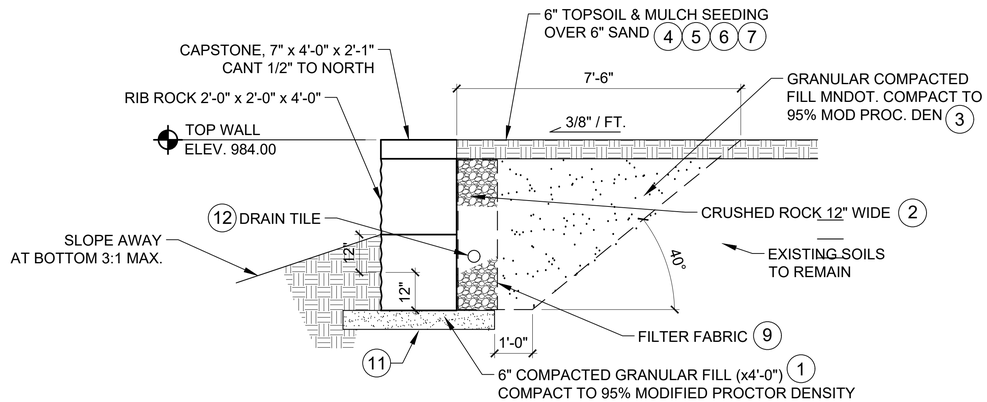
1. 3149.2 G.1 FINE AGGREGATE BEDDING (CLASS 5) (ALSO MNDOT 2211)
2. 3149.2 H COARSE FILTER AGGREGATE / 3/4" WASHED ROCK
3. 3149.2 D.1 GRANULAR BACKFILL
4. 3149.2 J SAND COVER
5. 3877 A COMMON TOPSOIL BORROW
6. 3882.2 A MULCH, TYPE 1
7. 3876.2 A.1 SEED, CHOICE BY OWNER
8. 3886.2 A SILT FENCE, USE LOW FLOW RATE TYPE
9. FILTER FABRIC - WRAP AROUND CRUSHED ROCK
10. 3897 SEDIMENT CONTROL LOG / BIO-ROLL
11. 2112.3 SUBGRADE PREPARATION
12. 3601 SUBSURFACE DRAINS / DRAIN TILE 4" PVC
13. 2511 RIPRAP / STONE OUTLET 50% CLI & 50% CLII
14. GEOGRID SRW-7



1 S4 SECTION
0 1' 2' SCALE: 1/2"=1'-0"



3 S4 DRAIN TILE
0 1' 2' SCALE: 1/2"=1'-0"



2 S4 SECTION - LOW WALL
0 1' 2' SCALE: 1/2"=1'-0"

GOPHER STATE ONE CALL

BEFORE DIGGING, CONTACT GOPHER STATE ONE CALL AT 800-252-1166 FOR THE MARKING OF UNDERGROUND UTILITIES. CONTACT AT LEAST TWO (2) BUSINESS DAYS IN ADVANCE BEFORE EXCAVATION OR GRADING.

No.	SUBMISSIONS & REVISIONS	Date

SHEET:
SECTION AND NOTES

DATE: 7-17-2025
DRAWN BY: JLS
CHECKED BY: ML

S4

Structural Notes - 208 Mayan Way Mankato, Retaining Wall Project

Design Data

a. Design and loads per MN State Building Code 2020, and ASCE 7-22, and County Materials Pro Guides data.

Special Project Notes

a. LTN Engineering Limitations: LTN Engineering's work is limited to the design of the County Rib Rock style retaining wall as sold by County Materials Co.. This is for structure related work only. Any other site or in-the-house construction, is not included in the LTN Engineering scope of work. This work is limited to that directed by Mr. Larry Krmpotich.
b. LTN Engineering is not a geotechnical engineering company and whether the project has a certified Geotechnical Engineering Report for it, or not, LTN Engineering LLC shall not be held responsible for any extra soil correction costs, extra foundation costs, foundation related construction costs, or extra foundation engineering costs, for the project. To answer soil construction uncertainties or reasonable soils construction questions, contact LTN Engineering first, then if necessary, contact a Geotechnical Engineer. Geotechnical information on these drawings, coming from LTN Engineering, is based on fundamental geotechnical knowledge acquired over 40 years, for basic soil/structure relationships. Should there be Geotechnical (soils) questions encountered during construction contact a Geotechnical Engineering company.
c. When differences between these Structural Note Specifications and Municipal Specifications or Building Department Regulations or Manufacturer Instructions, and the original Project Specifications are encountered, contact the LTN Engineer first, and ask for clarification.
d. The design of the County Rib Rock style wall is by County Materials Co. and has been adopted by LTN Engineering for this project. Wall detailing is taken from the project information given to LTN Engineering LLC by County Materials Co. and by the Project Manager.

Foundations

a. The Contractor shall inspect, have verified by a Geotechnical Engineer, and then if needed, correct foundation bearing soils, to assure minimum 2000 psf bearing capacity.
b. Cross reference and cross check all drawings, to insure correct dimensions, and locations of piping and structure.
c. During cold weather construction, build wall on soil that has not been allowed to freeze, nor will be allowed to freeze, during the winter time period of its construction.
d. Clear and grab tall grass and remove topsoil down to native soils. Place wall granular base on native soil.

Block Wall

a. Use County Rib style blocks and capstone fctd. by County Materials Co. Owner to select color and style of blocks.
b. Use SRW7 series Geogrid for tie backs.
c. Install per manufacturers instructions. If there is a discrepancy between LTN and County Materials Co. install directions, contact LTN Eng. SER.

Concrete (if required)

a. Concrete
    a. For any in-fill concrete, or pipe outlet, or rock outlet concrete, use: f'c = 3500 psi, 3/8" max aggregate. Concrete exposed to freeze-thaw shall have air entrainment of 5-7 %. Slump 3-5".
b. All concrete to be "normal weight".
c. Cold weather concrete per ACI 301-20 and ACI 306R-16.
d. Concrete engineering design is per ACI-350-20 and ACI 318-19.
e. General concrete construction per ACI 301-20 "Specifications for Structural Concrete for Buildings" and ACI 318-19.
f. Concrete testing: The strength test shall consist of two specimens that shall be tested at 28 days and one specimen to be tested at 7 days. Concrete tests shall be performed by an independent testing materials laboratory and paid for directly by the Owner. Apply concrete testing procedures according to ASTM C31, ASTM C39 and ASTM C17.
    a. Use one of the following three criteria for when testing samples are to be taken. Sample 1) once a day for each mix placed; or 2) once for each 150 yd.^3, or fraction thereof, of each mix placed each day; or 3) once for each 5000 ft^2 of slab or wall surface area, or fraction thereof, placed each day.
    b. If the total quantity of a given concrete mix poured, in a given day, is less than 50 yd^3, strength tests may be waived, if agreed to, by the Architect / Engineer.
g. Ready-mixed concrete to be delivered, handled and placed per ASTM C94.

Reinforcing (if required)

a. Standard reinforcing ASTM 615, Fy=60000 psi, deformed.
b. Should Epoxy Coated Reinforcing be desired, use epoxy coated per ASTM A775 or A934, both Fy=60000 psi.
c. Design, detailing and construction according to ACI 315, ACI 350-20, ACI 301 Chapter 5 and CRSI Manual of Standard Practice.

Grout (if needed)

a. 5000 psi min., non-shrink, non metallic

Special Inspections

a. These notes shall serve as the Statement of Special Inspections. (1704.3)
b. In the event that a special inspector is required for an item not described in or covered by these notes, the inspections shall be performed by a qualified special inspector employed by an independent materials testing company. This work shall be paid for by the owner.
c. Soils Special Inspection:
    a. The required verification and inspection of soils, as described in MN Building Code Table 1705.6, Required Special Inspections and Tests of Soils. This Inspection shall be as directed by a Geotechnical Engineer or by an experienced soil science Technician representing an established Materials Testing Company or by the SER (Structural Engineer of Record).
    b. Note this item comes from the MN Building Code 2020 and is not in the MN Residential Bldg. Code 2020. This inspection is a special request from LTN Engineering. Inspected items (from Table 1705.6) are all typical and common for this level of construction.

General

a. Notify the Architect or Engineer about discrepancies between the field conditions and these construction documents.
b. Examine architectural, mechanical, and electrical drawings to determine locations and dimensions of chases, inserts, openings, sleeves, and other project requirements not shown on these drawings.
c. If any conflicts or discrepancies are found within these specifications and the LTN Engineering drawings, contact the Engineer and resolve the issue prior to construction.
d. Contractor is to provide all temporary bracing, shoring, guying, or other means necessary to avoid excessive stresses and to hold existing structural elements in place during construction. Shoring design is by Contractor. Structural members are designed for "in-place" loads.
e. Substitutions to these drawings and specifications, or deviations to these drawings and specifications, that are created by the Contractor, and then constructed by the Contractor, and done without the approval of LTN Engineering, shall make the Contractor the responsible party for any structural effects that result from the unauthorized change.

LTN ENGINEERING
CIVIL AND STRUCTURAL MANKATO MINNESOTA
EM MARK.LTNGROUP@CHARTER.NET 507 317-8994

PROJECT TITLE:
208 MAYAN WAY
MANKATO, MN
RETAINING WALL
PROJECT

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.
Signature: Mark J Lawton
Print Name: MARK J. LAWTON
Date 7-17-2025 License No. 17051

GOPHER STATE ONE CALL

BEFORE DIGGING, CONTACT GOPHER STATE ONE CALL AT 800-252-1166 FOR THE MARKING OF UNDERGROUND UTILITIES. CONTACT AT LEAST TWO (2) BUSINESS DAYS IN ADVANCE BEFORE EXCAVATION OR GRADING.

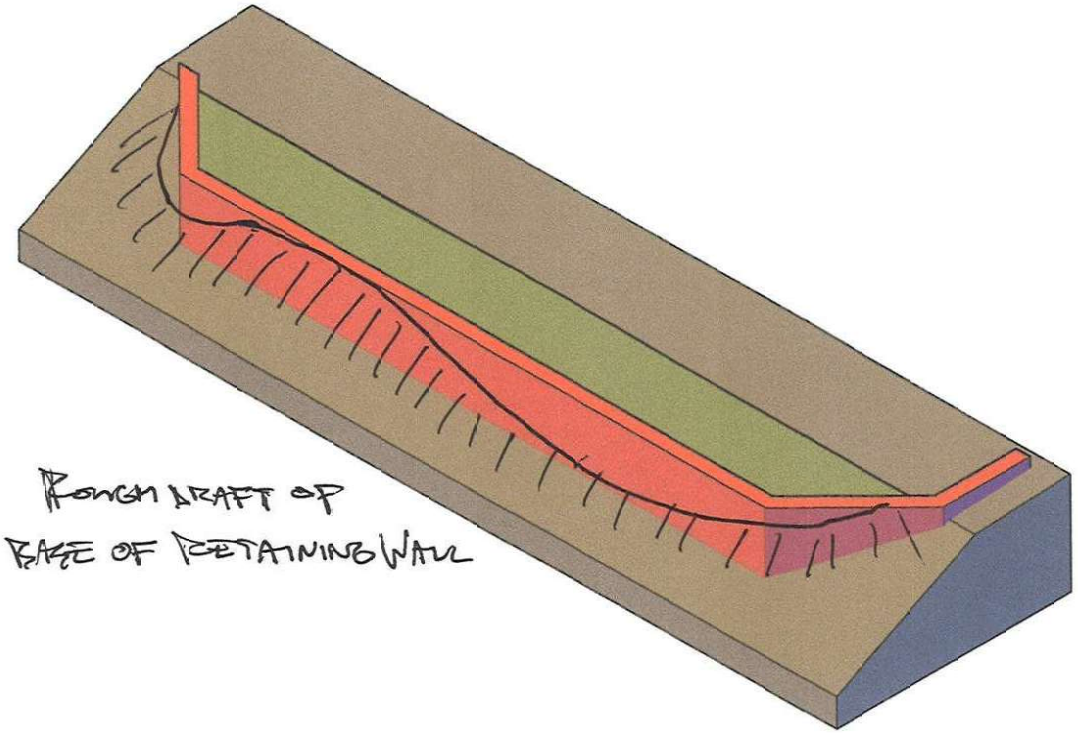
No.	SUBMISSIONS & REVISIONS	Date

SHEET:
STRUCTURAL NOTES

DATE: 7-17-2025
DRAWN BY: JLS
CHECKED BY: ML

S5

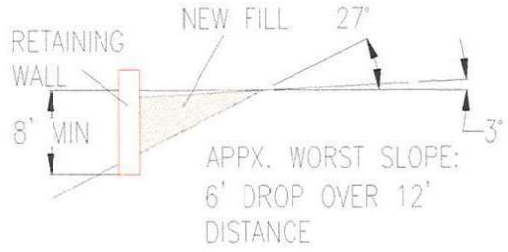
This drawing (hard copy or electronic file) is the proprietary property of William Sonnek, and must be returned, without reproduction or duplication, at any time upon request. But in any event at completion of work or job, while in possession of the recipient, it must be properly safeguarded against revelation or disclosure to anyone except those employees who require it for the work or job. The recipient must keep confidential and require employees to keep confidential the information contained hereon.



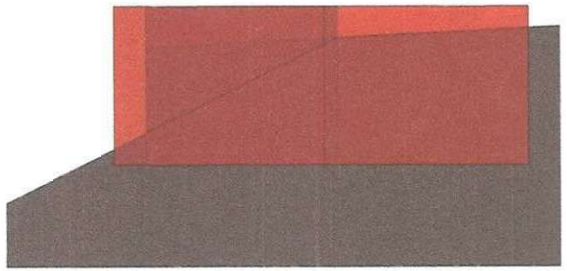
ROUGH DRAFT OF BASE OF RETAINING WALL

RETAINING WALL ISO VIEW

*EXPAND ALL EXISTING AND FUTURE DRAINTILES TO BOTTOM OF RAVINE



GROUND SLOPE DETAILS



SIDE VIEW – SEE THOUGH

NOTES

1. ORIGINAL DRAWING SPECIFIED BY WILLIAM SONNEK AND NOT TO BE USED ON DESIGNATED WHOLE EXPRESS PERMISSION OF SAME.
2. DRAWING IS FOR REFERENCE ONLY AND SHOULD NOT BE INTERPRETED AS FINAL CONSTRUCTION DRAWING. MEASUREMENTS SHOULD BE FIELD VERIFIED FOR ACCURACY.
3. LAYOUT CREATED FOR QUOTING AND SHOULD ONLY BE USED FOR REFERENCE.
4. ALL UNITS ARE IN FEET.

REV.	DATE	BY	DESCRIPTION
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
0	10/18/24	WDS	CREATED FROM MEASUREMENTS

Copyright © 2024 by William Sonnek, All rights reserved

CLIENT: Larry Krmpotich
208 Mayan Way, Mankato, MN

DRAWN BY: WDS | DATE: 10/18/24

ELECTRONIC FILE NAME: 208 MAYAN WAY RETAINING WALL.DWG | SCALE: NONE

William Daniel Sonnek
Personal Project

Site Plan
208 Mayan Way
Iso View & Ground Slope Details
–

REV: 0 | DRAWING NUMBER: 208 Mayan Way Retaining Wall | SHT: 1 OF 1

208 MAYAN WAY RETAINING WALL.DWG

LEGAL DESCRIPTION:
(per client)

Lot 3, Block 1, Mayan Way Subdivision Phase III, according to the recorded plat thereof, Blue Earth County, Minnesota.

BASIS OF BEARING:

The orientation of this bearing system is based on the plat of Mayan Way Subdivision Phase III.

AREA TABLE:

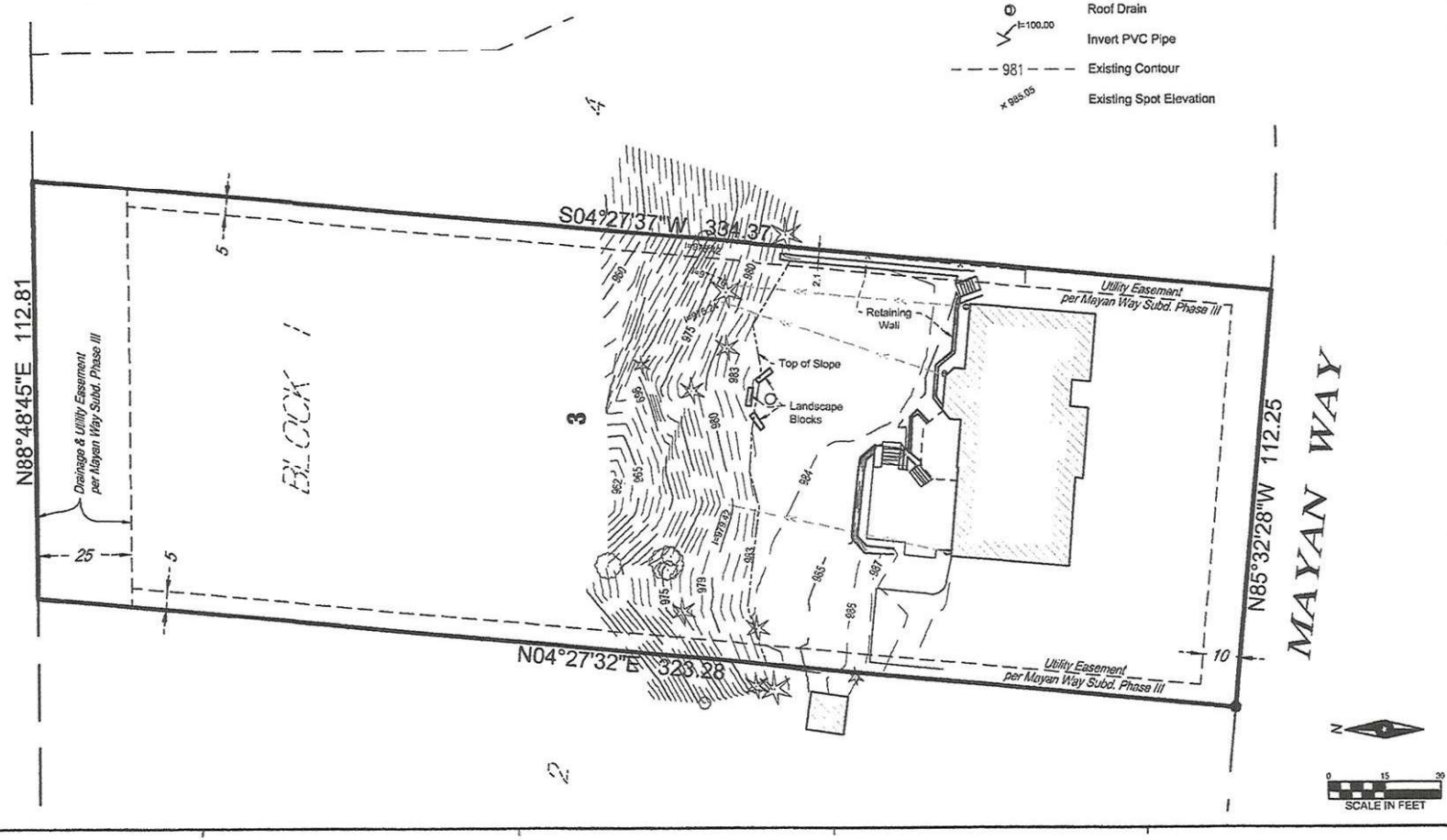
Total Area = 36,914 sq.ft.

NOTES:

1. This survey does not purport to show land ownership or all easements or encumbrances that affect the described property.
2. Field work was completed on May 21, 2025.

LEGEND

- Existing Building
- Concrete Surface
- Fence
- Drainage Tile Line
- Iron Monument Found
- Coniferous Tree
- Deciduous Tree
- Roof Drain
- Invert PVC Pipe
- Existing Contour
- Existing Spot Elevation



ISG

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.

DANIEL L. STUEBER

DATE 5/22/25 LIC. NO. 43110

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

208 MAYAN WAY

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
5/22/25	Revisions	JW

PROJECT NO.	25-32869
CAD FILE NAME	X-32869-EX-SITE.DG
DRAWN BY	JW
DESIGNED BY	--
REVIEWED BY	--
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

EXISTING SITE CONDITIONS

SHEET 1 OF 1

LEGAL DESCRIPTION:
(per client)

Lot 3, Block 1, Mayan Way Subdivision Phase III, according to the recorded plat thereof, Blue Earth County, Minnesota.

BASIS OF BEARING:

The orientation of this bearing system is based on the plat of Mayan Way Subdivision Phase III.

AREA TABLE:

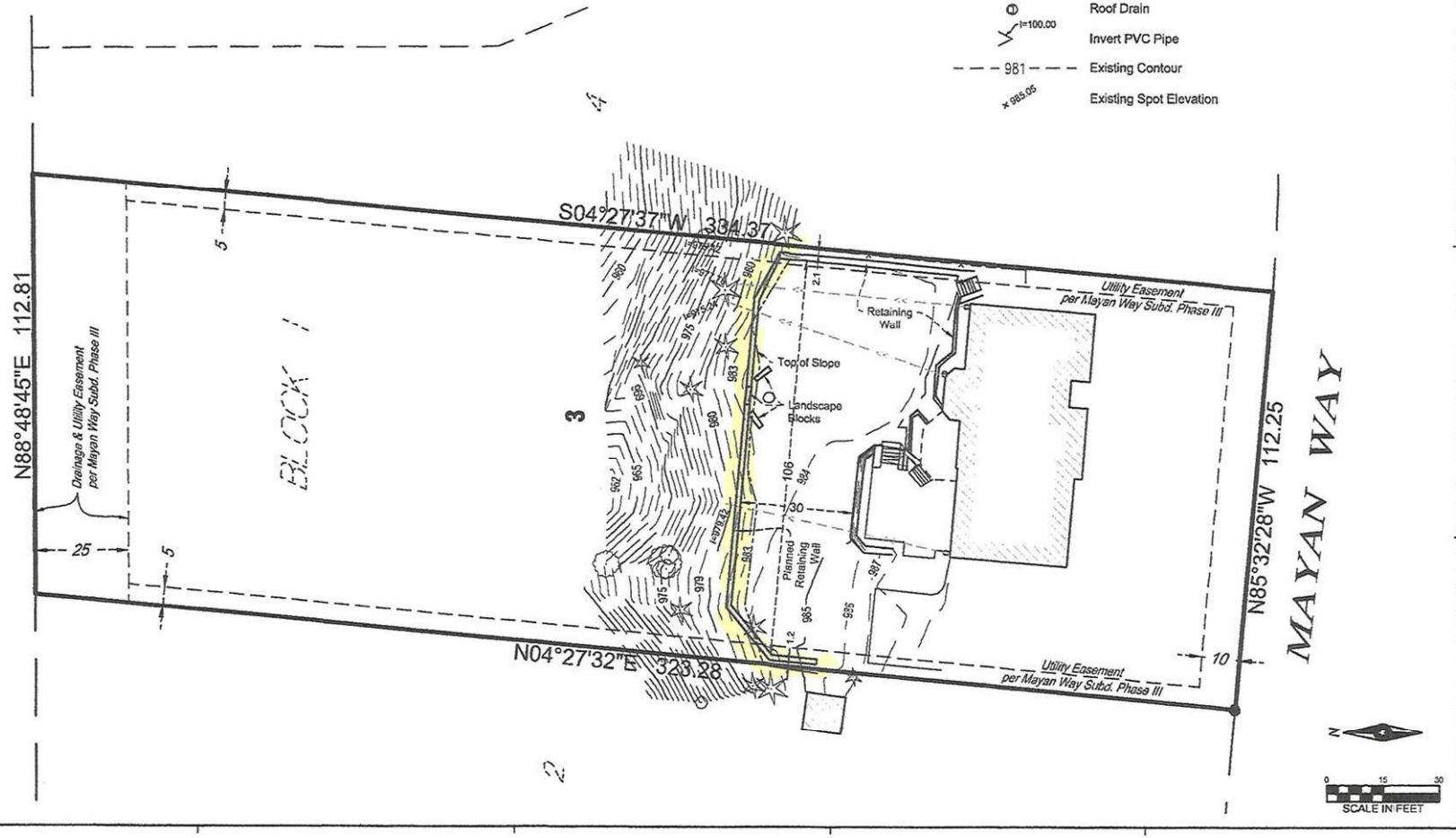
Total Area = 36,914 sq.ft.

NOTES:

1. This survey does not purport to show land ownership or all easements or encumbrances that affect the described property.
2. Field work was completed on May 21, 2025.
3. Retaining wall design was preformed by others.

LEGEND

- Existing Building
- Concrete Surface
- Fence
- Drainage Tile Line
- Iron Monument Found
- Coniferous Tree
- Deciduous Tree
- Roof Drain
- Invert PVC Pipe
- Existing Contour
- Existing Spot Elevation



ISG

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.

DANIEL L. STUEBER

DATE 5/22/25 Lic. No. 43110

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

208 MAYAN WAY

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32868
CAD FILE NAME	X-32868-EX-SITE-S
DRAWN BY	JW
DESIGNED BY	--
REVIEWED BY	--
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

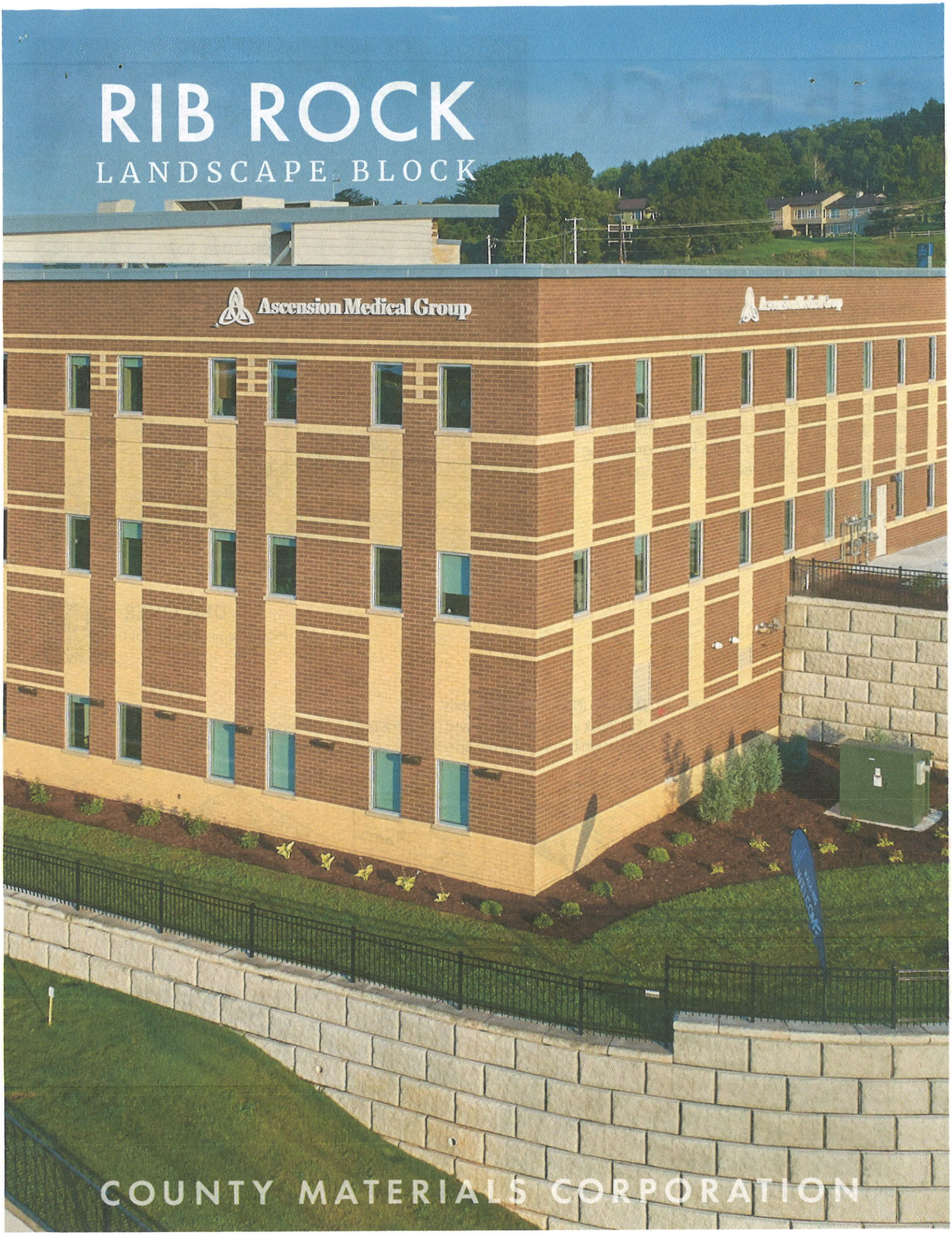
PLANNED SITE CONDITIONS

SHEET

1 OF 1

RIB ROCK

LANDSCAPE BLOCK

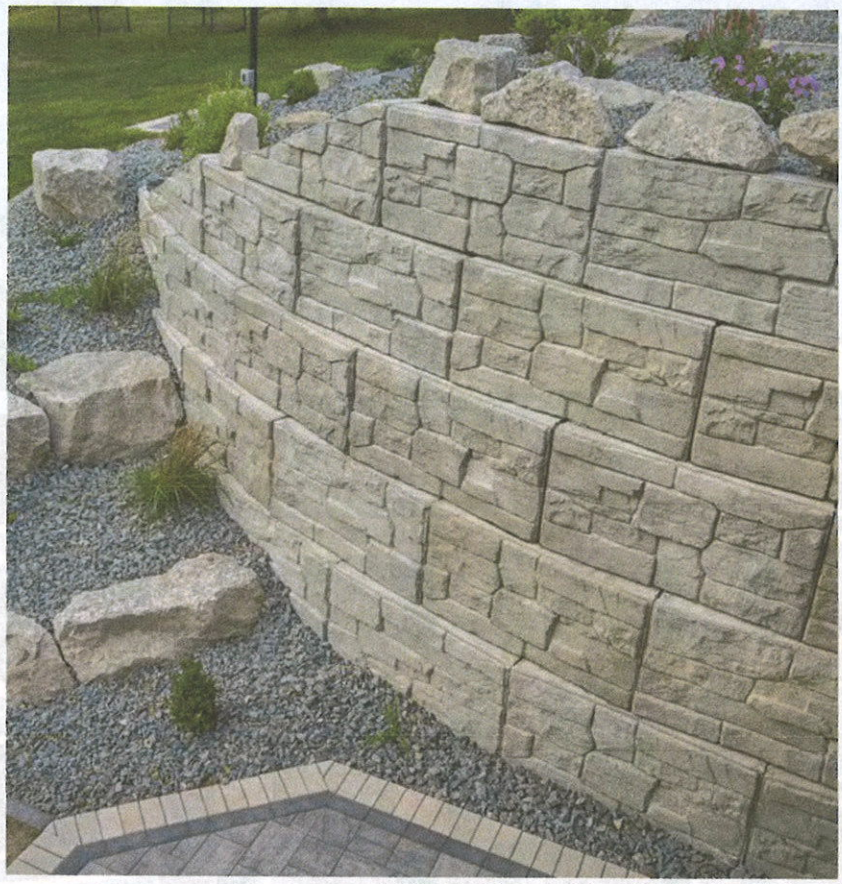


COUNTY MATERIALS CORPORATION

RIB ROCK

Rib Rock™ Landscape Block can easily construct walls from 6 feet to 20 feet high with additional site-specific engineering. Each block is manufactured with an interlocking design for easy installation and enhanced security. Manufactured to hold back a lot of earth, Rib Rock units are the perfect solution for demanding projects that require lasting strength and enhanced durability.

Available in Gray as a standard color. Custom staining may be done onsite by an installer. Refer to County Materials' Rib Rock Landscape Block Technical Data Sheet on Staining and Sealing.

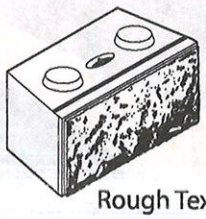


Rib Rock Landscape Block – GRAY (Dry Stack Texture)

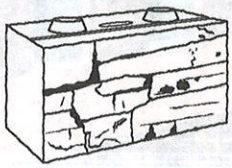
DISCOVER
more about this product

The color photos shown in this catalog were prepared with careful attention to accuracy. However, colors shown may vary from actual hues and should only be used as a guide. Refer to actual product samples for final color selection. Because concrete units are manufactured with high quality, naturally-mined aggregates and materials, variations in color or shading should be expected in products that are manufactured at different times and in units having different shapes. This color or shading variation is acceptable in the industry.

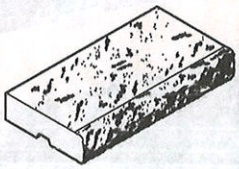
D x H x L (Nominal Size) • Inches
(Full Block in Rough Texture and Dry Stack Texture, Rib Rock Cap and Top Block are shown below – See our Specifications Guide for more options)



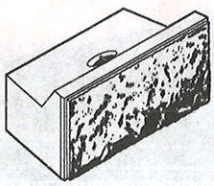
Rough Texture
23 x 24 x 48



Dry Stack Texture
23 x 24 x 48



Rib Rock Cap
25 x 7 x 48



Top Block
23 x 24 x 48

Textures

DRY STACK TEXTURE

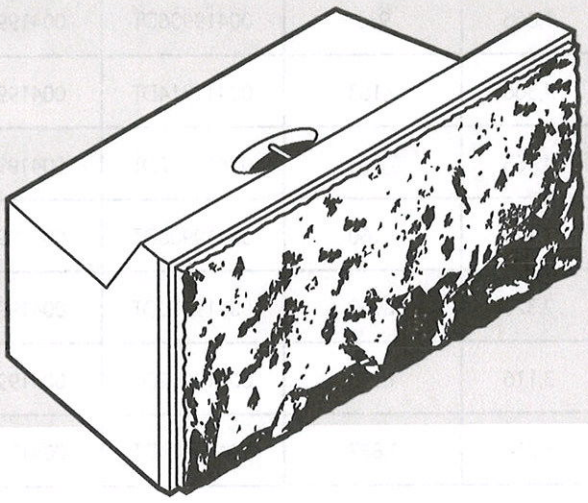
ROUGH TEXTURE

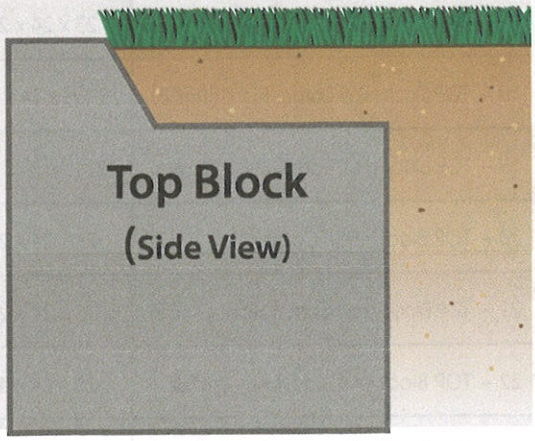
RIB ROCK™ Landscape Block

Rib Rock Landscape Block – GRAY (Dry Stack Texture)

RIB ROCK™ Top Block

The **Top Block** can be used to finish off the top of a wall, in place of a cap, if a cap is not required. This allows the ability to fill the back of the top block with soil for planting, or landscape rocks. Either will create an aesthetically pleasing look for any application (See pages 4 and 5 for more information on available units & sizes).





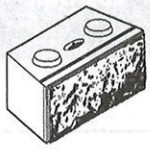
Units & Sizes

Available in Rough or Dry Stack Textures	D x H x L (Nominal Size) Inches	Face SF/Unit	Units/ Pallet	Lbs/Pallet	Lbs/Unit	Dry Stack Face Product Number	Rough Face Product Number
1 – 6" PVC Drain Block 948 (PVC)	23 x 24 x 48	8	2	4,042	2,021	004194PVC	004184PVC
2 – 48" Regular Block (48T)	23 x 24 x 48	8	2	4,258	2,129	004194T	004184T
3 – 44" Short Key Block (44K)	23 x 24 x 44	7.32	2	3,610	1,805	004194T44	004184T44
4 – 52" Long Key Block (52K)	23 x 24 x 52	8.66	2	4,558	2,279	004194T52	004184T52
5 – Base Block (No Channel) (BB)	27 x 24 x 48	8	2	4,728	2,364	004195SB	004185SB
6 – Half Block (HB)	23 x 24 x 24	4	2	2,200	1,100	004196	004186
7 – Half Corner Block Left (24L)	23 x 24 x 24	8	2	2,628	1,314	004197HL	004187HL
8 – Half Corner Block Right (24R)	23 x 24 x 24	8	2	2,628	1,314	004197HR	004187HR
9 – Full Corner Block Left (48L)	27½ x 24 x 52	12	2	5,094	2,547	004197L	004187L
10 – Full Corner Block Right (48R)	27½ x 24 x 52	12	2	5,094	2,547	004197R	004187R
11 – Cap Regular	25 x 7 x 48	2.33	4	2,228	557	004198	004198
12 – Cap Corner Left	25 x 7 x 48	2.33	4	2,344	586	004198L	004198L
13 – Cap Corner Right	25 x 7 x 48	2.33	4	2,344	586	004198R	004198R
14 – Cap 2-Sided – Face & Back	25 x 7 x 48	2.33	4	2,172	543	004199	004199
15 – Cap 3-Sided – Face, Back & End	25 x 7 x 48	2.33	4	2,212	553	004199RL	004199RL
16 – TOP Block - 48" Regular (48TB)	23 x 24 x 48	8	2	3,380	1,690	00419900DT	00419900RT
17 – TOP Block - Half Block (24TB)	23 x 24 x 24	4	2	1,866	933	00419906DT	00419906RT
18 – TOP Block - Full Corner Right (48RTB)	27½ x 24 x 52	12	2	4,366	2,183	00419914DT	00419914RT
19 – TOP Block - Full Corner Left (48LTB)	27½ x 24 x 52	12	2	4,366	2,183	00419912DT	00419912RT
20 – TOP Block - Half Corner Left (24LTB)	23 x 24 x 24	8	2	2,320	1,160	00419908DT	00419908RT
21 – TOP Block - Half Corner Right (24RTB)	23 x 24 x 24	8	2	2,320	1,160	00419910DT	00419910RT
22 – TOP Block - 44" Short Key (44TB)	23 x 24 x 44	7.32	2	3,116	1,558	00419902DT	00419902RT
23 – TOP Block - 52" Long Key (52TB)	23 x 24 x 52	8.66	2	3,714	1,857	00419904DT	00419904RT

1

6" PVC Drain Block

2

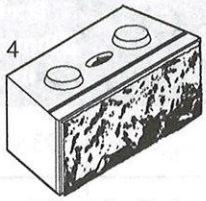


Regular Block

3

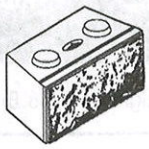
44" Short Key Block

4



52" Long Key Block

5



Base Block (No Channel)

6

Half Block

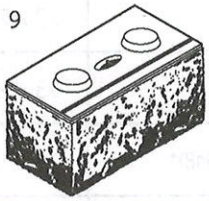
7

Half Corner Block LH

8

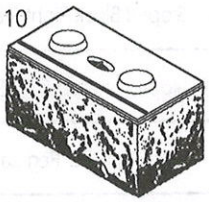
Half Corner Block RH

9



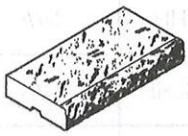
Full Corner Block Left

10



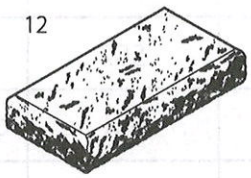
Full Corner Block Right

11



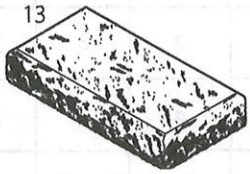
Regular Cap

12



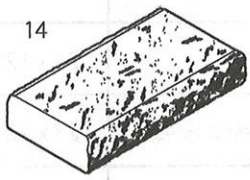
Corner Cap Left

13



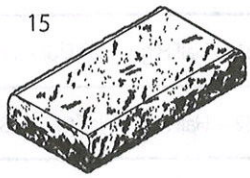
Corner Cap Right

14



Cap - 2 Sided
Face & Back

15



Cap - 3 Sided
Face, Back & End

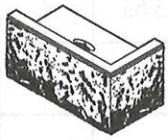
16

48" Taper Top Block

17

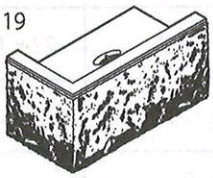
1/2 Top Block

18



Full Corner
Top Block Right

19



Full Corner
Top Block Left

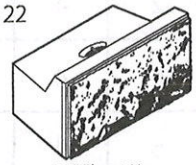
20

Half Corner
Top Block Left

21

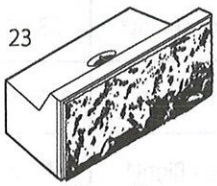
Half Corner
Top Block Right

22



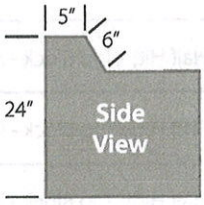
44" Short Key
Top Block

23



52" Long Key
Top Block

Use Top Block to finish off the top of a wall, in place of a cap, if a cap is not required

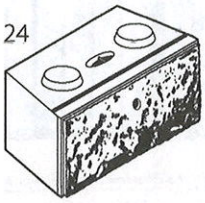


(Dimensions shown are Nominal Sizes)

Units & Sizes

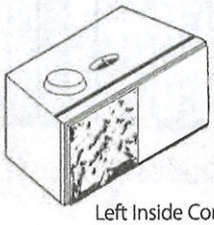
Rib Rock	D x H x L (Nominal Size) Inches	Face SF/Unit	Units/ Pallet	Lbs/Pallet	Lbs/Unit	Dry Stack Face Product Number	Rough Face Product Number
24 – Light Block (48LB)	23 x 24 x 48	8	2	4,128	2,064	004194LIT	004184LIT
24.5a - Inside Corner Left	23 x 24x 48	NA	2	4,024	2,012	004193L	004190L
24.5b - Inside Corner Right	23 x 24 x 48	NA	2	4,024	2,012	004193R	004190R
25 – Sloped Block Right (48SR)	23 x 24 x 48	NA	1	1,477	1,477	004194SR	004184SR
26 – Sloped Block Left (48SL)	23 x 24 x 48	NA	1	1,477	1,477	004194SL	004184SL
27 – Half High - 48" Regular Block (HH48)*	23 x 12 x 48	4	4	4,860	1,215	004194THH	N/A
28 – Half High - 44" Short Key Block (HH44)	23 x 12 x 44	3.66	4	3,560	890	004194T44HH	N/A
29 – Half High - 52" Long Key Block (HH52)*	23 x 12 x 52	4.33	4	4,372	1,093	004194T52HH	N/A
30 – Half High - Base Block (No Channel (HHBB)*	27 x 12 x 48	4	4	4,868	1,217	004195SBHH	N/A
31 – Half High - Half Block (HHHB)**	23 x 12 x 24	2	4	2,228	557	004196HH	N/A
32 – Half High - Half Corner Block Left (HH24L)*	23 x 12 x 24	4	4	2,644	661	004197HLHH	N/A
33 – Half High - Half Corner Block Right (HH24R)*	23 x 12 x 24	4	4	2,644	661	004197HRHH	N/A
34 – Half High - Full Corner Block Left (HH48L)*	27½ x 12 x 52	6	4	5,072	1,268	004197LHH	N/A
35 – Half High - Full Corner Block Right (HH48R)*	27½ x 12 x 52	6	4	5,072	1,268	004197RHH	N/A
36 - Half High Top Block - 48" Regular Block*	23 x 12 x 48	4	4	3,380	845	00419918DT	N/A
37 - Half High Top Block - 44" Short Key*	23 x 12 x 44	3.65	4	3,116	779	00419919DT	N/A
38 - Half High Top Block - 52" Long Key*	23 x 12 x 52	4.35	4	3,716	929	00419920DT	N/A
39 - Half High Top Block - Half Block*	23 x 12 x 24	2	4	1,868	467	00419921DT	N/A
40 - Half High Top Block - Half Corner Left*	23 x 12 x 24	2	4	2,320	580	00419922DT	N/A
41 - Half High Top Block - Half Corner Right*	23 x 12 x 24	2	4	2,320	580	00419923DT	N/A
42 - Half High Top Block - Full Corner Left*	$27^{1/2}$ x 12 x 52	6	4	4,368	1,092	00419924DT	N/A
43 - Half High Top Block - Full Corner Right*	$27^{1/2}$ x 12 x 52	6	4	4,368	1,092	00419925DT	N/A

24



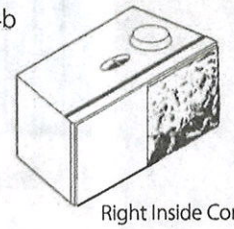
Light Block

24a



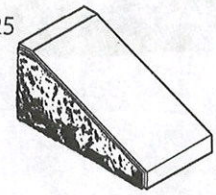
Left Inside Corner

24b



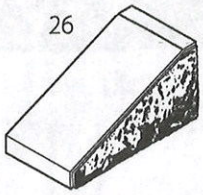
Right Inside Corner

25



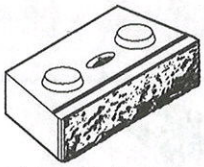
Full Sloped
End Block Right

26



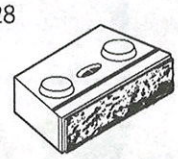
Full Sloped
End Block Left

27



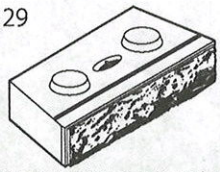
Half High Regular Block

28



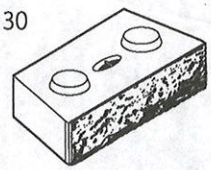
Half High 44" Short Key Block

29



Half High 52" Long Key Block

30



Half High Base Block
(No Channel)

31

Half High
Half Block

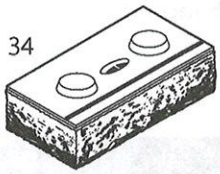
32

Half High
Half Corner Block LH

33

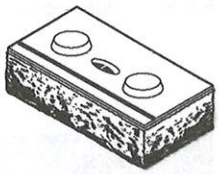
Half High
Half Corner Block RH

34



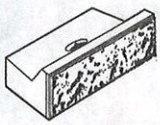
Half High
Full Corner Block Left

35



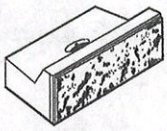
Half High
Full Corner Block Right

36



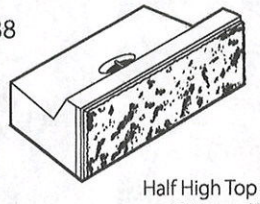
Half High Top Block
48" Regular

37



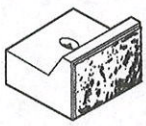
Half High Top Block
44" Short Key

38



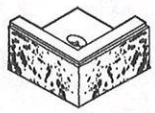
Half High Top Block
52" Long Key

39



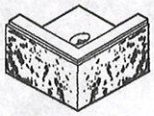
Half High Top Block
Half Block

40



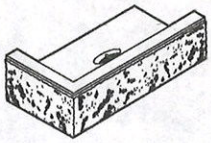
Half High Top Block
Half Corner Left

41



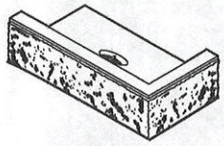
Half High Top Block
Half Corner Right

42



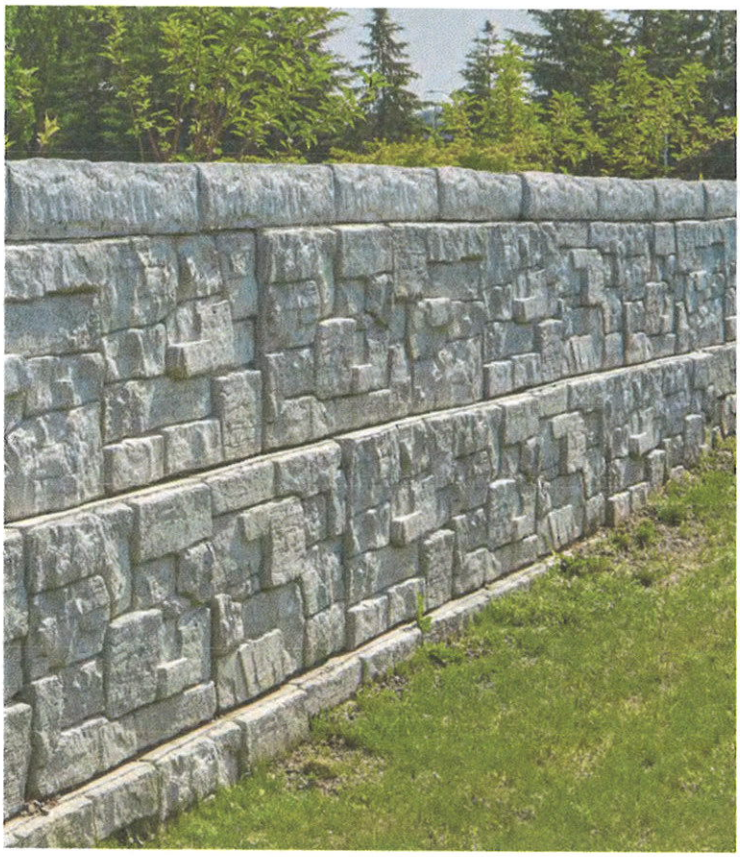
Half High Top
Block Full Corner Left

43



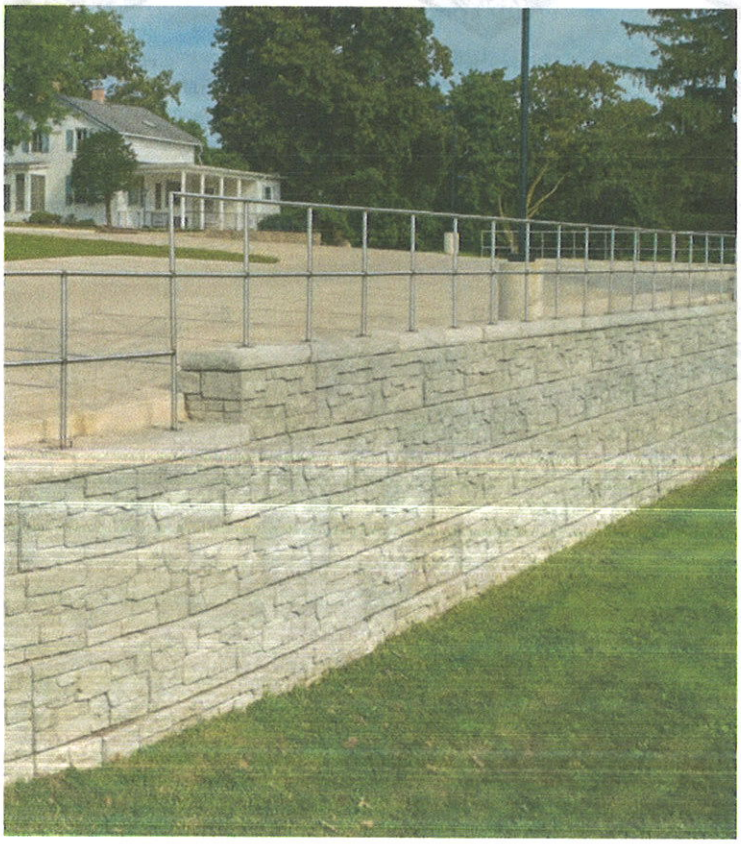
Half High Top Block
Full Corner Right

Note: Items 27-43 are only available in the Dry Stack texture

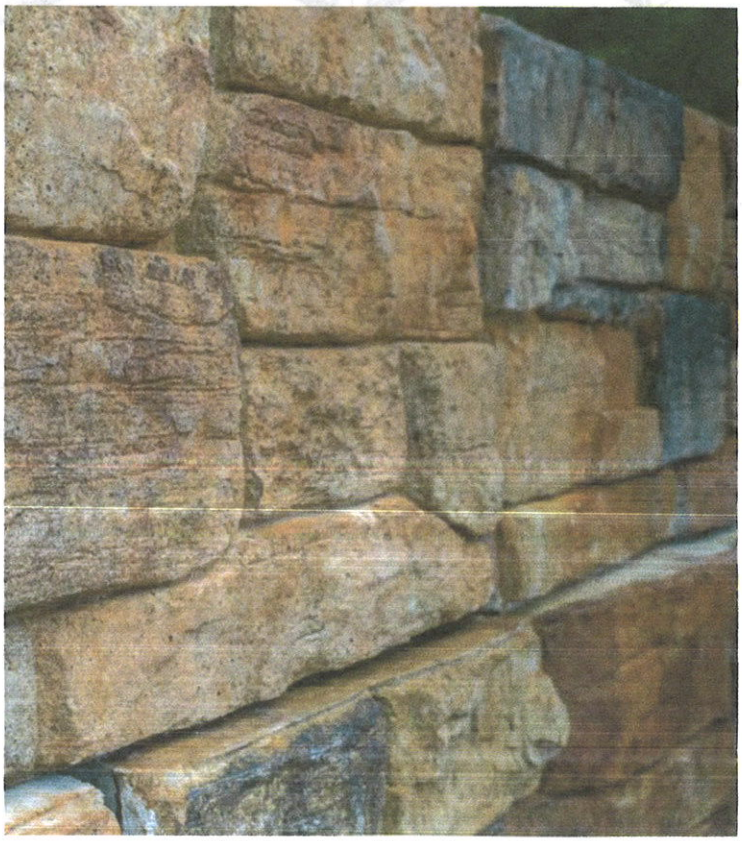


Rib Rock Landscape Block – GRAY (Rough Stack Texture)

Rib Rock Landscape Block – GRAY (Rough Stack Texture)



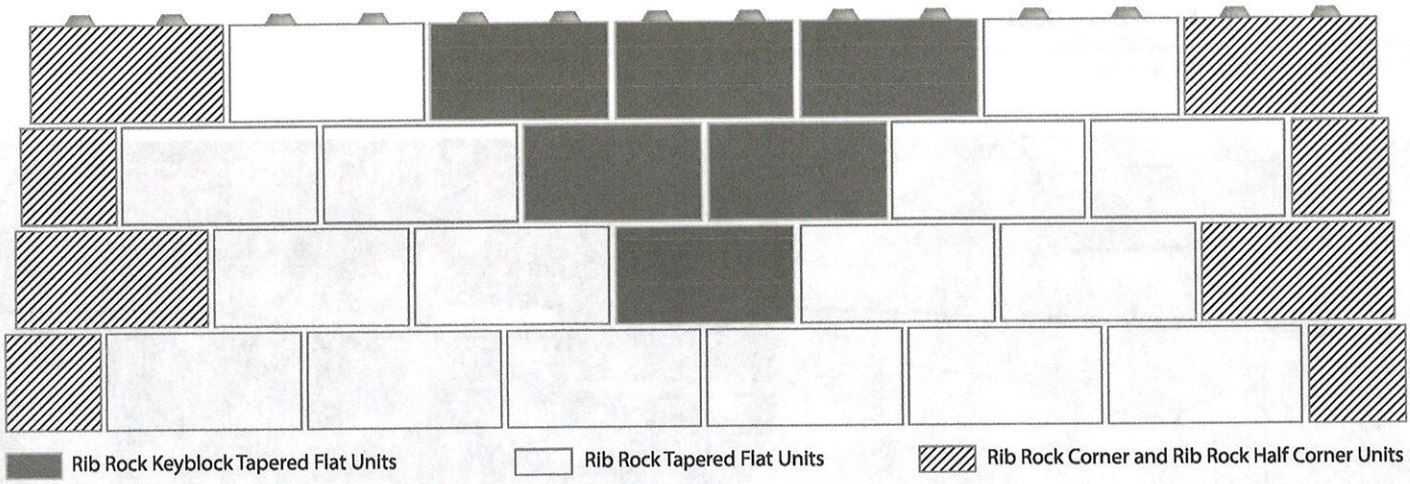
Rib Rock Landscape Block – Custom Stained (Dry Stack Texture)



Rib Rock Landscape Block – Custom Stained (Dry Stack Texture)

Installation

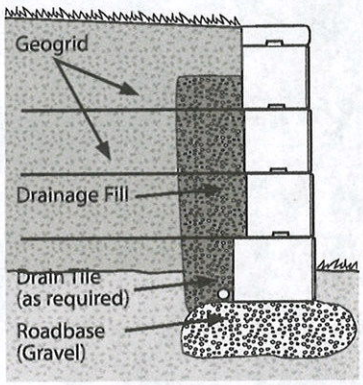
Rib Rock Keyblock Installation



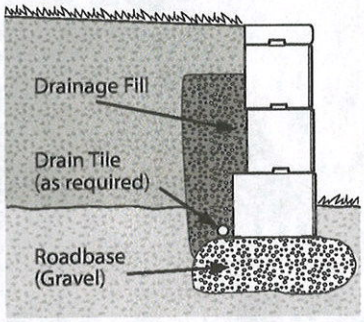
- Short Key Block are used on outside radius and on corners because you gain length due to the 2" set back on every block.
- Long Key Block are used on inside radius because you lose length due to the 2" set back on every block.

---

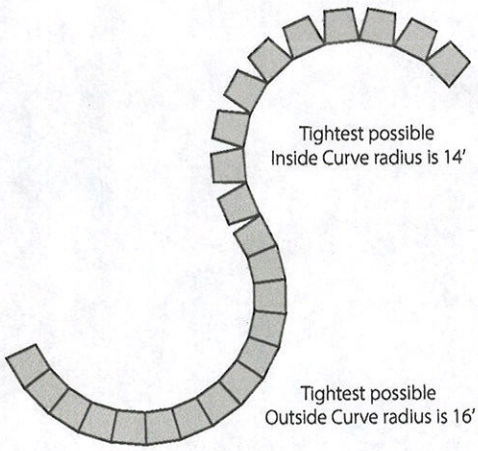
8 Foot Wall or Higher (Rib Rock)



6 Foot Wall (Rib Rock)



Curves



Note: Site conditions may require Geogrid at 6'. Refer to site specific Engineering section

Engineering

Oversize Rib Rock Landscape block can easily make walls up to 6 feet high. For walls over this height, geogrid and site specific engineering will be required. Terracing is another alternative to reach desired wall heights with little or no need for soil reinforcement. Engineering may still be required for local specifications and proper permitting.

Engineering is available for oversize wall projects in the lower 48 states. Call a County Materials' representative at (800) 242-7733 for information.

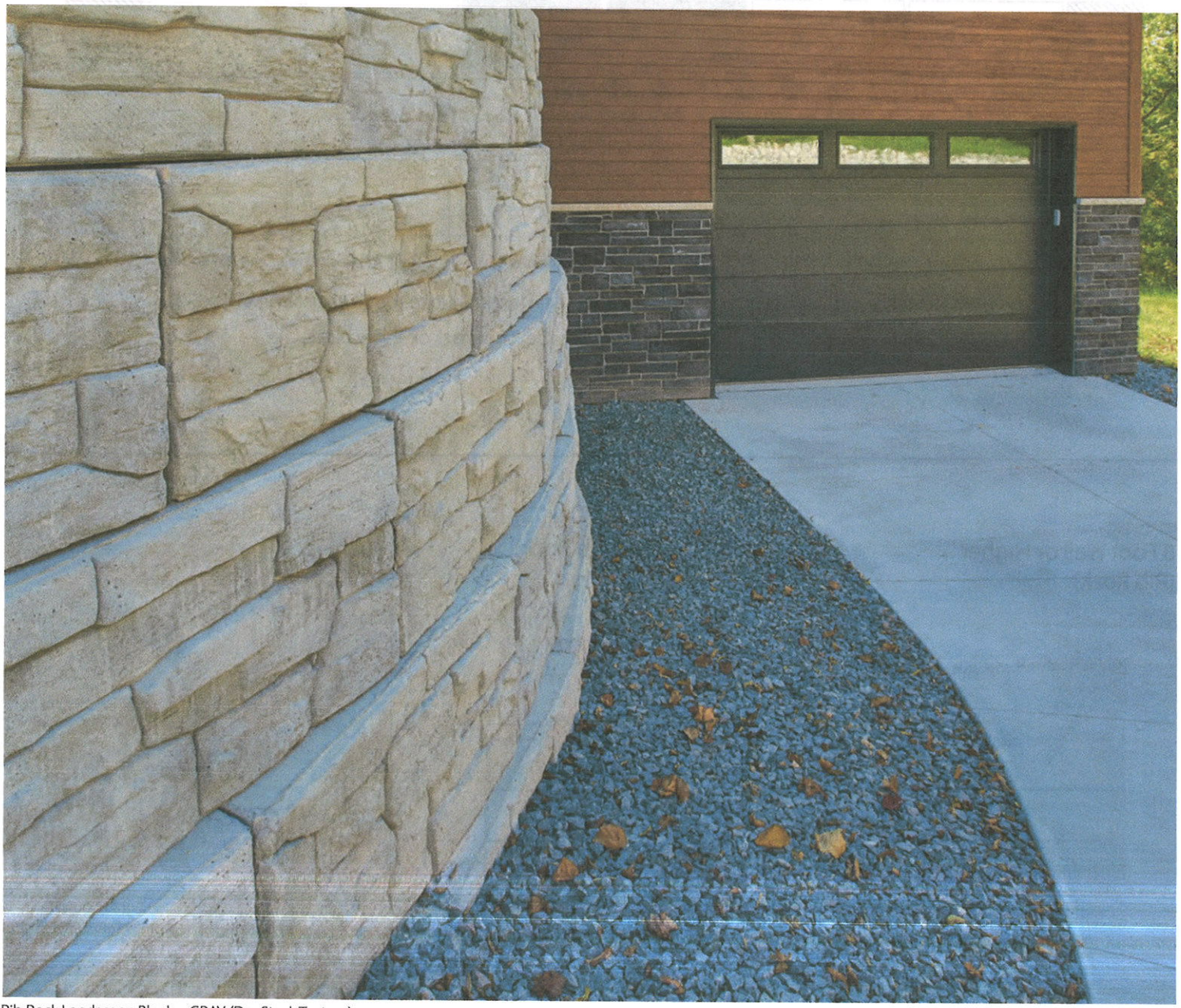
RIB ROCK™

Landscape Block

©2024 County Materials Corporation | 1154028595_0224

(800) 242-7733
countymaterials.com

See our **Landscape Products Specifications Guide** for more information on product specifications, care & maintenance, installation, and more.



Rib Rock Landscape Block – GRAY (Dry Stack Texture)

The color photos shown in this catalog were prepared with careful attention to accuracy. However, colors shown may vary from actual hues and should only be used as a guide. Refer to actual product samples for final color selection. Because concrete units are manufactured with high quality, naturally-mined aggregates and materials, variations in color or shading should be expected in products that are manufactured at different times and in units having different shapes. This color or shading variation is acceptable in the industry.

COUNTY® MATERIALS CORPORATION

Proud to be American based and American made since 1946

Meeting Date: 07/23/2025

Title

CY36-25

Request of Wrestling Brotherhood, with permission of the property owner, for a rezone of the subject properties from M-1, Light Industrial, to R-3, Limited Multiple Dwelling. The subject properties are described as Lots 3, 4, 5, Block 16, Mankato City, Blue Earth County (Blue Earth County PID R010907206004, R010907206005, R010907206006, 1416, 1420, 1430 2nd Avenue).

The anticipated date of City Council action is September 8, 2025.

Applicant

The applicant is Wrestling Brotherhood, with permission of the property owner.

Request

The applicant is seeking a rezoning of the subject parcel from the current M-1, Light Industrial, to R-3, Limited Multiple Dwelling District.

Location

The subject properties are located at 1416, 1420, and 1430 2nd Avenue.

Existing Land Use

The two northerly properties are currently vacant and were the previous location of a bar. The southerly property has an existing residential house.

Zoning

The properties are currently zoned M-1, Light Industrial.

Environmentally Sensitive Areas

There are no known environmentally sensitive areas on the site.

Public Utilities

With development, the subject sites will be required to be served by public utilities.

City Code

Mankato City Code related to the R-3 zoning districts can be found here: https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSDE_ARTIIREDI_DIV5LIMUDWDI

Mankato City Code related to Amendments can be found: https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSDE_ARTXIADEN_DIV9AM

Site Plan Review Comments

The Site Plan and Traffic Advisory Committee reviewed the request at their July 8, 2025 meeting and provided the following comments:

1. The applicant shall be aware that existing connections will need to be capped if PVC. If not PVC, then it must be removed from the main.
2. The applicant shall be aware that the 3 addresses for the existing homes will be retired. The address for this location will be 1422 2nd Ave.
3. The applicant shall be aware that with the increase in the impervious area, they are encouraged to install stormwater infrastructure to reduce direct runoff to adjacent ROW from the parking lot. Existing storm sewers exist on Spruce Street, portions of 2nd Ave and the adjacent alley.
4. The applicant shall confirm that roof drainage design does not require storm sewer for plumbing code purposes.
5. The Applicant shall be aware that a curbing complying with the Mankato City Code (6") is required by code for parking lots in accordance with Mankato City Code.
6. The applicant shall provide clarity on how the building will be used and if public events will take place.
7. The applicant shall be aware that any future use/reuse of the property shall conform to the standards of the R-3 zoning district.
8. Applicant shall make the notification fee payment on the online portal, if not already complete.
9. The applicant shall provide a submittal that contains cohesive plans. As presently submitted, there is an architectural plan that appears to demonstrate different setbacks and information than the provided civil plans. The unified site plan should include accurate setbacks which include a front, and corner side yard, side yard and rear yard and must include the building dimensions, lot size, lot summary information for the proposed site such as structure and parking coverage in the yards, parking information, proposed zoning, etc. Note plans C3-10, and Concept 1.
10. Applicant shall provide lot summary information relating to structure coverage in the R-3 district, accurate setbacks, and parking in required yard coverage as required in the R-3 district.

a. Code reference: *Not more than 35 percent of the front, corner side yard, or rear yard setbacks shall be hard surfaced or used for driveways or unenclosed motor vehicle parking. Motor vehicle parking shall not be allowed in the required side yard setback.*
b. *Code reference: Every corner lot shall provide a required front yard and a corner side yard on the secondary street side of the lot. The width of the corner side yard shall not be less than one-half the distance of the required front yard depth requirement for the lot. The corner side yard shall extend from the front to the rear of the lot along the secondary side street. No building shall be allowed in the corner side yard, and the restrictions on parking in the front yard shall apply to parking in the corner side yard. Corner lots in the B-3 district shall provide a corner side yard equal to the dimensions of the required front yard.*
c. *Code reference: The sum total of ground area that may be covered by all structures located on a zoning lot in the R-3 district shall not exceed 35 percent of the lot area. Accessory buildings shall occupy not more than 50 percent of the total area of a required rear yard.*

11. Applicant shall provide a site plan that accurately reflects the site setbacks. Specifically, where is the rear yard setback?
    a. Code reference: *R-3 Rear yard setback: All other principal buildings and uses: 25 percent of lot depth, provided the yard is a minimum of 25 feet or a maximum of 75 feet.*
12. Applicant shall confirm the location of the sight triangle relative to the parking spaces: Code reference: Sec. 10-1618: *The location of parking spaces and internal driveways shall conform to the stated setbacks and ground coverages for impervious surfaces contained in each zoning district. Parking areas shall be designed so as to avoid parked vehicles encroaching into required yards. Parking shall not be located in the required sight triangle as defined by section 5-20.*
13. Applicant shall provide detail on the proposed usage of the structure. Code outlines the conditional uses in this R-3 district as the following, "*Golf courses, country clubs, and private recreational uses, all noncommercial.*" Will the proposed use be non-commercial in nature? If so, please describe in narrative form. Or, if the request is seeking some other conditional use permit category, that should be provided along with the detail for that request.
14. There are no bleachers shown on the floor plan. Is the intention to host scrimmages, meets, tournaments, etc. where spectators will be attending? Or, will this facility only be used for training purposes? If so, the parking should be revised to reflect as much and the narrative provided should reflect how the facility will be used.
15. Applicant shall clarify the intention of the overhead door. Will outdoor activities be occurring with the proposed use, and/or will the door be opened during operations?
16. Applicant shall verify that all noise generated from the proposed development conforms to Minnesota Rule 7030 related to noise.
17. Applicant shall conform to the franchise coloring standards in building color selection.
18. The applicant shall combine the lots into one zoning lot. If this can be done by a parcel combination with Blue Earth County, that will achieve the intent of a zoning lot. If not, the applicant shall submit documentation that creates one zoning lot.
19. The applicant shall provide a landscaping plan that achieves Mankato City Code. For example, as currently submitted the required trees are shown in the public right of way, .
20. If exterior lighting is proposed, the applicant shall provide a lighting plan conforms to Mankato City Code including light fixture cut sheets.
21. The applicant shall provide a refuse plan for the site. If anything besides inside refuse storage is proposed, a dumpster enclosure achieving Mankato City Code will be required and this shall be included on an updated plan.
22. The applicant shall provide bicycle parking in accordance with Mankato City Code.

Review

Wrestling Brotherhood, with permission of the property owner, is requesting a rezone of the subject properties from M-1, Light Industrial, to R-3, Limited Multiple Dwelling.

The subject properties are located at 1416, 1420, and 1430 2nd Avenue and are legally described as Lots 3, 4, 5, Block 16, Mankato City, Blue Earth County. The northern two lots are currently vacant, and the existing house on the southerly lot will be removed as redevelopment of the site proceeds.

With this request, the applicant is proposing to rezone the subject properties from the current M-1, Light Industrial, zoning classification to R-3, Limited Multiple Dwelling district.

The R-3 zoning district is intended to provide for medium-density residential development. The redevelopment or infill development within existing established neighborhoods shall ensure that buildings are compatible in mass and scale with those of buildings adjacent to the proposed development and maintain the traditional scale of buildings as seen along the street. Permitted uses within the R-3 district include dwellings, parks, playgrounds, tennis courts, swimming pools, and schools. Conditional uses in the R-3 district include, but are not limited to, child day care facilities, churches, golf courses, country clubs, and private recreational uses - all noncommercial, hospitals and medical clinics, nursing homes and similar institutions, etc. The applicant intends to utilize the subject properties as a wrestling facility. This use in the R-3 district will require further zoning review and consideration.

The rezoning to R-3 will be consistent with the current zoning classification across the alley to the west, which is R-3, Multiple Family Dwelling District. Zoning of the property located in the block to the north of the subject sites is R-1, one-family dwelling district. The property located to the northeast of the subject is zoned M-1, Light Industrial. The zoning district of property directly to the south of subject properties is M-1, Light Industrial, and is used as a single-family dwelling. The properties located across 2nd Street to the east of the subject site are zoned M-1, Light Industrial and R-T, Residential Transition, and the uses in that block include a parking lot, dwellings and related accessory-type uses.

The rezoning request is consistent with the recently amended Land Use Plan request that changed the guided land use for the subject parcel from Light Industrial to Medium Density Residential. In accordance with Mankato's City Charter, on April 28, 2025, the Mankato City Council referred the Land Use Plan request which sought to change the previous land use of the parcel from Light Industrial to Medium Density Residential to the Planning Commission for review and consideration. The Planning Commission reviewed the Land Use Plan change proposal on May 28, 2025, and submitted its recommendations to the Council. The City Council conducted a public hearing and adopted the Land Use Plan amendment changing the underlying Land Use from Light Industrial to Medium Density Residential on July 14, 2025.

Findings

Staff respectfully submits the following findings regarding the proposed rezone from M-1, Light Industrial, to R-3, Limited Multiple Family Residential.

1. The rezoning from M-1, Light Industrial, to R-3,Limited Multiple Dwelling District is consistent with the goals, objectives, and policies of the comprehensive land use plan, as adopted and amended from time to time by the City Council.
2. The rezoning is compatible with the overall character of existing development in the immediate vicinity of the affected property.
3. The proposed R-3 zoning classification is consistent with adjacent properties in the immediate vicinity.
4. The proposed rezoning will not interfere with or diminish the use of property in the immediate vicinity.
5. The properties will continue to be served with public utilities.

Recommendation

Staff recommends approval of the rezoning of the subject parcels from M-1, Light Industrial, to R-3, Limited Multiple Family Residential.

Attachments

General Location Map

Aerial Plan

Current Zoning

Proposed Rezoning

Concept Plan

General Location Map

Date: May 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

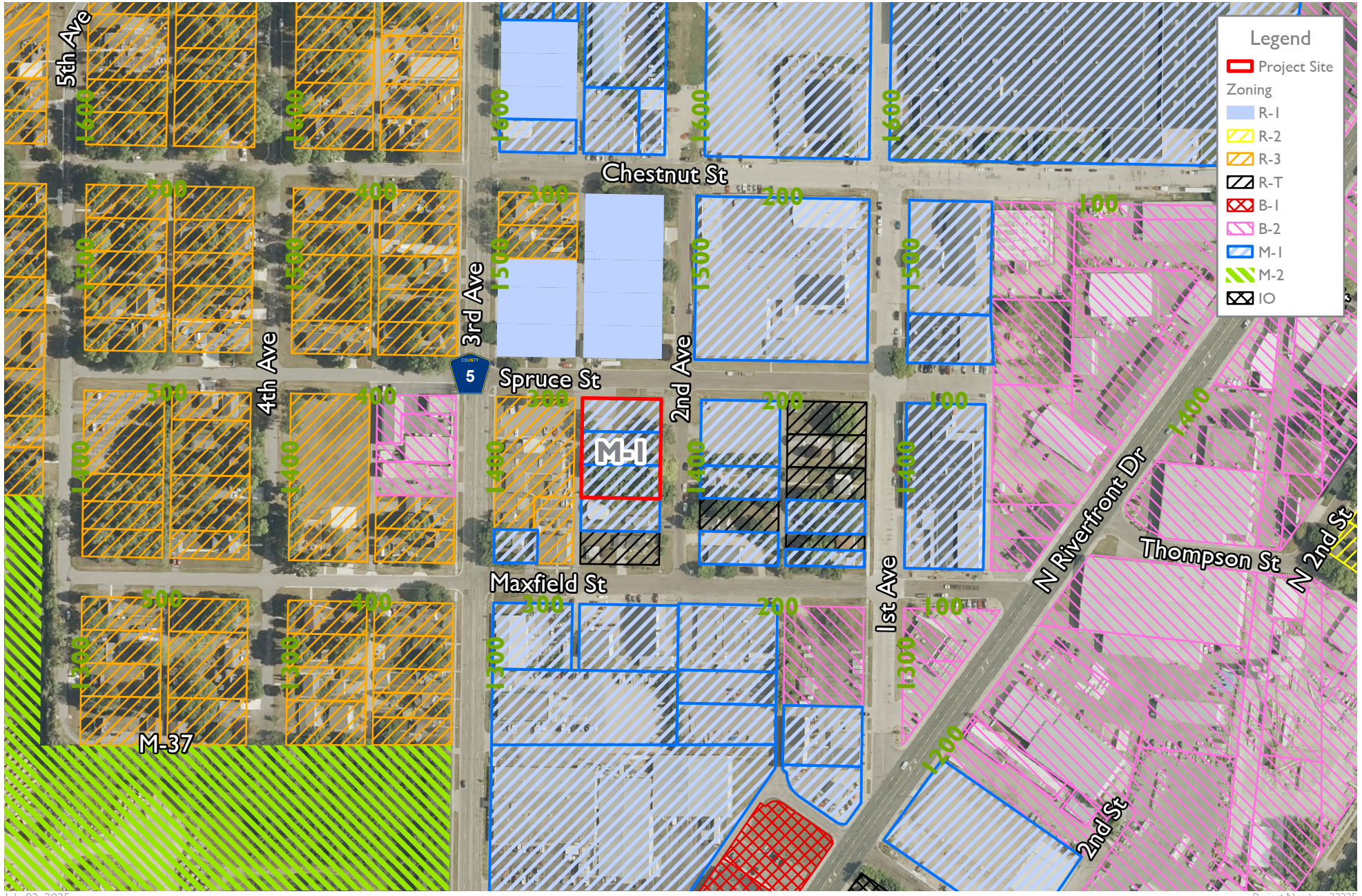
Aerial Map

Date: May 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



July 03, 2025

Project Number 32225

0 200 400 Feet

N

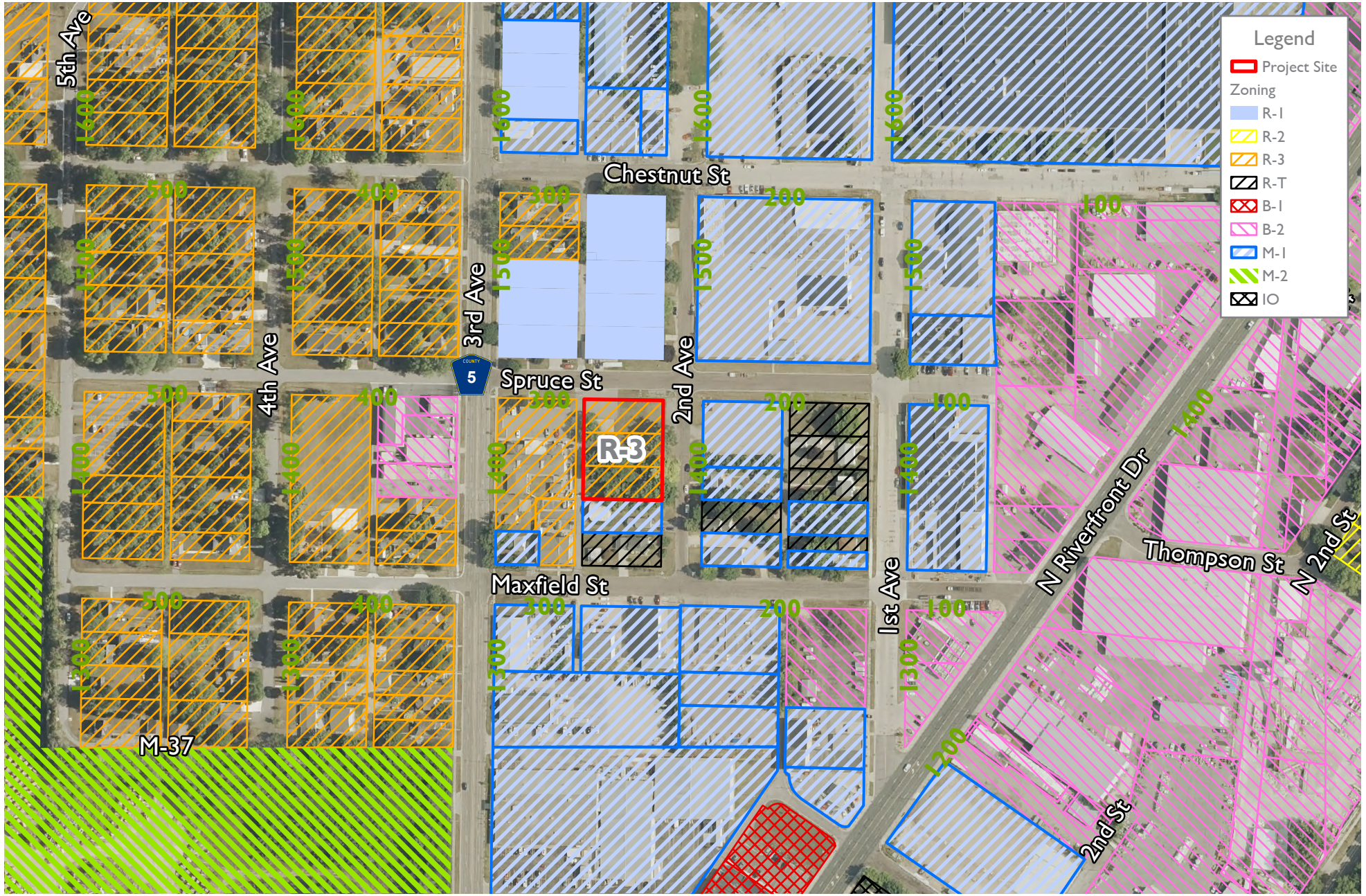
Existing Zoning

Mankato Wrestling Facility

Mankato, Blue Earth County, Minnesota

Source(s):
Zoning (Blue Earth County, 2023)

ISG



July 03, 2025

Project Number 32225

0 200 400 Feet

N

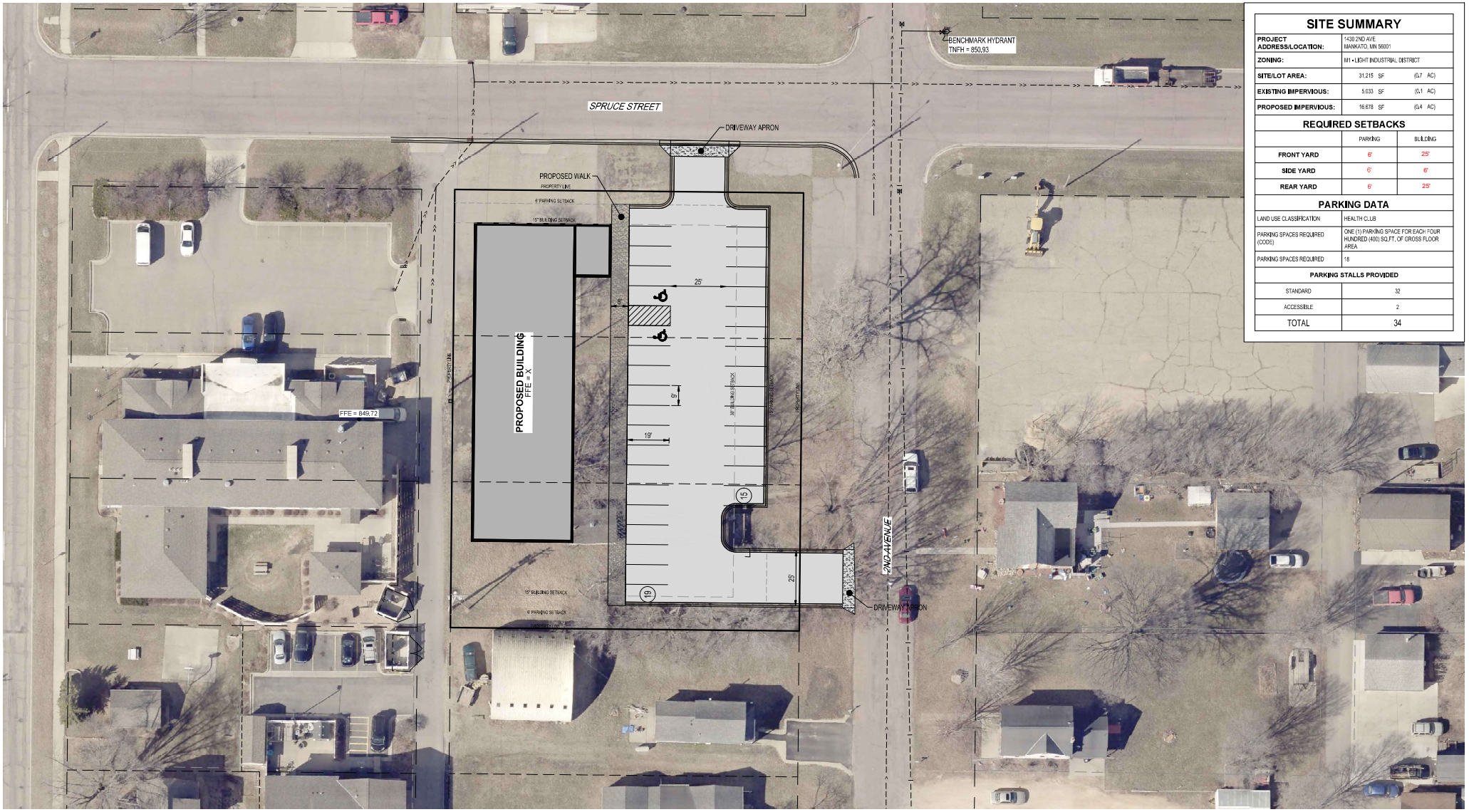
Proposed Re-Zoning

Mankato Wrestling Facility

Mankato, Blue Earth County, Minnesota

Source(s):
Zoning (Blue Earth County, 2023)

ISG



SITE SUMMARY

PROJECT ADDRESS/LOCATION:	1430 2ND AVE MANKATO, MN 56001	
ZONING:	M1 - LIGHT INDUSTRIAL DISTRICT	
SITE/LOT AREA:	31,215 SF	(0.7 AC)
EXISTING IMPERVIOUS:	5,033 SF	(0.1 AC)
PROPOSED IMPERVIOUS:	16,678 SF	(0.4 AC)

REQUIRED SETBACKS

	PARKING	BUILDING
FRONT YARD	6'	25'
SIDE YARD	6'	6'
REAR YARD	6'	25'

PARKING DATA

LAND USE CLASSIFICATION	HEALTH CLUB
PARKING SPACES REQUIRED (CODE)	ONE (1) PARKING SPACE FOR EACH FOUR HUNDRED (400) SQ.FT. OF GROSS FLOOR AREA
PARKING SPACES REQUIRED	18
PARKING STALLS PROVIDED	
STANDARD	32
ACCESSIBLE	2
TOTAL	34

20'-0"
0 20 40
SCALE IN FEET

N

CONCEPT 1

Meeting Date: 07/23/2025

Title

CY35-25

Request of AJK Mankato Holdings LLC for a final plat review of The Station subdivision; for a rezoning of the subject property from Agriculture/Transition to M-1, Light Industrial; for a planned unit development to allow the development and operation of commercial condos with shared accessways and utilities; for a conditional use permit to allow a display area and retail sales in a warehouse space; and for the annexation of said parcel. The subject property is described as that part of the easterly 20 acres of the Northeast Quarter of the Northeast Quarter and the North Half of the Southeast Quarter of the Northeast Quarter, all in Section 3, Township 108, Range 26, Blue Earth County, Minnesota, lying westerly of the railroad right of way. (Blue Earth County PID R430903200005).

The anticipated date of City Council action is September 8, 2025.

Applicant

The applicant is AJK Mankato Holdings, LLC.

Request

The applicant is requesting a final plat review of The Station subdivision; a rezone of the subject property from Agriculture/Transition to M-1, Light Industrial; a planned unit development to allow the development and operation of commercial condos with shared access-ways and utilities; a conditional use permit to allow a display area and retail sales in a warehouse space; and the annexation of said parcel.

Location

The subject property is described as that part of the easterly 20 acres of the Northeast Quarter of the Northeast Quarter and the North Half of the Southeast Quarter of the Northeast Quarter, all in Section 3, Township 108, Range 26, Blue Earth County, Minnesota, lying westerly of the railroad right of way. (Blue Earth County PID R430903200005).

Existing Land Use

The subject property is currently used for row crop agriculture and as a private ditch. The area is designated as "Light Industrial" in the Land Use Plan.

Zoning

The subject property is located in Mankato Township and is zoned Agricultural. The applicant intends to annex the property and rezone the property to M-1, Light Industrial.

Other Board or Commission

The Planning Commission reviewed a Preliminary Plat of "The Station" for the subject property at their June 26th, 2024, meeting. Final action on that request occurred at the July 8th, 2024, City Council Meeting. (CY26-24)

Environmentally Sensitive Areas

The site was evaluated for wetlands by the Blue Earth County Technical Evaluation Panel. A wetland was identified on the southern side of the property.

Public Utilities

Water and sanitary sewer will connect to the site via a connection to 227th Street. Storm water will be directed to a storm water retention pond on the south of the site. The retention pond outlets into a ditch that is located to the south and west of the site.

City Code

Mankato City Code Chapter 10. Article VII. Division 3. Provides standards for the M-1 Light Industrial District. Linked Here:
https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSDE_ARTVIIINDI_DIV3LIINDI

Mankato City Code Chapter 10. Article II. Division 2. Provides standards for the T Transition District. Linked Here:
https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSDE_ARTIIREDI_DIV2TTRDI

Mankato City Code Chapter 10. Article XII. Division 7. Provides standards for Planned Unit Developments (PUD). Linked Here:
https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSDE_ARTXIISUDEREPL_DIV7PLUNDEPU

Mankato City Code Chapter 10. Article XI. Division 4. Provides standards for Planned Unit Developments. Linked Here:
https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSDE_ARTXIADEN_DIV4PLUNDE

Mankato City Code Chapter 10. Article XII provides standards for Subdivision and Development Regulations (Platting). Linked Here:
https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSDE_ARTXIISUDEREPL

Site Plan Review Comments

The Site Plan and Traffic Committee reviewed the request at their July 8th, 2025 meeting and the following comments were provided. The applicant subsequently replied, as shown in the italics:

a. Applicant shall note that the submitted drawing reflect inaccurate dimensions for the City of Mankato ladder truck. Applicant shall provide updated plans that reflect the correct dimensions (see attachment) and verify that the ladder truck will still be able to access the site as required. *ISG Response: See updated site plan.*
b. Applicant shall be aware that utility connection fees will apply. City of Mankato Public Works staff will determine the connection fee. Each commercial condo will be required to have a separate meter. *ISG Response: Acknowledged.*
c. Addressing for the development shall be coordinated with Kurt Klinder following annexation into the City of Mankato. Addressing will temporally be from Station Trail. *ISG Response: Acknowledged.*
d. Drainage easements for ditch system shall be fully accessible and traversable from Public ROW or Publicly owned property with adequate space for maintenance operations. Slopes adjacent to the ditch and within the easement shall be designed such that maintenance may be performed without issue. *ISG Response: Final design will accommodate an 8ft wide maintenance bench with a slope flatter than 4:1*
e. The proposed 30' wide Drainage & Utility easement along the western property boundary should be extended for the entire length of the western boundary in order to provide perpetual access for ditch maintenance purposes. *ISG Response: Change has been made on the Final Plat.*
f. Applicant shall describe the design intent of the pond discharges particularly for the Southern basin. *ISG Response: The existing soils do not allow for infiltration, so the southern basin will have maintained water to meet the permanent pool volume requirement and discharge to the west into the existing ditch. The norther two basins will have an equalizer pipe that connects the two basins under the access drive. The basins will have maintained water to meet the permanent pool volume requirements and discharge to the east into the existing ditch.*
g. Applicant shall confirm whether any approvals/permits are needed from the adjacent Railroad. *ISG Response: The applicant will confirm whether any approvals/permits are needed from the adjacent railroad.*
h. The applicant shall review the proposed sanitary force main connection with the Public Works. Because of potential issues with force main, the developer should explore connection to gravity system to south/west. The City may require the developer to obtain disclosures from each tenant or purchaser regarding the potential adverse impacts from connection to the force main. *ISG Response: ISG will work with the City of Mankato Public Works to determine a feasible utility connection for the development.*
i. The wetland at the southern extent of the site shall be analyzed to determine a no-loss condition. A suitable impervious liner shall be considered within the southerly basin to prevent adjacent drawdown from the wetland.*ISG Response: Acknowledged.*
j. Applicant shall be aware that future site access from the West shall conform to the standards of the MAPO Long Range Transportation Plan. *ISG Response: Acknowledged.*
k. Applicant shall make the notification fee payment in the online portal, if not already complete. *ISG Response: Payment was made on 07/09/2025 for the notification fee.*
l. Applicant shall confirm that submitted landscaping and parking plans conform to perimeter and internal landscaping standard per Mankato City Code. If updates to ensure conformance are needed, applicant shall provide updated parking and landscaping plans that conform. *ISG Response: Applicant confirms that the landscaping and parking plans conform to perimeter and internal landscaping standard per Mankato City Code.*
m. Outside storage will be limited to the M-1 standards in Mankato City Code. The applicant shall screen all items stored outside from view from adjacent properties and rights-of-way. *ISG Response: Acknowledged.*
n. 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 future replacement of the private road, storm water facilities, and private utilities activities prior to issuance of a building permit. The private road, storm water facilities, and utilities will be subject to private covenants and/or association agreements. The agreement shall be recorded with Blue Earth County and a recorded copy shall be submitted to the City of Mankato. *ISG Response: Acknowledged.*
o. Wetland signage shall be installed in accordance with standards provided by the City of Mankato. *ISG Response: Acknowledged.*
p. A parking analysis shall be submitted with and updated for each new tenant. Parking demand for the uses shall not exceed the number of off-street parking provided. Use may be restricted in the development if parking is insufficient. All off-street parking stalls shall be striped and conform to dimension in the City of Mankato standards engineering plates. *ISG Response: Acknowledged*
q. The applicant shall be made aware that noise standards must be strictly adhered to. Noise levels may not exceed the allowable MPCA standards and shall not be audible beyond the property lines. *ISG Response: Acknowledged*
r. The applicant will agree to be a willing petitioner for any future road/street network improvements at such time as the property to the West (Hodapp property) develops. *ISG Response: Acknowledged.*
s. The northern boundary of the subject property will remain the front yard for the development, so long as it abuts Blue Earth County ROW. *ISG Response: Acknowledged.*
t. Applicant shall provide a refuse plan for the site. Applicant shall detail the use and construction of the trash building, as proposed. Any refuse containers shall be fully enclosed in conformance with the Mankato City Code, or stored entirely within the buildings*ISG Response: See attached exterior elevations plan. Trash building will be the same materials as the garage condos. Refuse containers will be fully enclosed in conformance with the Mankato City Code.*
u. Applicant shall provide a snow storage/removal plan. *ISG Response: Snow storage areas have been added to C3-10 Site Plan.*
v. Applicant shall update submitted plans to depict parcel boundary dimensions. *ISG Response: See updated plan sheets.*
w. Applicant shall update submitted plans to depict required setbacks. *ISG Response: See updated plan sheets*.
    1. Front yard setback: 15-foot setback to impervious parking and 30-foot setback to a building.
    2. Side yard setback: 6-foot setback to impervious parking and 15-foot setback to a building.
x. Applicant shall submit a development signage plan that contemplates all businesses within the development. This shall include any shared monument sign, and building signage specifications and allowable sizes for possible tenants. *ISG Response: Signage plan will meet City code and will be submitted at a later date.*
y. A signage management plan shall be maintained that addresses the total signage allowed on the property, the amount of signage that each tenant may use, and monument signage. This plan must be updated to reflect all approved signage within the greater development to ensure continued compliance.*ISG Response: Signage plan will meet City code and will be submitted at a later date. No monument signs will be proposed.*
a`. NOTE: As a development with shared access and utilities, the frontage for signage is associated with the linear length of the northern property line. In the M-1 District, the maximum total signage area of all signs cannot exceed more than two times the front linear frontage of the lot.*ISG Response: Signage plan will meet City code and will be submitted at a later date.*
aa. Applicant shall provide exterior elevations, detailing materials for the Commercial Condos and the trash building. *ISG Response: See attached exterior elevations plan. Detailing materials are as follows: Stone accent wainscot, LP smart siding for lap siding and steel board and batten.*
ab. On-site lighting shall conform to the lighting standards in Mankato City Code, including but not limited to full-cut, fully shielded fixtures. Conformance shall include, but not limited to, all signage, building, and parking lot lighting. *ISG Response: Acknowledged.*
ac. Each individual suite will be required to have a building permit at the time of tenant build out. *ISG Response: Acknowledged.*
ad. Each individual Use shall conform to the Uses Permitted in the M-1 Zoning District. Each individual Use that seeks to operate a conforming Conditional Use in the M-1 Zoning District shall receive a Conditional Use Permit prior to occupancy. *ISG Response: Acknowledged.*
ae. Payment in lieu of parkland dedication, in the amount of $40,161, shall be submitted prior to affixing signatures to a final plat for the development. *ISG Response: Acknowledged.*

Review

The applicant, AJK Mankato Holdings, LLC. is requesting a final plat review of "The Station" subdivision; a rezone of the subject property from Agriculture/Transition to M-1, Light Industrial; a planned unit development to allow the development and operation of commercial condos with shared access-ways and utilities; a conditional use permit to allow a display area and retail sales in a warehouse space; and the annexation of the subject parcel.

The applicant intends to construct sixty-six commercial condo units arranged in 6-plex buildings, a 36,400 Sq. Ft. warehouse, office, and showroom for Rickway Carpet, and an 1,800 sq. Ft. building identified as trash storage. A Preliminary Plat of the subject property was approved by City Council on 7/8/2024.

Final Plat

The proposed subdivision, "The Station", contains one block with two lots and encompasses 13.387 acres. Lot 1, Block 1, encompasses 3.312 acres and is located on the northern extent of Block 1. Lot 2, Block 1, encompasses 10.075 acres and is located on the southern extent of Block 1. This proposed subdivision dedicates two extents of 30' drainage and utility easements to serve an existing drainage ditch along the western and southern property boundaries. In addition, the subdivision includes 10' drainage and utility easements along the block boundaries and a 10' (5' on each lot) easement between lots 1 and 2.

Access to the subdivision will be via 227th Street. A private drive will connect the site to 227th Street. A Planned Unit Development, PUD, is being sought to allow for an "appropriate" roadway network to serve the development.

The northern boundary of the subject property will remain the front yard for the development, so long as it abuts Blue Earth County ROW.

Water and sanitary sewer will connect to the site via a connection to 227th Street. Storm water will be directed to three storm water retention ponds located on Lot 1 and to a larger pond on the south side of Lot 2. The retention pond outlets into a drainage ditch located to the west and south of the development area.

The site was evaluated for wetlands by the Blue Earth County Technical Evaluation Panel. A wetland was identified on the southern side of the property. The applicant's plan does not propose to impact the wetland. The applicant will be required to provide documentation that the wetland will stay viable following modification to the site for the construction or a wetland replacement plan shall be submitted if impact is anticipated to occur. The wetland at the southern extent of the site will be required to be analyzed to determine a no-loss condition. A suitable impervious liner shall be considered within the southerly basin to prevent adjacent drawdown from the wetland. Wetland signage will need to be installed in accordance with standards provided by the City of Mankato.

The applicant has provided the following narrative describing the design intent of the pond discharges: "*The existing soils do not allow for infiltration, so the southern basin will have maintained water to meet the permanent pool volume requirement and discharge to the west into the existing ditch. The two northern basins will have an equalizer pipe that connects the two basins under the access drive. The basins will have maintained water to meet the permanent pool volume requirements and discharge to the east into the existing ditch."*

A payment-in-lieu of parkland dedication was noted in the amount of $40,161 as part of the approved preliminary plat. This was based on the values provided by the Blue Earth County Assessor's Office, which values industrial land at $60,000 per acre. Park dedication is 5% of the assessed unimproved value of the site as an industrial use. The applicant will be required to pay this fee alongside the Final Plat's approval.

Rezoning

The applicant is proposing to rezone the proposed two lot, a one-block area identified on the approved "The Station" preliminary plat and the purposed final plat from T-Transition to M-1, Light Industrial. As the property has not yet been annexed and given the zoning of T-Transition within the City of Mankato from the current Mankato Township zoning of AG, Agricultural, the rezoning would occur proceeding the annexation of the subject property into the City of Mankato.

The proposed rezoning is consistent with the underlying land use, as it is designated for Light Industrial land uses.

The proposed rezoning is consistent with the M-1, Light Industrial District zoning of the parcels located to the south of the subject properties.

The purpose of the rezoning request is to allow for the development and operation of commercial condos intended to provide spaces for Rickway Carpet warehouse, office, and showroom, and 66 additional condo units that will be available for rent. Once the property is annexed into the City of Mankato, the assigned T District will not allow for the commercial condo development until rezoning occurs; therefore, the applicant requests the property be rezoned to M-1. This request is guided by the City of Mankato's future land use map M-1. The applicant states that the proposed amended zoning will further the industrial land use goals of the City of Mankato Land Use Plan by promoting new industrial development while minimizing any adverse effects on other properties nearby. The applicant further states that their project promotes quality design standards and provides opportunities for industrial park development. The applicant attests that the proposed rezoning is compatible with the overall character of existing development in the immediate vicinity. Stating that, whilst the site is currently cropland and will be zoned as T District upon annexation, the introduction of a commercial condo development aligns well with adjacent M-1 land uses and creates more opportunities for small businesses.

Planned Unit Development

A Planned Unit Development is being sought to allow flexibility for shared utilities and for an appropriate roadway network to serve the proposed development. The applicant is requesting this flexibility in order to provide the operation of commercial condos with shared access-ways and utilities in the M-1 Zoning District.

The proposed project is a 13.39-acre commercial condo development intended to provide spaces for Rickway Carpet warehouse, office, and showroom, in addition to 66 commercial condo units available for rent.

The drive lanes within the development are to be privately installed and will be subject to a maintenance agreement. The maintenance agreement shall address snow removal from the property and maintenance of landscaping and other common areas, including the future replacement of the private road, storm water facilities, and private utilities.

The applicant will be required to adhere to the terms of the subdivision agreement including completion of any public improvements adjacent to the property. The buildings/uses within the proposed planned unit development will not be issued certificate of occupancy until all parking and driving surfaces, shared utilities, and stormwater facilities are constructed and approved by the City of Mankato and the roadway improvements for "Station Trail" are completed.

Outside storage will be limited to the M-1 standards in Mankato City Code. The applicant shall screen all items stored outside from view from adjacent properties and rights-of-way. This has been included as a condition.

A narrative detailing waste/ trash storage and disposal on-site will need to be provided prior to the submission of a building permit. Any refuse containers shall be fully enclosed in conformance with the Mankato City Code, or stored entirely within the buildings.

Each individual suite will be required to have a building permit at the time of tenant build-out.

Conditional Use Permit

The applicant is seeking a Conditional Use Permit to allow for a display area and retail sales in a warehouse space and a professional service office exceeding 10,000 Sq. Ft. in floor area within the M-1, Light Industrial District.

A professional service office larger than 10,000 sq. ft. is considered Conditional Use in the M-1 Zoning District. A showroom is defined as a warehousing & wholesale businesses are Conditional Uses in the M-1.

The Rickway Carpet Office & Showroom spaces share a common area. This common area is estimated at 10,208 Sq. Ft. As the floor area of this space exceeds 10,000SF, such a use is considered Conditional within the M-1, Light Industrial Zoning District.

The site plans provided show the construction of a new 36,400 Sq. Ft. warehouse, office, and showroom for Rickway Carpet on the northern portion of Lot 1 of the subject property. Also on lot 1, but on the southern extent of the lot, an 1,800 Sq. Ft. trash storage building is shown. On Lot 2, 11 six-plex commercial condo buildings are proposed and arranged inward toward the drive lane and parking areas.

Exterior elevations for the six-plex commercial condos and trash building have not been provided as part of the application materials. Floor Plans provided appear to show insulated metal wall panels and metal roof panels. The applicant will be required to provide these exterior elevations prior to submitting a building permit.

Exterior elevations have been provided for the Rickway Carpet building. Exterior finishes for the structure include insulated metal wall panels colored brown with a "sand pebble finish", insulated metal wall panels colored light gray with a "sand pebble finish", pre-finished metal roof panels, aluminum windows, metal overhead garage doors, Verseta accent stone, and an aluminum storefront. The front entry will be oriented northward.

Floor plans for the commercial condo buildings show six condo units/suites arranged end on end with a large overhead door, entry door and two windows, an optional mezzanine with access staircase, an individual bathroom with sink and toilet, and a table with a sink. Floor Plans for the trash building have not been provided.

Floor Plans for the Rickway Carpet show 10 enclosed spaces for office or conference use, two individual bathrooms, two inaccessible enclosed spaces, a large open area for the "showroom" with windows and an entry area, and a 25,562 Sq. Ft. warehouse space with three overhead and entry doors.

The commercial condo units are proposed to be rented to individuals and businesses operating permitted uses within the M-1, Light Industrial District. Commercial Condo Uses will be reviewed as the property is developed, and allowed uses will be based on the Mankato City Code.

The applicant is constructing the buildings as described above. Each future tenant is required to have a separate building permit for each unit. Additionally, each tenant will be required to obtain a sign permit prior to installation of signage.

The Rickway Carpet warehouse, office, and showroom will be operational Monday – Friday 9:00AM-5:30PM and have 23 employees.

Parking:
Proposed parking is based on a standard warehouse use for each commercial condo. The applicant states that they understand that parking will be evaluated on a per-unit basis as building permits are received by the City of Mankato for each commercial condo.

A total of 302 hard-surfaced off-street parking stalls are proposed to be constructed as part of the development. 294 standard stalls and 8 accessible parking stalls.

The applicant proposed 7 spaces for the warehouse and 11 spaces for the office space that serves Rickway Carpet.

The applicant proposes to provide 4 off-street parking stalls per commercial condo unit. With 66 commercial condo units, a total of 264 off-street parking stalls would be provided to serve the commercial condo units.

A parking analysis will need to be submitted with and updated for each new tenant. Parking demand for the uses shall not exceed the number of off-street parking provided. Use may be restricted in the development if parking is insufficient. All off-street parking stalls shall be striped and conform to dimension in the City of Mankato standards engineering plates. This has been included as a condition.

Signage:
As a development with shared access and utilities, the frontage for signage is associated with the linear length of the northern property line. In the M-1 District, the maximum total signage area of all signs cannot exceed more than two times the front linear frontage of the lot. Due to the comparatively minimal frontage for the development, the total allowed signage for the develop is expected to be minimal.

In order to manage signage within the development, the applicant will be required to submit a development signage plan that contemplates all businesses within the development. This shall include any shared monument sign and building signage specifications and allowable sizes for possible tenants. This signage plan must be actively maintained and detail the total signage allowed on the property, the amount of signage that each tenant may/are using, and monument signage. This plan must be updated after each permitting and instillation in order to reflect all approved signage within the greater development to ensure continued compliance.

Annexation

The property is currently located in Mankato Township. The underlying land use plan, which guides future use of the subject property, shows the future land use of the property as, “Light Industrial.”

The proposed annexation area is approximately 13.39 acres. The property is currently located within Mankato Township but is contiguous to the existing City of Mankato boundary and is subject to an Orderly Annexation Agreement between the City of Mankato and Mankato Township in 2014. The City of Mankato Land Use Plan from November 2022 guiding the future development of public and private property within the City shows this parcel as zoned for light industrial use. This property is currently undeveloped and will be developed as commercial condo units. Annexation is required to accommodate the scale and vision of the proposed development.

Findings

Staff respectfully submits the following findings of fact for the preliminary and final plat:

1. General Requirements
    1. One on-site wetland has been delineated. A condition requiring a finding of no-loss condition has been included.
    2. The site is designed in conformance with the location and widths of streets, the general drainage situation, lot sizes and arrangement.
    3. The site provides storm drains and stormwater ponds that outlet into the adjacent drainage ditch.
    4. A grading and drainage plan has been submitted for review by City Engineering Staff.
    5. The subject property is located within Flight Zone C and is subject to the FAA flight zone ordinances.
2. Streets
    1. The applicant will not construct any new public streets.
    2. The applicant will construct a temporary private drive from 227th Street to serve the development.
    3. Addressing for the development will be coordinated at the time of Annexation. Addressing will temporarily be from Station Trail.
    4. The northern boundary of the subject property will remain the front yard for the development, so long as it abuts Blue Earth County ROW.
3. Easements
    1. The plat provides the standard easements required in Chapter 10. Article 7 of the Mankato City Code.
    2. The plat dedicates a 30' wide drainage and utility easement along the entire western and southern property lines of Block 1.
4. Block Standards
    1. Block one, Lot one of the proposed subdivision, was designed for the intended end use as a warehouse, office, and showroom.
    2. Block one, Lot two of the proposed subdivision, was designed for the intended end use of industrial condos.
5. Lot Standards
    1. The proposed subdivision depicts a development that achieves the required setbacks in the M-1 zoning district.
    2. The proposed subdivision abuts a drainage ditch which drains from and into public stormwater. The proposed project is designed to accommodate drainage and access easements, which provide access to and preservation of the drainage ditch.
6. Public Sites and Open Spaces
    1. The applicant will be making a $40,161 payment-in-lieu of parkland dedication.

Staff respectfully submits the following findings of fact for the planned unit development:

1. The applicant is proposing to utilize efficiencies in development by sharing private utilities, storm water, and access.
2. The planned unit development satisfies the intent of the City of Mankato ordinance and does not jeopardize public health, safety, or welfare.
3. The development of the planned unit development will conform to the approved development plan; including all proposed covenants, easements, conditions of approval, and other provisions relating to the bulk, location, and density of permitted structures, accessory structures, parking, and other public facilities.
4. A condition is included with the approval that requires that all land shown on the approved development plan as common open space must be conveyed to trustees provided in the indenture establishing the association or similar organization for the maintenance of the planned unit development.
5. As a development with shared access and utilities, the frontage for signage is associated with the linear length of the northern property line. In the M-1 District, the maximum total signage area of all signs cannot exceed more than two times the front linear frontage of the lot.

Staff respectfully submits the following findings of fact for the proposed rezoning of the subject parcel to M-1, Light Industrial:

1. The subject property is currently in Mankato Township and zoned AG, Agricultural.
2. The subject property is proposed to be annexed into the City of Mankato, at which time its zoning will be assigned as T- Transition.
3. The proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive Land Use Plan, as adopted and amended from time to time by the City Council. The Land Use Plan identifies the subject property as Light Industrial, which is consistent with the proposal.
4. The proposed amendment is compatible with the overall character of existing development in the immediate vicinity of the affected property. Multiple properties located to the south are zoned as M-1, Light Industrial, but some are yet to be developed. These properties were previously subject to equivalent Land Use and Zoning amendments as proposed here.
5. The applicant is proposing to extend municipal water, sanitary, and storm from existing services to the West of the property along 227th St as part of site development.

Staff respectfully submits the following findings of fact for the Conditional Use Permit:

1. The proposed use of a showroom is considered a Conditional Use in the M-1, Light Industrial zoning district.
2. The proposed use of a professional service office exceeding 10,000 Sq. Ft. in floor area is considered a Conditional Use in the M-1, Light Industrial zoning district.
3. The request is in keeping with the comprehensive planning policies of the City as the underlying land use plan identifies this parcel as "Light Industrial".
4. The proposal does not interfere with or diminish the use of property in the immediate vicinity.
5. The proposal does not cause undue traffic congestion. Temporary private access is proposed to be extended off of 227 Street until which time the adjacent western property is annexed and developed.
6. There are no known historical or architectural resources on the site.
7. There is a natural and environmental feature on the site, a wetland. There are no impacts proposed, and the applicant intends to maintain the code required setbacks and provide wetland signage.
8. It will not cause a negative cumulative effect and effect on the City as a whole.
9. To the extent known, the development conforms with all other applicable regulations of the district, and other applicable ordinances.
10. The proposal will not jeopardize the public's health, safety, or general welfare.

Recommendation

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

1. The applicant will coordinate addressing with the City of Mankato following annexation.
2. Future site access from the West shall conform to the standards of the MAPO Long Range Transportation Plan.
3. The applicant will agree to be a willing petitioner for any future road/street network improvements at such time as the property to the West (Hodapp property) develops.
4. Wetland signage shall be installed in accordance with standards provided by the City of Mankato.
5. Development of the property must conform to FAA Flight Zone standards. The Applicant shall confirm and comply with any approvals/permits needed in order to conform with Flight Zone C.
6. Payment in lieu of parkland dedication, in the amount of $40,161, shall be submitted prior to affixing signatures to a final plat for the development.
7. The property will be subject to water and sewer connection fees based on the City of Mankato assessment policy and fee schedule.

Staff recommends the approval of rezoning of the property from T- Transition, to M-1, Light Industrial.

Staff recommends approval of a planned unit development with the following conditions:

1. The developer shall participate in a pre-construction meeting with city staff prior to construction beginning.
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 future replacement of the private road, storm water facilities, and private utilities activities prior to issuance of a building permit. The private road, storm water facilities, and utilities will be subject to private covenants and/or association agreements. The agreement shall be recorded with Blue Earth County and a recorded copy shall be submitted to the City of Mankato.
3. On-site lighting shall conform to the lighting standards in Mankato City Code, including but not limited to full-cut, fully shielded fixtures. Conformance shall include, but not limited to, all signage, building, and parking lot lighting.
4. Drainage easements for ditch system shall be fully accessible and traversable from Public ROW or publicly owned property with adequate space for maintenance operations. Slopes adjacent to the ditch and within the easement shall be designed such that maintenance may be performed without issue.
5. Applicant shall confirm whether any approvals/permits that are needed from the adjacent Railroad.
6. The applicant shall review the proposed sanitary force main connection with the Public Works. The City may require the developer to obtain disclosures from each tenant or purchaser regarding the potential adverse impacts from connection to the force main.
7. The wetland at the southern extent of the site shall be analyzed to determine a no-loss condition. A suitable impervious liner shall be considered within the southerly basin to prevent adjacent drawdown from the wetland.
8. Outside storage will be limited to the M-1 standards in Mankato City Code. The applicant shall screen all items stored outside from view from adjacent properties and rights-of-way.
9. A parking analysis shall be submitted with and updated for each new tenant. Parking demand for the uses shall not exceed the number of off-street parking provided. Use may be restricted in the development if parking is insufficient. All off-street parking stalls shall be striped and conform to dimension in the City of Mankato standards engineering plates.
10. Applicant shall submit a development signage plan that contemplates all businesses within the development. This shall include any shared monument sign, and building signage specifications and allowable sizes for possible tenants.
11. A signage management plan shall be maintained that addresses the total signage allowed on the property, the amount of signage that each tenant may use, and monument signage. This plan must be updated to reflect all approved signage within the greater development to ensure continued compliance.
12. Each individual suite will be required to have a building permit at the time of tenant build out.
13. Each individual Use shall conform to the Uses Permitted in the M-1 Zoning District. Each individual Use that seeks to operate a conforming Conditional Use in the M-1 Zoning District shall receive a Conditional Use Permit prior to occupancy.
14. Noise levels may not exceed the allowable MPCA standards and shall not be audible beyond the property lines.
15. Landscaping conforming to Mankato City Code shall be installed prior to any Certificate of Occupancy within the development.
16. The buildings/uses within the proposed planned unit development will not be issued a certificate of occupancy until all private drives, parking, and driving surfaces are completed and approved by the City of Mankato.
17. All areas upon the property intended to be used for parking/driving purposes shall be hard-surfaced.
18. Applicant shall provide a refuse plan for the site. Any refuse containers shall be fully enclosed in conformance with the Mankato City Code, or stored entirely within the buildings.
19. A snow storage plan shall be submitted and approved. Snow storage shall be in conformance with an approved plan.
20. Applicant shall provide a narrative detailing waste/ trash storage and disposal on-site prior to submittal of a building permit.
21. Applicant shall provide exterior elevations for the six-plex commercial condos and trash building prior to submittal of a building permit.
22. Applicant shall provide updated plans depicting the parcel boundary dimensions and required setbacks to submittal of a building permit.

Staff recommends approval of the Conditional Use Permit to allow the requested uses in the M-1, Light Industrial District with the following conditions:

1. The applicant shall provide bike parking that conforms to Mankato City Code.
2. This conditional use permit allows the following uses in the M-1 and PI District within this development (except for Adult Uses provided they comply with all other requirements of the Code): professional service offices larger than 10,000 sq. ft. of floor area, and warehousing & wholesale businesses. Any further uses within this development are subject to further review and approval.
3. The applicant shall conform to the noise standards. Noise levels may not exceed the allowable MPCA standards and noises associated with said uses shall not be audible beyond the property lines.
4. A building permit and a plan review must be conducted for each build-out and each proposed use.
5. If signage is desired, a sign permit shall be obtained prior to signage fabrication and installation and shall conform to Mankato City Code section 10.87.
6. Parking stalls shall be hard-surfaced and striped.
7. All exterior finishes shall conform to the Mankato City Code.
8. Loading and unloading shall not interfere with the operation of adjacent uses. It shall not block parking spaces during operations of the businesses within the development and shall not occupy drive aisles required for ingress/egress to the development.
9. The applicant shall have approval from the FAA prior to application for a building permit for each structure.

Attachments

General Location Map

Aerial Map

Preliminary Plat

Final Plat

Rezoning Maps

Site Plans

Site Plan - 227th St

Existing Conditions

Exterior Elevations - Rickway Carpet

Exterior Elevations - Garage Condos

Floor Plan - Rickway Carpet

Floor Plan - Garage Condos

Landscaping Plans

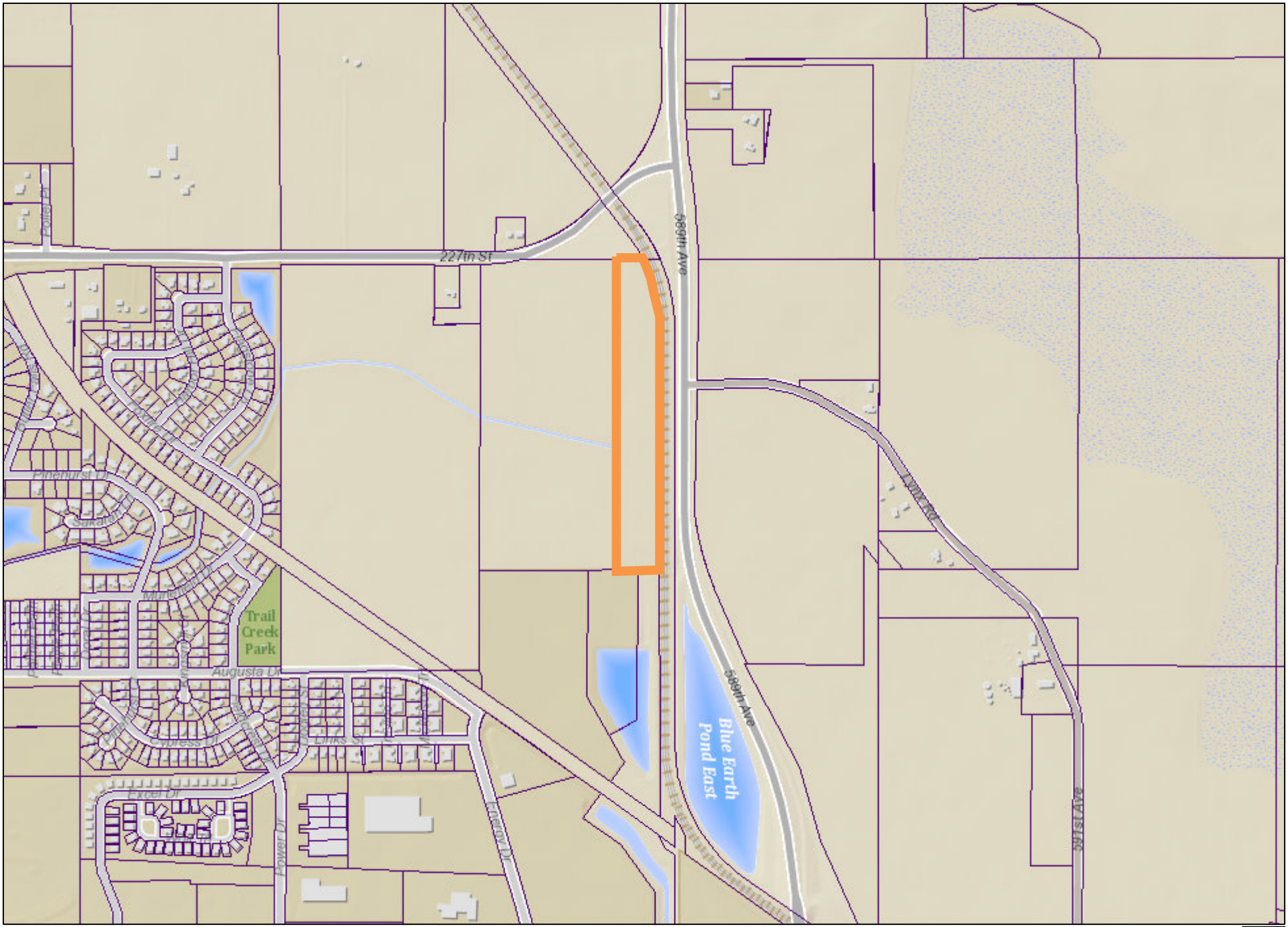
Drainage & Utility Plans

Photometric Plan

Narrative

Annexation Map
Annexation Documents
Stormwater Report
Site Plan Comments Response v1
Site Plan Comments Response v2

General Location Map



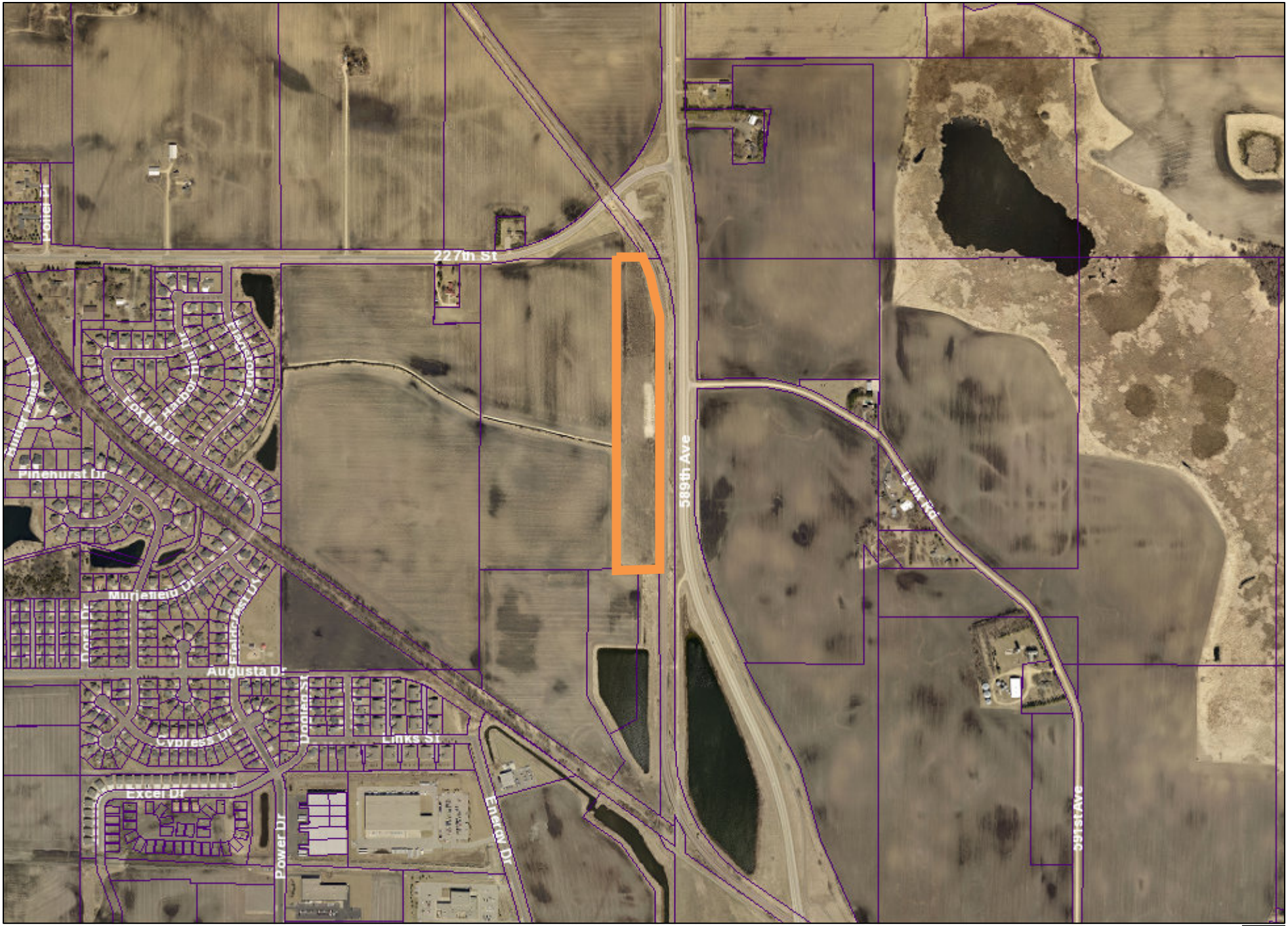
Date: July 2025

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: July 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

THE STATION

PRELIMINARY PLAT

SEE SHEETS 2 AND 3 FOR PROPOSED IMPROVEMENT DETAILS

LEGAL DESCRIPTION

That part of the easterly 20 acres of the Northeast Quarter of the Northeast Quarter and the North Half of the Southeast Quarter of the Southeast Quarter, all in Section 3, Township 108, Range 26, Blue Earth County, Minnesota, lying westerly of the railroad right of way.

DEVELOPER

ORION DEVELOPMENT
60727 230TH ST.
MADISON LAKE, MN 56063
CONTACT: CHERYL FRIETAG
612-599-8161

ENGINEER/SURVEYOR

SISU LAND SURVEYING AND ENGINEERING
2580 CHRISTIAN DR.
CHASKA, MN 55318
CONTACT: CURT KALLIO, PE, LS
612-418-6828

ZONING INFORMATION

LAND CURRENTLY NOT ANNEXED IN THE CITY OF MANKATO
PROPOSED ZONING M-1 LIGHT INDUSTRIAL (VERIFY)

PLAT AREAS

TOTAL PLAT AREA = 13.387 ACRES

LOT 1, BLOCK 1 = 144,266 SF = 3.312 ACRES
LOT 2, BLOCK 1 = 438,883 SF = 10.075 ACRES

FUTURE CIC PLAT

LOT 2, BLOCK 1 WILL BE PLATTED AS A CIC PLAT UPON FILING OF THIS PLAT.

UTILITIES

PROPOSED WATER SERVICE WILL PROVIDED FROM AN EXISTING 12" WATERMAIN ALONG CSAH NO. 26.

PROPOSED SEWER SERVICE WILL BE PROVIDED FROM AN EXISTING 8" FORCEMAIN ALONG CSAH NO. 26. TWO E-ONE LIFT STATIONS ARE PROPOSED TO SERVE THE ELEVEN 6-PLEX UNITS. THE NORTH SIX 6-PLEXES UNITS WILL HAVE GRAVITY SEWER DIRECTED TO LIFT STATION NO. 1 CONSTRUCTED IN PHASE 1. THE SOUTH FIVE 6-PLEXES WILL HAVE GRAVITY SEWER DIRECTED TO LIFT STATION NO. 2 IN PHASE 2. THE PROPOSED RICKWAY BUILDING WILL HAVE AN INDIVIDUAL GRINDER PUMP CONSTRUCTED AT THE TIME OF BUILDING CONSTRUCTION.

ADDITIONAL WATER AND SEWER SERVICE INFORMATION IS PROVIDED IN THE PRELIMINARY CONSTRUCTION PLANS.

STORMWATER

STORMWATER TREATMENT WILL BE PROVIDED BY THREE PONDS CONSTRUCTED WITH THIS PROJECT AS INDICATED. ADDITIONAL DETAILS ARE PROVIDED IN THE PRELIMINARY CONSTRUCTION PLANS.

WETLANDS

ONE WETLAND WAS DELINEATED ON SITE AS SHOWN. THERE ARE NO PROPOSED WETLAND IMPACTS.

EASEMENTS

SINCE THERE ARE NO PROPOSED PUBLIC UTILITIES AND STORMWATER FACILITIES WILL BE PRIVATE, THERE ARE NO DEDICATED DRAINAGE AND UTILITY EASEMENTS ON THIS PLAT. EASEMENTS FOR DRIVEWAYS AND UTILITIES WILL BE EXECUTED BETWEEN LOT 1 AND LOT 2 PRIOR TO THE CIC PLAT.

ACCESS ACROSS COUNTY PROPERTY

THE ACCESS ACROSS THE COUNTY PROPERTY TO THE NORTH IS TEMPORARY. A PERMIT WILL BE OBTAINED FROM BLUE EARTH COUNTY BY THE OWNER. WHEN THE TEMPORARY ACCESS IS REMOVED, THE UTILITIES WILL REMAIN UNDER THE COUNTY PERMIT.

RIGHT TURN LANE

A 300 FEET LONG WITH 180 FEET STRIPING TAPER RIGHT TURN LANE IS PROPOSED ALONG CSAH NO. 26. THE CONTRACTOR WILL APPLY FOR A PERMIT WITH BLUE EARTH COUNTY FOR CONSTRUCTION OF THE RIGHT TURN LANE.

6-PLEX PARKING

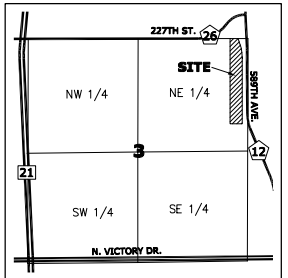
TOTAL PARKING SPACES AVAILABLE FOR THE 6-PLEXES:
DEDICATED SPACES IN LOTS = 128
BUILDING FRONT PARKING PER 6-PLEX WITHOUT OBSTRUCTING OH DOOR = 9 PER 6-PLEX = 99 TOTAL
TOTAL UNOBSTRUCTED SPACES = 227 SPACES
TOTAL UNITS = 66
TOTAL SPACES PER UNIT = 3.4
(ADDITIONAL 1 SPACE PER UNIT WHEN PARKING IN FRONT OF OH DOOR)

CONSTRUCTION PHASING

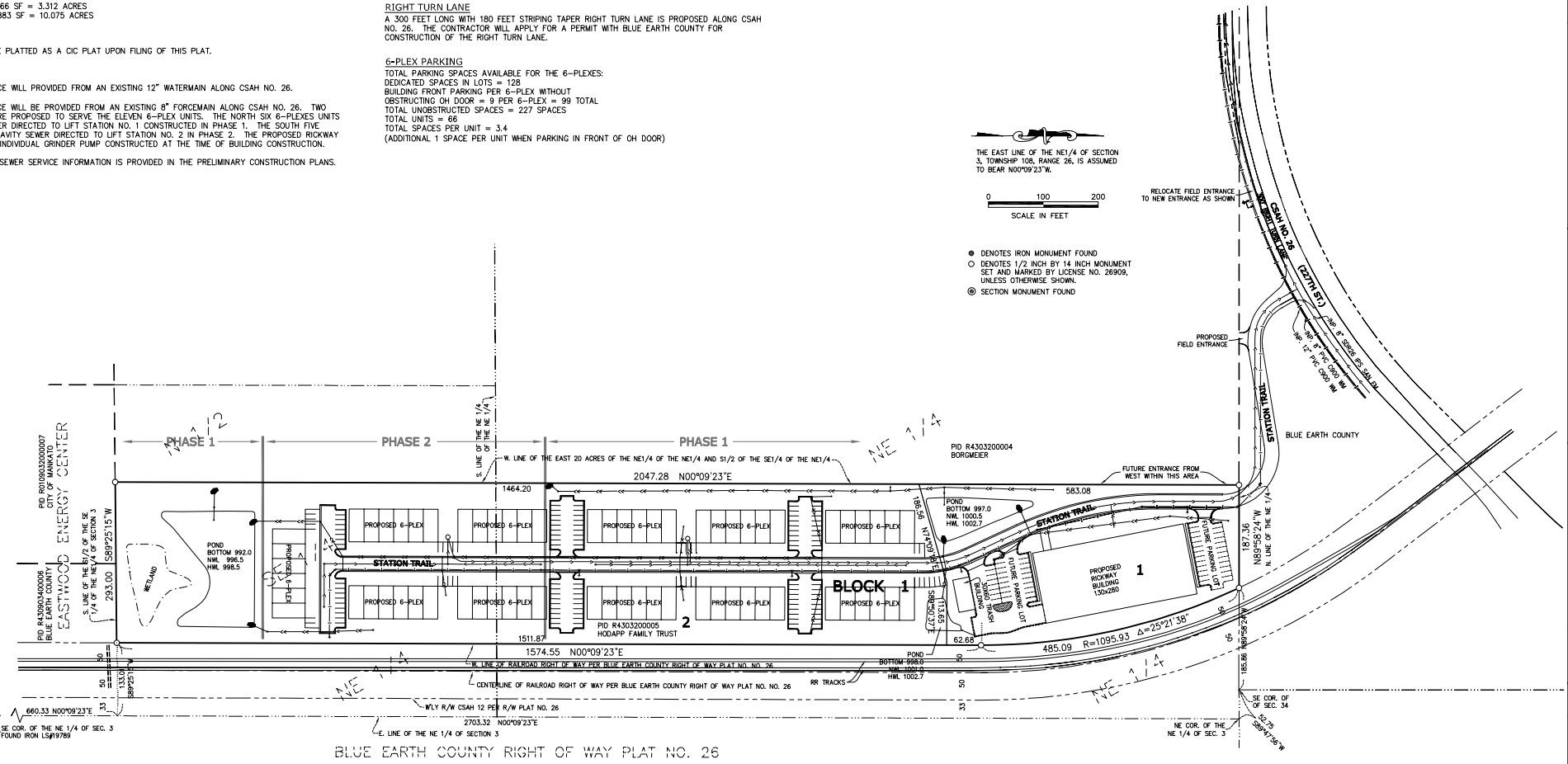
THE PROJECT WILL BE BROKEN INTO TWO PHASES AS DISCUSSED BELOW:

PHASE 1:
1. GRADE ENTIRE SITE INCLUDING ALL PONDS
2. CONSTRUCT STATION TRAIL FROM CSAH 26 TO STA. 8+00 AND PARKING LOTS WITHIN LIMITS AS SHOWN BELOW
3. CONSTRUCT RIGHT TURN LANE ON CSAH 26
4. CONSTRUCT UTILITIES FROM CSAH 26 TO STA. 8+00 INCLUDING LIFT STATION 1
5. CONSTRUCT ALL STORM SEWER EXCEPT WHAT IS SHOWN IN PHASE I. A TEMPORARY CONVEYANCE CHANNEL WILL BE CONSTRUCTED FROM STA. 8+00 TO SOUTH POND.

PHASE 2:
1. CONSTRUCT LIFT STATION 2 AND REMAINING UTILITIES
2. CONSTRUCT STORM SEWER FROM PHASE 1 TO POND
3. CONSTRUCT STATION TRAIL AND PARKING LOTS



VICINITY MAP
SEC. 3, T. 108, R. 26



BLUE EARTH COUNTY RIGHT OF WAY PLAT NO. 26

SISU
Land Surveying & Engineering
2580 Christian Dr.
Chaska, MN 55318
612-418-6828

I hereby certify that this plan, report, or specification 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.

CURTISS J. KALLIO — REG. NO. 26909

DATE: 4/22/2024

PREPARED FOR:
Orion Development
60727 230th St.
Madison Lake, MN 56063
Contact: Cheryl Frietag
612-599-8161

SHEET TITLE & PROJECT:
Preliminary Plat
THE STATION
Mankato, MN

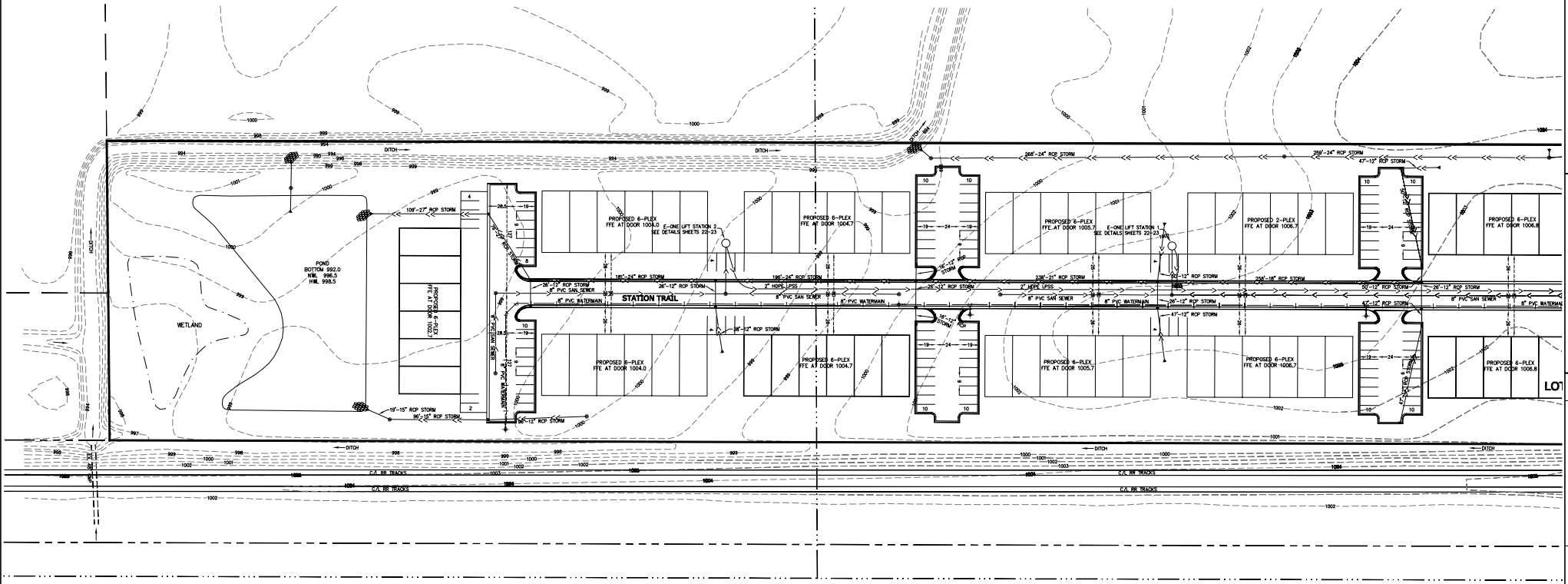
DATE	REVISION	BY

PROJECT NO: 202303

SHEET 1 OF 3 SHEETS

THE STATION

PRELIMINARY PLAT



SISU

Land Surveying & Engineering

2580 Christian Dr.
Chaska, MN 55318
612-418-6828

I hereby certify that this plan, report, or specification 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.

CURTISS J. KALLIO

DATE: 4/22/2024 REG. NO. 26909

PREPARED FOR:
Orion Development
60727 230th St.
Madison Lake, MN 56063
Contact: Cheryl Frietag
612-599-8161

SHEET TITLE & PROJECT:
Preliminary Plat
THE STATION
Mankato, MN

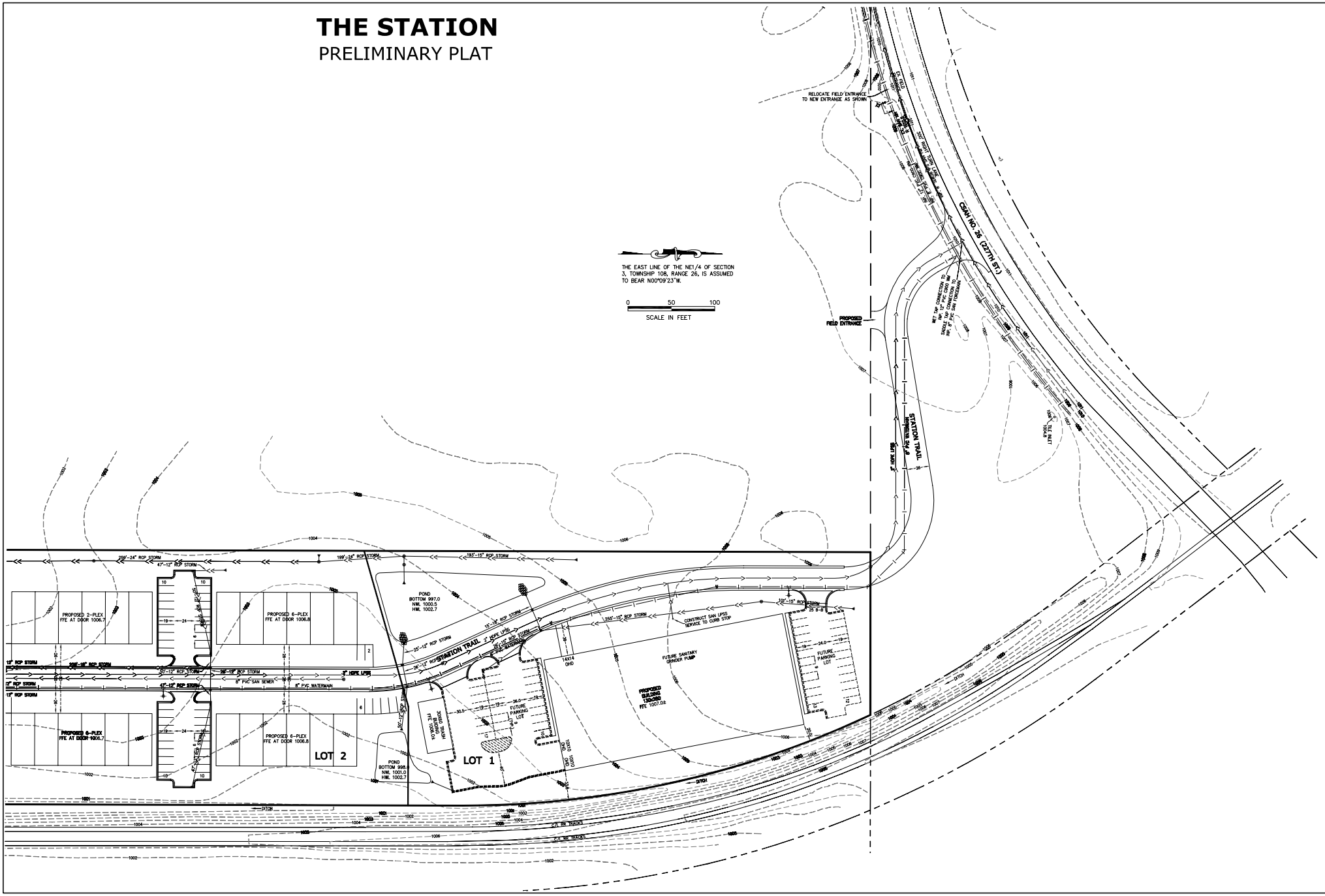
DATE	REVISION	BY

PROJECT NO:
202303

SHEET 2 OF 3 SHEETS

THE STATION

PRELIMINARY PLAT



SISU
Land Surveying & Engineering
2580 Christian Dr.
Chaska, MN 55318
612-418-6828

I hereby certify that this plan, report, or specification 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.

CURTISS J. KALLIO

DATE: 4/22/2024 REG. NO. 26909

PREPARED FOR:
Orion Development
60727 230th St.
Madison Lake, MN 56063
Contact: Cheryl Frietag
612-599-8161

SHEET TITLE & PROJECT:
Preliminary Plat
THE STATION
Mankato, MN

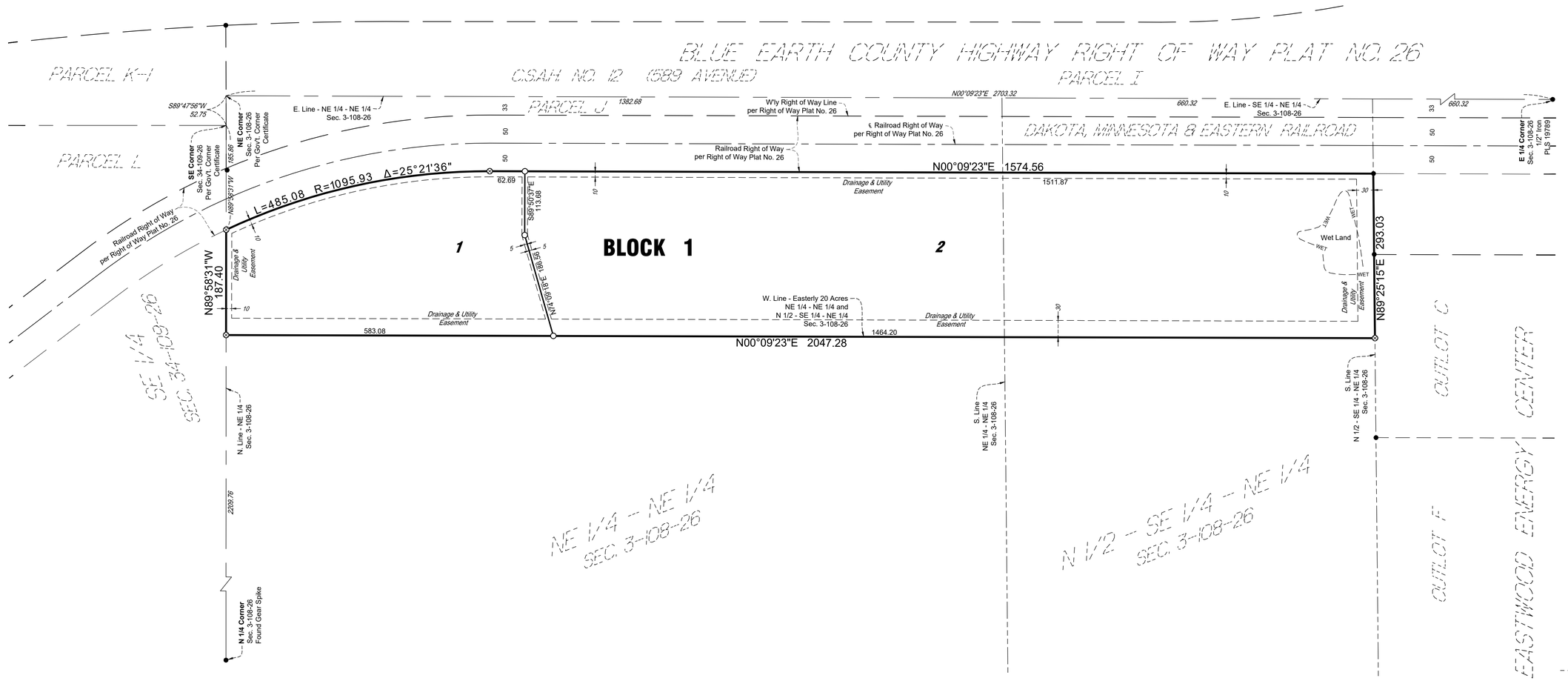
DATE	REVISION	BY

PROJECT NO:
202303

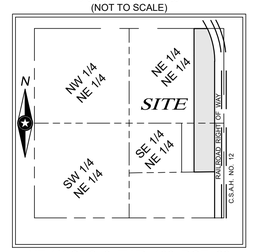
SHEET 3 OF 3 SHEETS

FINAL PLAT FOR REVIEW

THE STATION



VICINITY MAP
(NOT TO SCALE)



NE 1/4 SEC. 3, TWP. 108, RGE. 26
Blue Earth County, Minnesota

BEARING NOTE:
The orientation of this bearing system is based on the east line of NE 1/4 of Sec. 3, Twp. 108, Rge 26. Said line bears North 00 degrees 09 minutes 23 seconds East.

LEGEND

- ● Iron Monument Found
- ⊗ Indicates 1/2" DIA. x 18" Long Solid Iron Pipe Set With Plastic Cap Marked By ISG, License No. 61565 to be set before time of recording.
- ○ Indicates 1/2" DIA. x 18" Long Solid Iron Pipe Set With Plastic Cap Marked By ISG, License No. 61565 to be set within one year of recording.
- — — WET — — — Wet Land Line

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That AJK Mankato Holdings, LLC, a Minnesota limited liability company, owner of the following described property:

That part of the easterly 20 acres of the Northeast Quarter of the Northeast Quarter and the North Half of the Southeast Quarter of the Southeast Quarter, all in Section 3, Township 108, Range 26, Blue Earth County, Minnesota, lying westerly of the railroad right of way.

Has caused the same to be surveyed and platted as **THE STATION** and does hereby dedicate to the public, for public use, the drainage easement as created by this plat.

In witness whereof said AJK Mankato Holdings, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Signed: AJK Mankato Holdings, LLC

_____
Chief Manager

State of _____
County of _____

This instrument was acknowledged before me on _____, 20____ by _____, Chief Manager, of AJK Mankato Holdings, LLC, a Minnesota limited liability company.

_____
_____
Notary Public _____
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Ryan E. Kotthoff, 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 _____, 20____.

_____
Ryan E. Kotthoff, Land Surveyor
Minnesota License No. 61565

State of Minnesota
County of Blue Earth

This instrument was acknowledged before me on _____, 20____ by Ryan E. Kotthoff, Licensed Land Surveyor.

_____
Kent A. Hays
Notary Public, Minnesota
My Commission Expires Jan. 31, 2030

MANKATO PLANNING COMMISSION

Be it known that on this _____ day of _____, 20____, the Planning Commission of the City of Mankato did duly review this plat of **THE STATION**.

_____ _____
Chair Person Secretary

CITY COUNCIL, CITY OF MANKATO, MINNESOTA

This plat of **THE STATION**, was approved and accepted by the City Council of the City of Mankato, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

_____ _____
Mayor Clerk

TITLE OPINION

I, _____, Licensed Attorney, State of Minnesota, do hereby certify that the owners as indicated hereon represent all ownership interest in the land encompassed by this plat.

_____
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 ben paid and that the transfer has been entered on the land described herein on the _____ day of _____, 20____.

_____
Blue Earth County Property and Environmental Resources Director

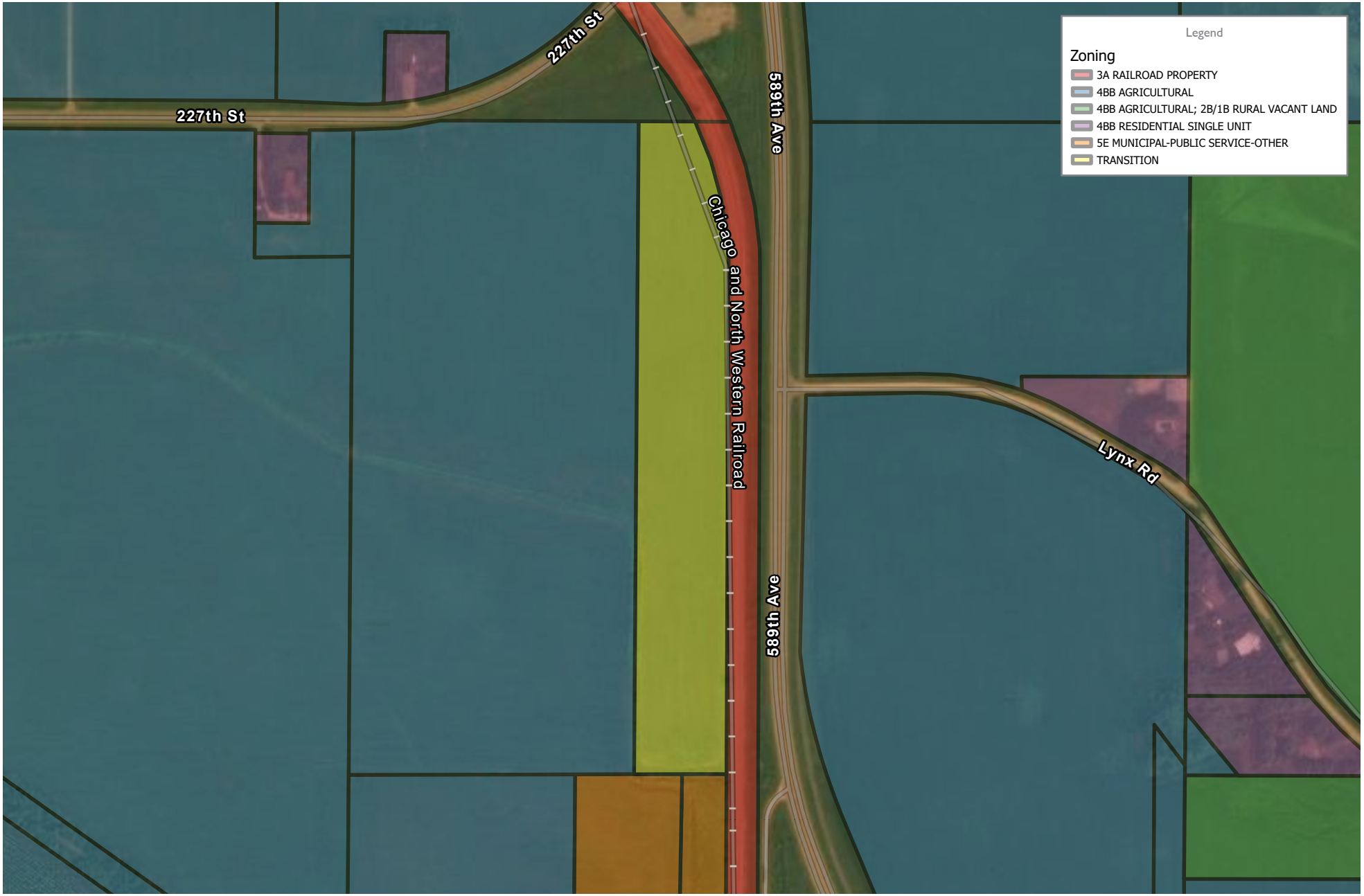
COUNTY RECORDER, BLUE EARTH COUNTY, MINNESOTA

I hereby certify that this plat of **THE STATION** was filed in the office of the County Recorder for public record on this _____ day of _____, 20____, at _____ o'clock _____.M. and was duly filed in Book _____ of Plats, page _____, as Document No. _____.

_____
Blue Earth County, County Recorder

ISG

JOB # 32735 DATE: 7/10/25



S:\Projects\32000 PRO\32700-32799\32735 The Station-Mankato MN\32735 Production Files\32735 GIS\32735 MapDocs\The Station - Rezoning Maps\The Station - Rezoning Maps.aprx

Thursday, July 3, 2025

Project Number 32735

0 285 570 Feet

1:7,000

N

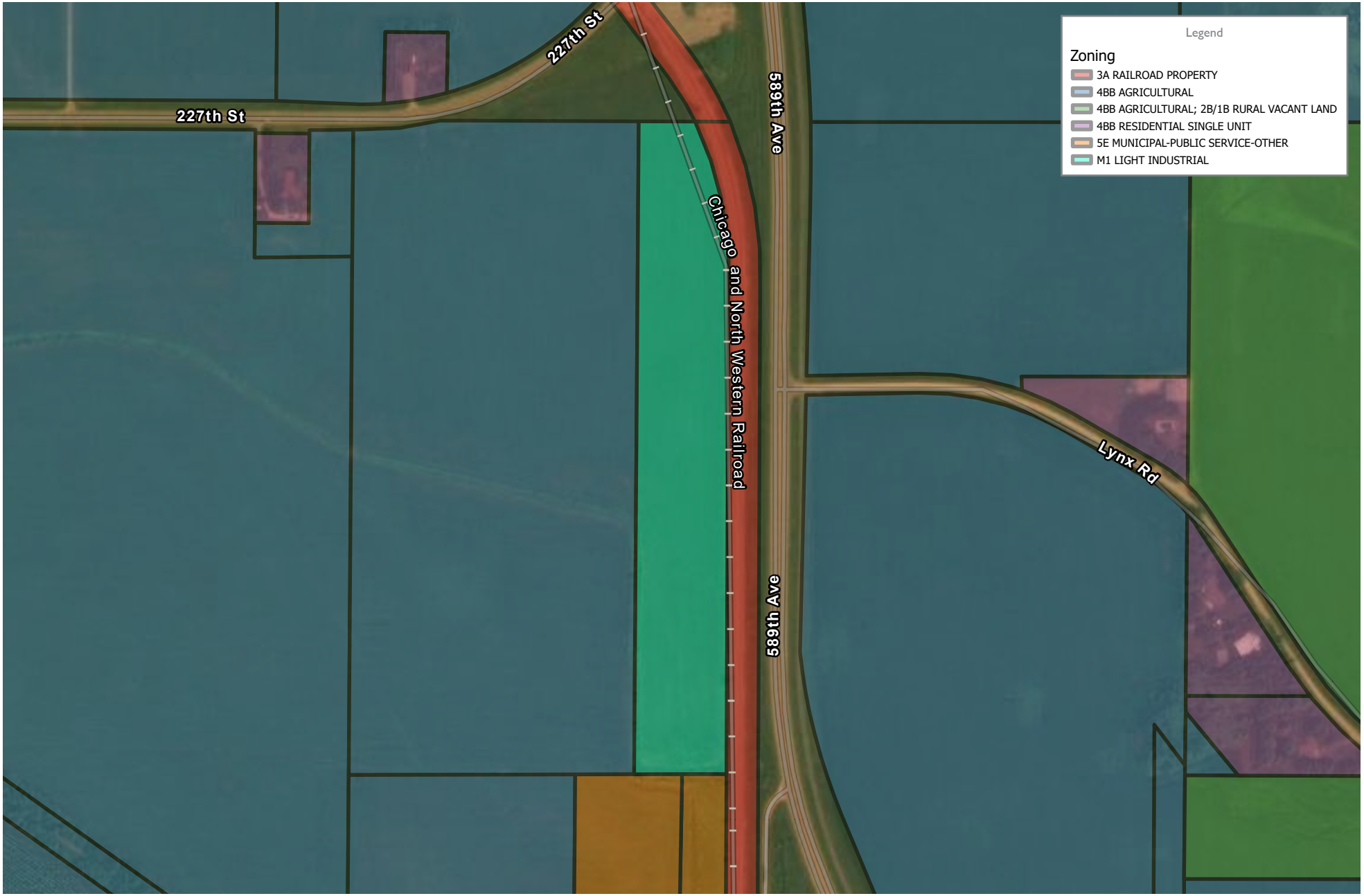
Existing Zoning

The Station - Rezoning Maps

Mankato, Minnesota

Source(s):
Imagery (ESRI)
Parcels (Blue Earth County)

ISG



S:\Projects\32000 PRO\32700-32799\32735 The Station-Mankato MN\32735 Production Files\32735 GIS\32735 MapDocs\The Station - Rezoning Maps\The Station - Rezoning Maps.aprx

Thursday, July 3, 2025

Project Number 32735

0 285 570 Feet

1:7,000

N

Proposed Rezoning

The Station - Rezoning Maps

Mankato, Minnesota

Source(s):
Imagery (ESRI)
Parcels (Blue Earth County)

ISG

SITE SUMMARY

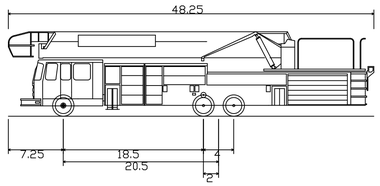
PROJECT ADDRESS/LOCATION:	CSAH 26 MANKATO, MINNESOTA 56001
ZONING:	XXX
SITE/LOT AREA:	546,395 SF (12.5 AC)

REQUIRED SETBACKS

	PARKING	BUILDING
FRONT YARD	0'	0'
SIDE YARD	0'	0'
REAR YARD	0'	0'

PARKING DATA

LAND USE CLASSIFICATION	WAREHOUSING AND GENERAL OFFICE
PARKING SPACES REQUIRED (CODE)	WAREHOUSING AND WHOLESALE BUSINESS: THREE OFF-STREET PARKING SPACES, PLUS ONE SPACE PER EMPLOYEE ON THE LARGEST WORKING SHIFT. GENERAL OFFICE STANDARDS: ONE PARKING SPACE PER EACH 250 SQ. FT. OF GROSS FLOOR AREA.
GOVERNING INFORMATION	MANKATO CITY CODE OF ORDINANCES
PARKING SPACES REQUIRED	66 UNITS: 264 SPACES + 1 WAREHOUSE: 7 SPACES + 2,550 SQ. FT. OFFICE AREA: 11 SPACES = 282 SPACES
PARKING STALLS PROVIDED	
STANDARD	292
ACCESSIBLE	7
TOTAL	299

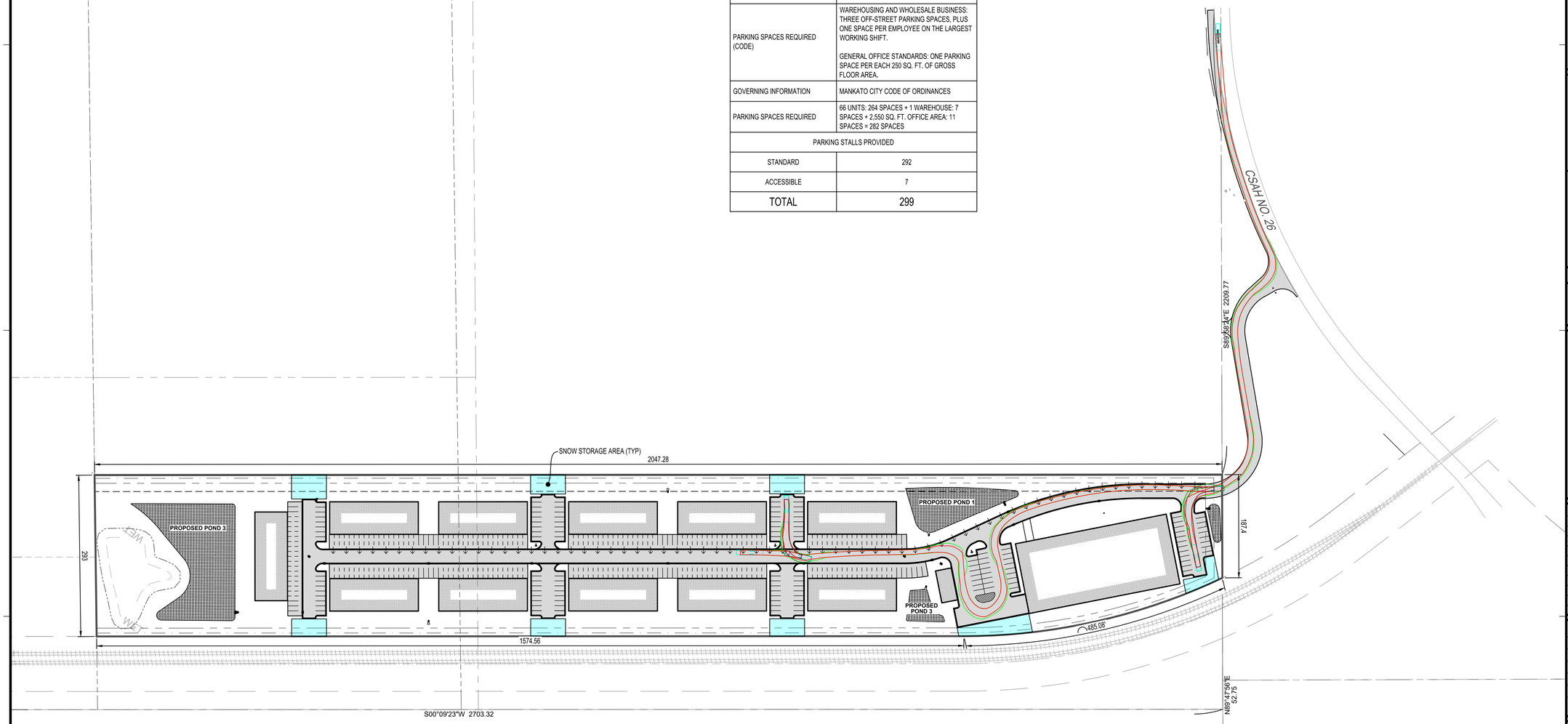


Mankato Fire Truck (Ladder)

Overall Length	48.250ft
Overall Width	8.200ft
Overall Body Height	11.151ft
Min Body Ground Clearance	0.902ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	35.170ft

PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	REVERSE PITCH CONCRETE CURB AND GUTTER



N

0 100 200

SCALE IN FEET

PLOT DATE: 7/16/2025 2:55 PM

ISG

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.

DATE_____ LIC. NO. _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE_____ LIC. NO. _____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C3-OVERALL SITE PLAN
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

OVERALL SITE PLAN

SHEET

C3-10

PRELIMINARY NOT FOR CONSTRUCTION

PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	CONCRETE WALK
	REVERSE PITCH CONCRETE CURB AND GUTTER

PROPERTY LINE
6' PARKING SETBACK
15' BUILDING SETBACK
PROPOSED DRAINAGE AND UTILITY EASEMENT

PROPOSED POND 3
WET
WET
WET
WET
WET
FES-1

PROPOSED 6-PLEX BUILDING
9,720 SQ. FT.
FFE = 1002.70

19'
6'
26'
24'
ST-1
ST-2
ST-2
ST-3

PROPOSED 6-PLEX BUILDING
9,720 SQ. FT.
FFE = 1004.00

PROPOSED 6-PLEX BUILDING
9,720 SQ. FT.
FFE = 1004.70

26'
26'
26'
9'
19'

PROPOSED 6-PLEX BUILDING
9,720 SQ. FT.
FFE = 1004.00

PROPOSED 6-PLEX BUILDING
9,720 SQ. FT.
FFE = 1004.70

FES-3

15' BUILDING SETBACK
6' PARKING SETBACK
PROPERTY LINE

N
0 30 60
SCALE IN FEET

PLOT DATE: 7/16/2025 2:55 PM

ISG

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.

DATE_____ LIC. NO._____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE_____ LIC. NO._____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C3-SITE PLAN
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE PLAN

SHEET

C3-20

PRELIMINARY NOT FOR CONSTRUCTION

PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	CONCRETE WALK
	REVERSE PITCH CONCRETE CURB AND GUTTER

PROPERTY LINE
6' PARKING SETBACK
15' BUILDING SETBACK
PROPOSED DRAINAGE AND UTILITY EASEMENT

PROPOSED 6-PLEX BUILDING
9,720 SQ. FT.
FFE = 1005.70

PROPOSED 6-PLEX BUILDING
9,720 SQ. FT.
FFE = 1006.70

PROPOSED 6-PLEX BUILDING
9,720 SQ. FT.
FFE = 1006.80

PROPOSED BUILDING
1,800 SQ. FT.
FFE = 1006.00

PROPOSED POND 1
PROPOSED POND 3

FES-6, FES-7, FES-9
ST-1, ST-4, ST-5, ST-6, ST-7, ST-8
LIFT STATION

19' 24' 19'
9'
26'
30'

15' BUILDING SETBACK
6' PARKING SETBACK
PROPERTY LINE

0 30 60
SCALE IN FEET

PLOT DATE: 7/16/2025 2:50 PM

PRELIMINARY NOT FOR CONSTRUCTION

ISG

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.

DATE _____ LIC. NO. _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____ LIC. NO. _____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

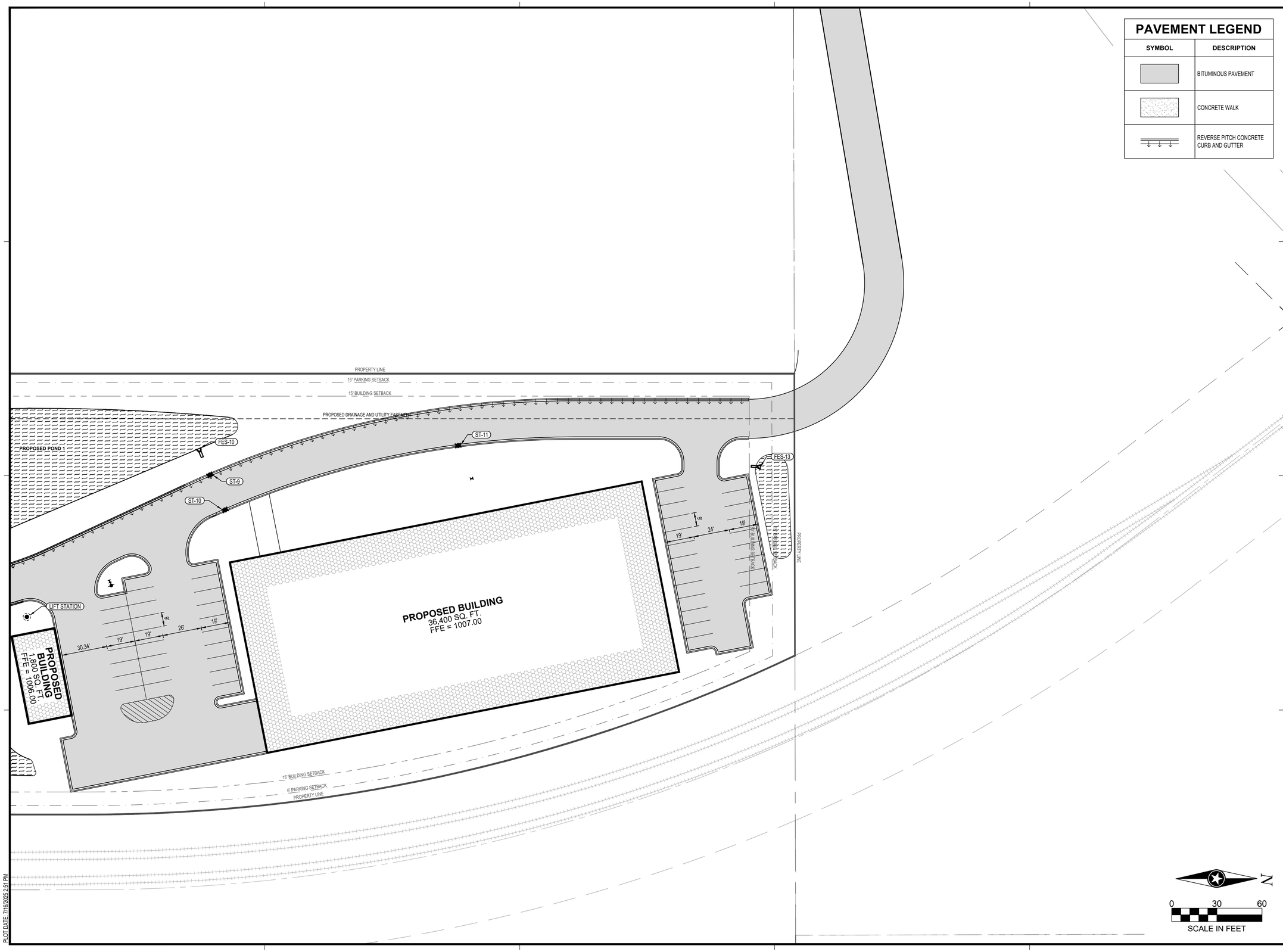
PROJECT NO.	25-32735
FILE NAME	32735-C3-SITE PLAN
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE PLAN

SHEET

C3-21



PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	CONCRETE WALK
	REVERSE PITCH CONCRETE CURB AND GUTTER

ISG

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.

DATE_____ LIC. NO._____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE_____ LIC. NO._____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C3-SITE PLAN
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

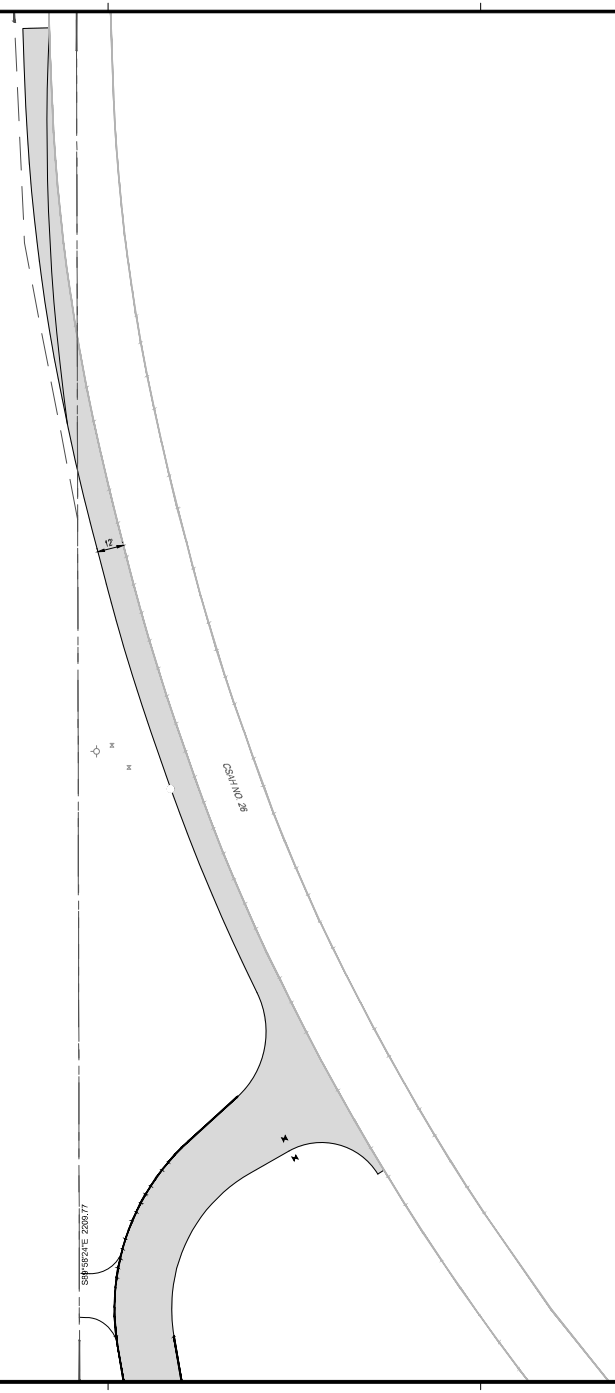
SITE PLAN

SHEET

C3-22

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 7/16/2025 2:51 PM



PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	CONCRETE WALK
	REVERSE PITCH CONCRETE CURB AND GUTTER

N

0 30 60

SCALE IN FEET

ISG

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.

DATE _____ LIC. NO. _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____ LIC. NO. _____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C3-SITE PLAN
DRAWN BY	AAO
DESIGNED BY	AAO/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE PLAN

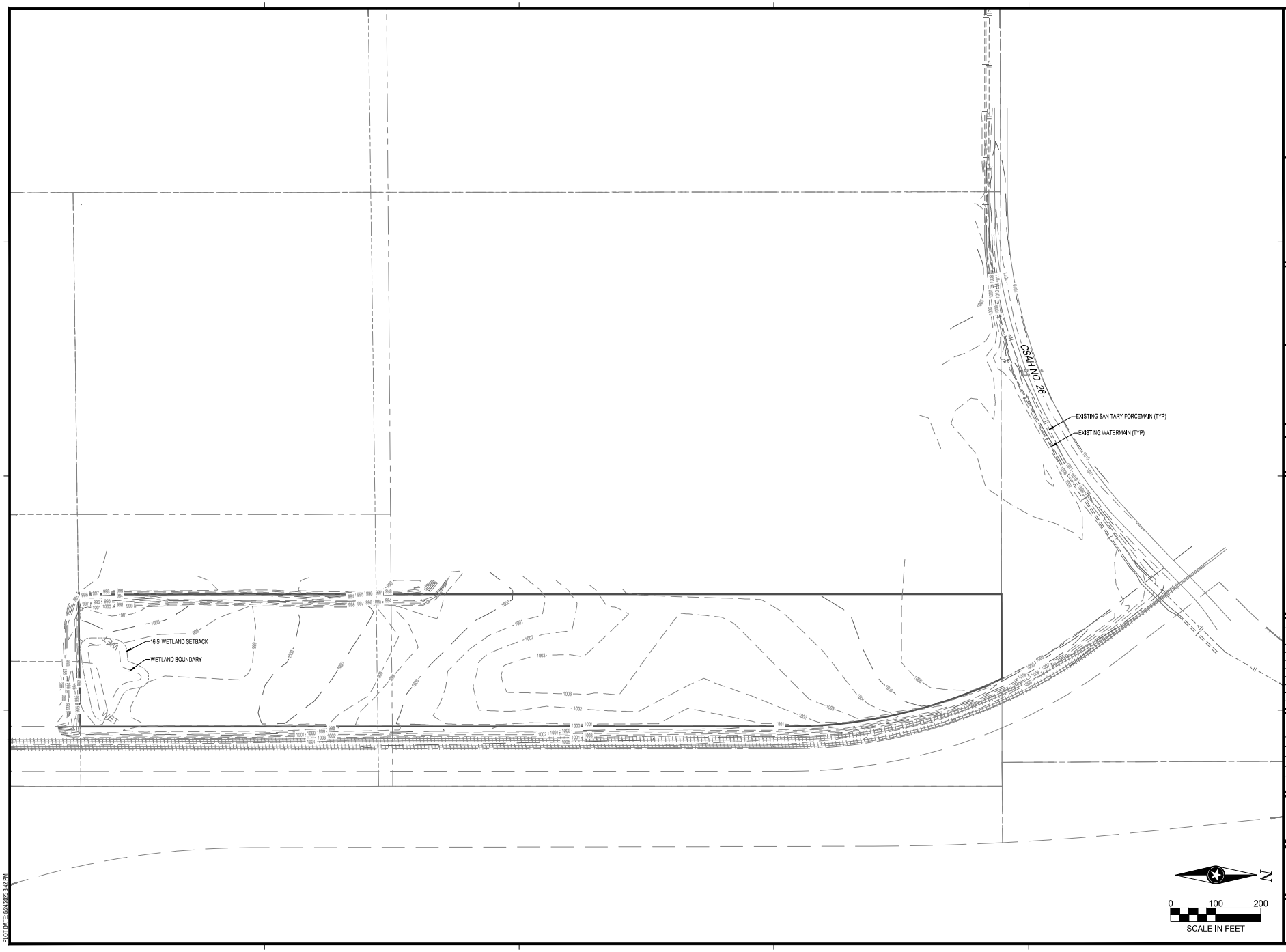
SHEET

C3-23

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 8/4/2025 3:43 PM



ISG

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.

DATE _____ LIC. NO. _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____ LIC. NO. _____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C2-EXIST
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

OVERALL EXISTING SITE AND REMOVAL PLAN

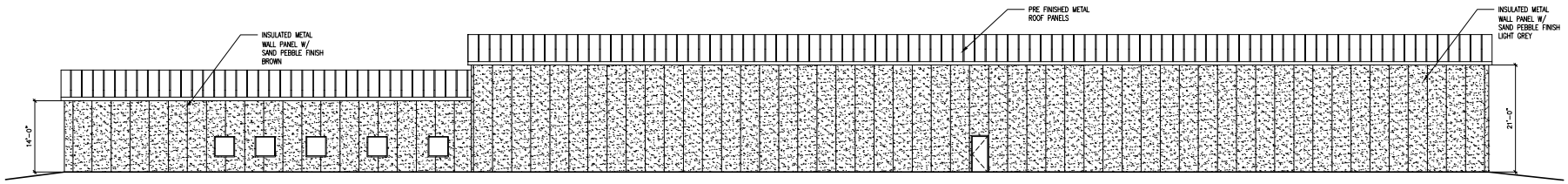
SHEET

C2-10

PRELIMINARY NOT FOR CONSTRUCTION

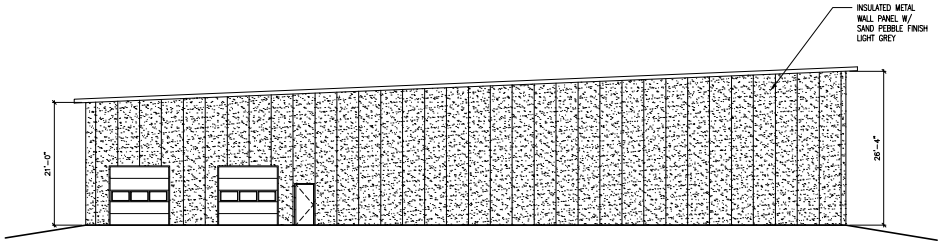
PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 6/24/2025 3:42 PM



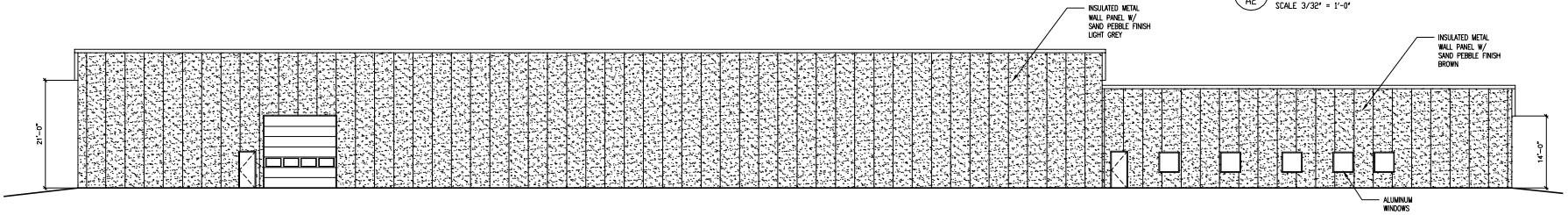
4 A2 EAST ELEVATION

SCALE 3/32" = 1'-0"



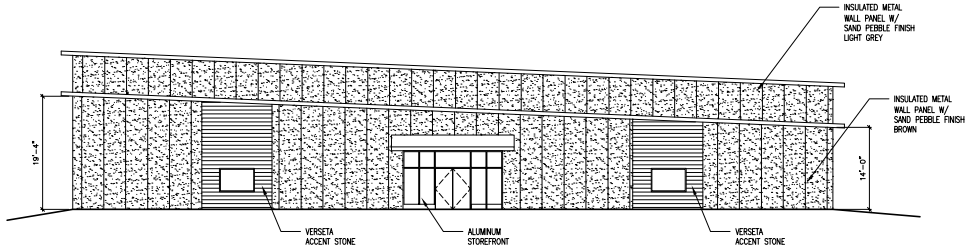
3 A2 SOUTH ELEVATION

SCALE 3/32" = 1'-0"



2 A2 WEST ELEVATION

SCALE 3/32" = 1'-0"



1 A2 NORTH ELEVATION

SCALE 3/32" = 1'-0"

CONSULTANTS:
ARCHITECTURAL

strangedesign
530 n riverfront dr , mankato mn 56001
phone 507.351.5340
adam@mystrangedesign.com

PROJECT TITLE:

RICKWAY CARPET

NEW BUILDING

MANKATO, MN 56001

RDS ARCHITECTS

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.

Name. Richard D. Stortlien
Reg. No. 21258
Date.

GENERAL CONTRACTOR:

No.	SUBMISSIONS & REVISIONS	Date
1	DESIGN DOCUMENTS	06-22-2025

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.

ELEVATIONS
WALL SECTIONS

PROJ. NO.: C2518
DATE: 06-22-2025
DRAWN BY: AMS
CHECKED BY:

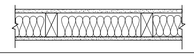
A2

UL DESIGN U-305 - GENERIC

ONE HOUR FIRE:

WOOD STUDS, GYPSUM WALLBOARD, MINERAL FIBER INSULATION

One layer 5/8" type X gypsum wall board or gypsum veneer base applied parallel or at right angles to each side of 2X4 wood studs @ 16: o.c with 1-1/4" type W drywall screws 12" o.c.
3" thermafiber insulation

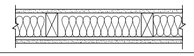


UL DESIGN U-327 - GENERIC

ONE HOUR FIRE:

WOOD STUDS, GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL FIBER INSULATION

One layer 5/8" type X gypsum wall board or gypsum veneer base applied parallel or at right angles to each side of 2X4 wood studs @ 16: o.c with 1-1/4" type W drywall screws 12" o.c.
RC-1 channel or equivalent each side
3" thermafiber insulation



BUILDING CODE REVIEW

BASED ON 2018 IBC
BASED ON 2020 MN BUILDING CODE

PROJECT IS FOR NEW STORAGE CONDOMINUMS

NO FIRE SPRINKLER SYSTEM INSTALLED
BUILDING TYPE V-B (WOOD CONSTRUCTION)
BASE ALLOWABLE AREA = 13,500 SQ. FT.
BASE ALLOWABLE HEIGHT = 2 STORIES

ACTUAL BUILDING AREA =9,720 SQ. FT.
ACTUAL BUILDING HEIGHT = 1 STORY

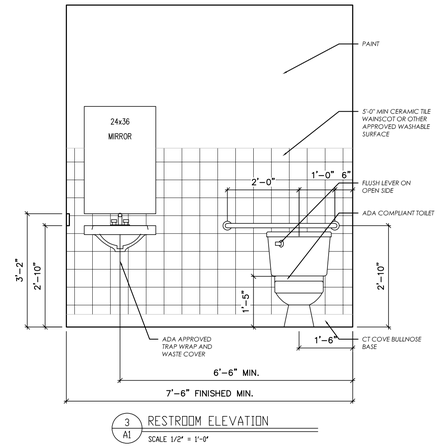
BUILDING IS MULTI TENENT LOW HAZARD STORAGE S-2 OCC.
PROVIDE 1 HOUR FIRE RATED WALLS BETWEEN EACH INDIVIDUAL UNIT

TOTAL BUILDING AREA (GROSS AREA= 9,720 SQ. FT.) 6 UNITS
S-2 9,720 SQ. FT. /500 S.F. PER OCC. = 20 OCC.

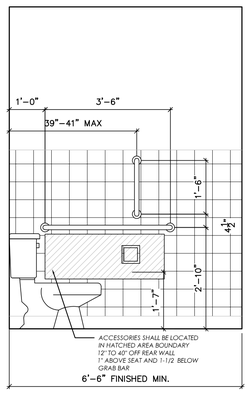
TOTAL OCCUPANT LOAD = 20 OCC.
EXITS REQUIRED (1) (2) PROVIDED PER CONDO UNIT (12 TOTAL)

Rickway
Garage Condo
New Construction / Mankato, Minnesota

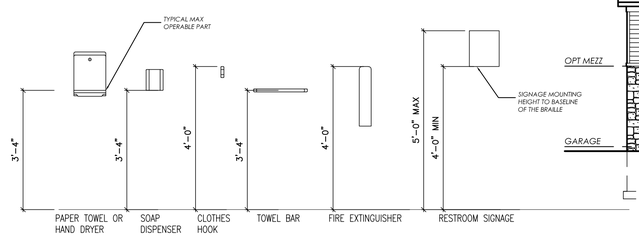
MASTER PLAN 2025



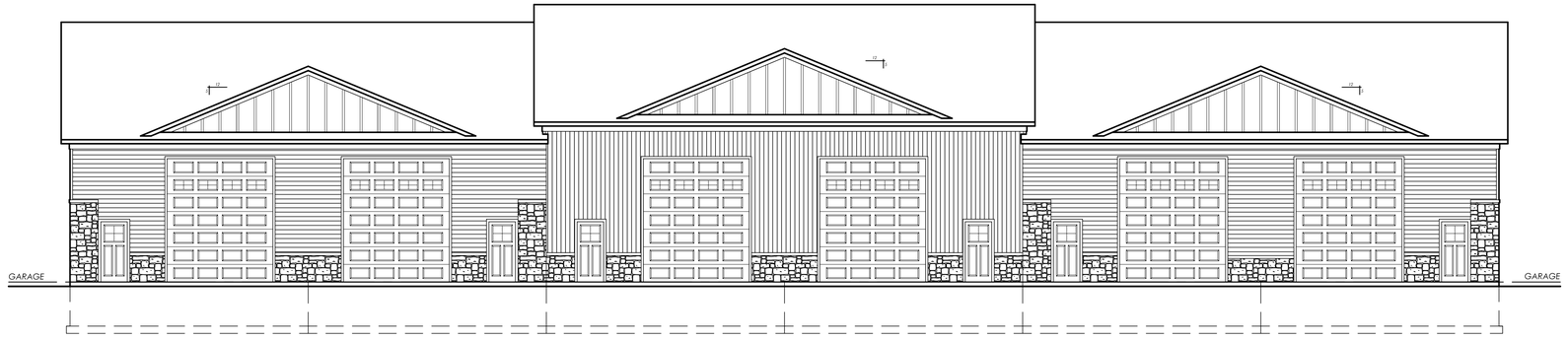
3 / A1 RESTROOM ELEVATION
SCALE 1/2" = 1'-0"



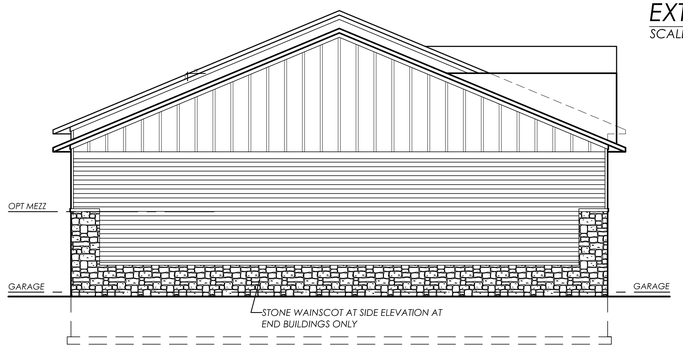
4 / A1 RESTROOM ELEVATION
SCALE 1/2" = 1'-0"



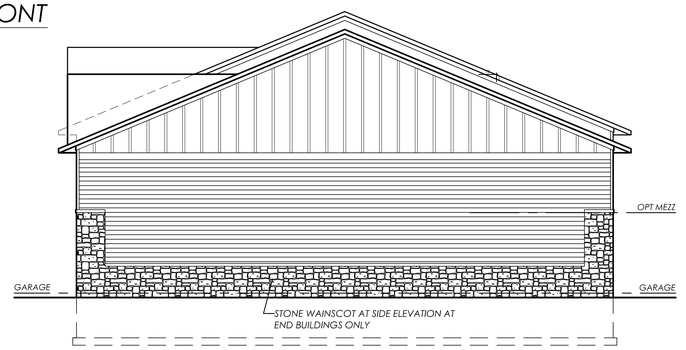
5 / A1 TYPICAL MOUNTING HEIGHTS
SCALE 1/2" = 1'-0"



EXTERIOR ELEVATION - FRONT
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION - SIDE
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION - SIDE
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION - REAR
SCALE: 1/8" = 1'-0"

CONSULTANTS:
ARCHITECTURAL

strangedesign
530 n riverfront dr , mankato mn 56001
phone 507.351.5340
adam@mystrangedesign.com

PROJECT TITLE:

RICKWAY

GARAGE CONDO

MANAKTO, MN
56001

RDS ARCHITECTS

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.

Name. Richard D. Storlien
Reg. No. 21258
Date.

GENERAL CONTRACTOR:

No.	SUBMISSIONS & REVISIONS	Date
1	DESIGN DOCUMENTS	03-11-2025

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.

EXTERIOR ELEVATIONS

PROJ. NO.: C2515
DATE: 03-11-2025
DRAWN BY: AMS
CHECKED BY:

A1

RICKWAY CARPET

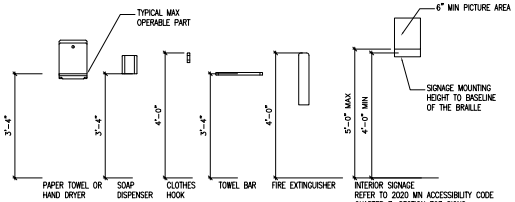
NEW BUILDING

REFERENCES

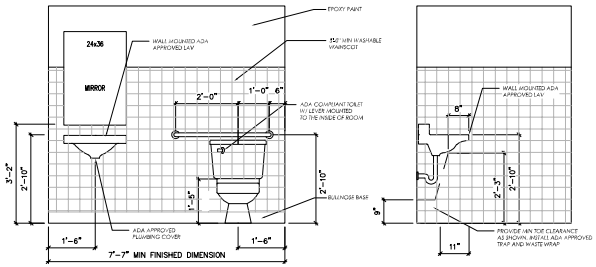
Section No. / Detail No. / Sheet No. — 1 / A10	TITLE
Section No. / Elevation No. / Sheet No. — 1 / A10	SECTION or ELEVATION (EXT.)
Elevation No. / Sheet No. — 1A / A10	ELEVATION (INT.)
ELEVATION EL 100'-0"	ELEVATION
ROOM TAG 100	ROOM TAG
100A	DOOR TAG
W-1	WINDOW TAG
1J A3	GRID IDENTIFICATION
CPT | TILE	FLOORING CHANGE

MATERIALS

EARTH	STUD PARTITION (Plan View)
GRAVEL	GYPSUM BOARD
STONE (Elevation)	PLYWOOD
CONCRETE	DIMENSIONAL LUMBER
CMU	FINISH WOOD
BRICK	CERAMIC or QUARRY TILE
STONE	TERRAZZO
PRECAST CONCRETE PANEL	GLASS or GLAZING
BATT INSULATION	METAL
RIGID INSULATION	EXISTING CONSTRUCTION

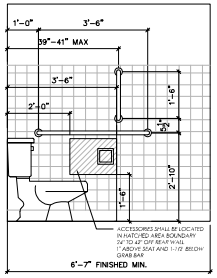


3 / A0 TYPICAL MOUNTING HEIGHTS
SCALE 1/2" = 1'-0"

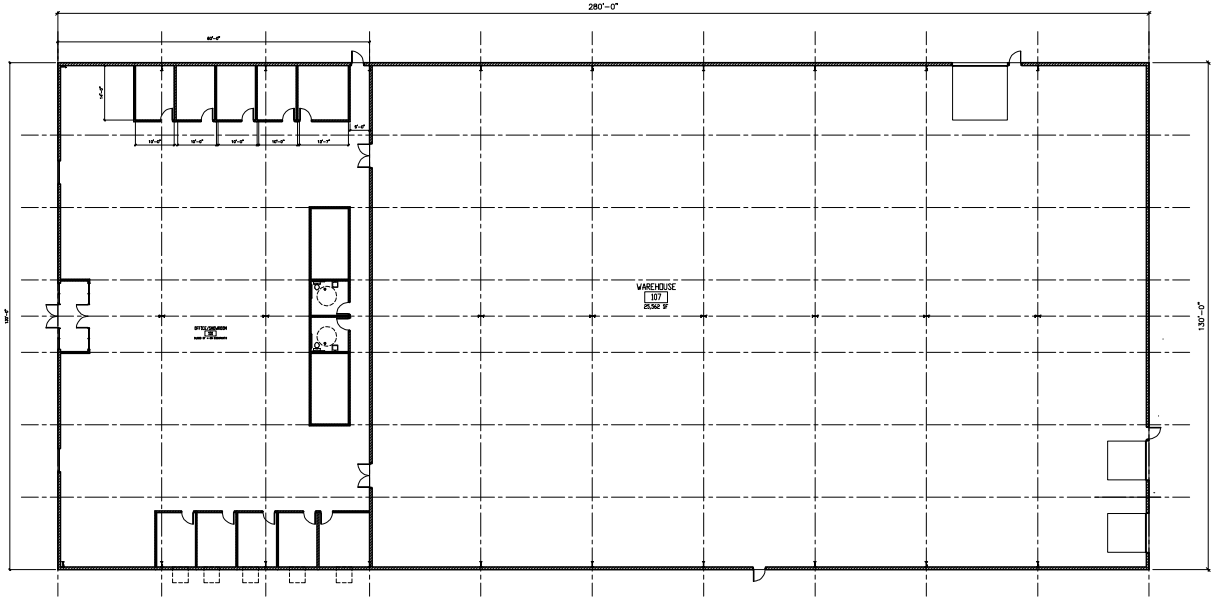


4 / A0 TYPICAL RESTROOM ELEVATION
SCALE 1/2" = 1'-0"

NOTE: ALL TOILET ACCESSORIES MOUNTED PER ADA REQUIREMENTS



5 / A0 TYPICAL MOUNTING HEIGHTS
SCALE 1/2" = 1'-0"



FLOOR PLAN

1 / A0 OVERALL FLOOR PLAN
SCALE 1/16" = 1'-0"

CONSULTANTS:
ARCHITECTURAL

strangedesign
530 n riverfront dr , mankato mn 56001
phone 507.351.5340
adam@mystrangedesign.com

PROJECT TITLE:

RICKWAY CARPET

NEW BUILDING

MANKATO, MN 56001

RDS ARCHITECTS

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.

Name. Richard D. Stortlien
Reg. No. 21258
Date.

GENERAL CONTRACTOR:

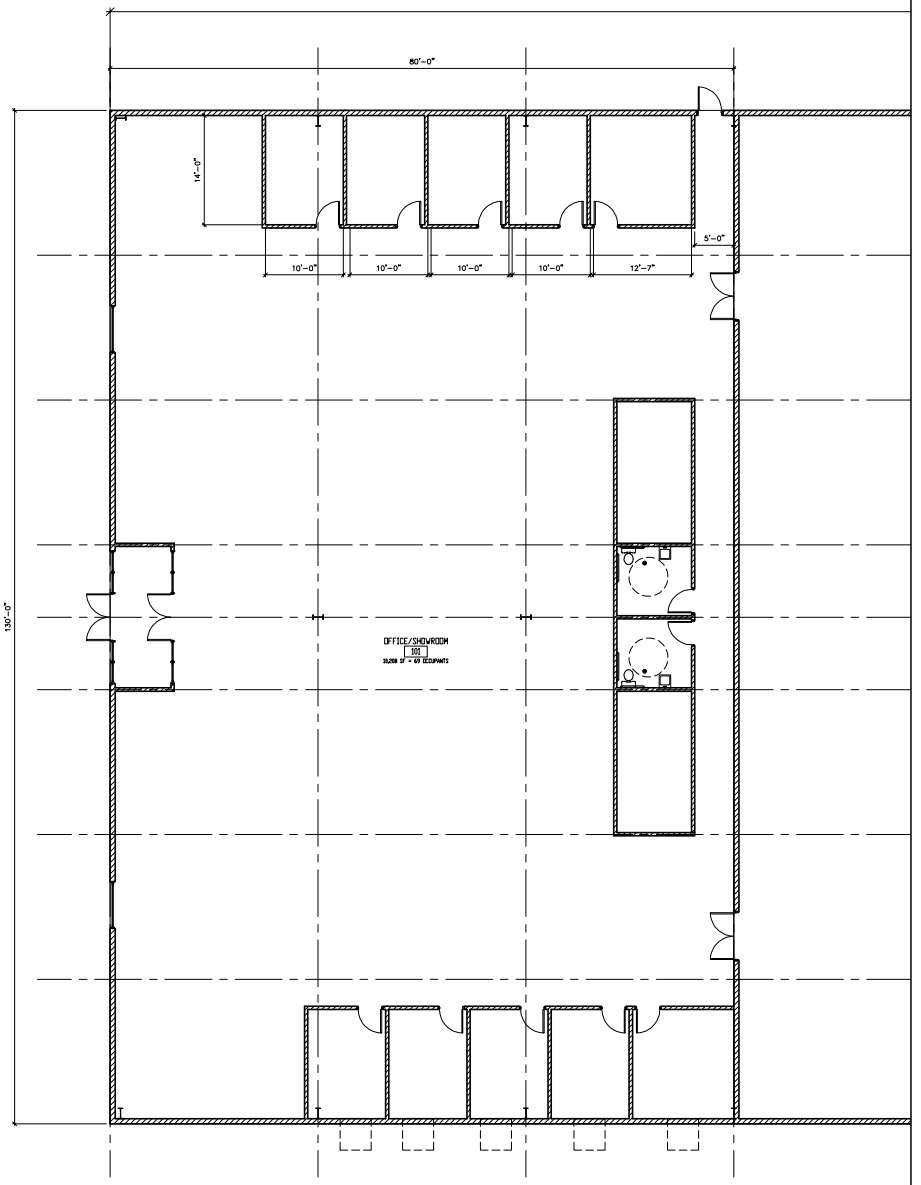
No.	SUBMISSIONS & REVISIONS	Date
1	DESIGN DOCUMENTS	06-22-2025

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.

CODE REVIEW

PROJ. NO.:	C2518
DATE:	06-22-2025
DRAWN BY:	AMS
CHECKED BY:	

A0



CONSULTANTS:
ARCHITECTURAL

strangedesign
530 n riverfront dr , mankato mn 56001
phone 507.351.5340
adam@mystrangedesign.com

PROJECT TITLE:

RICKWAY CARPET

NEW BUILDING

MANKATO, MN 56001

RDS ARCHITECTS

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.

Name. Richard D. Stortlien
Reg. No. 21258
Date.

GENERAL CONTRACTOR:

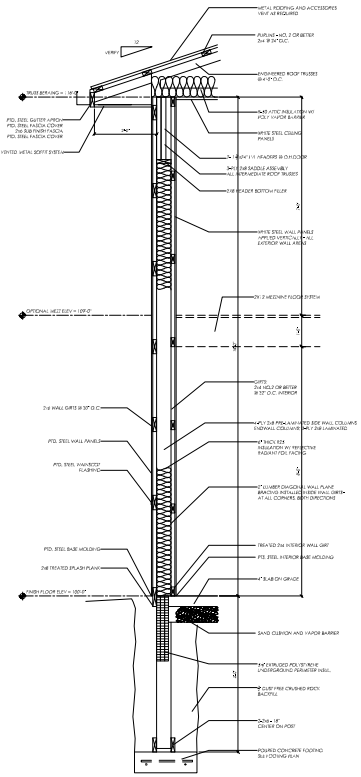
No.	SUBMISSIONS & REVISIONS	Date
1	DESIGN DOCUMENTS	06-22-2025

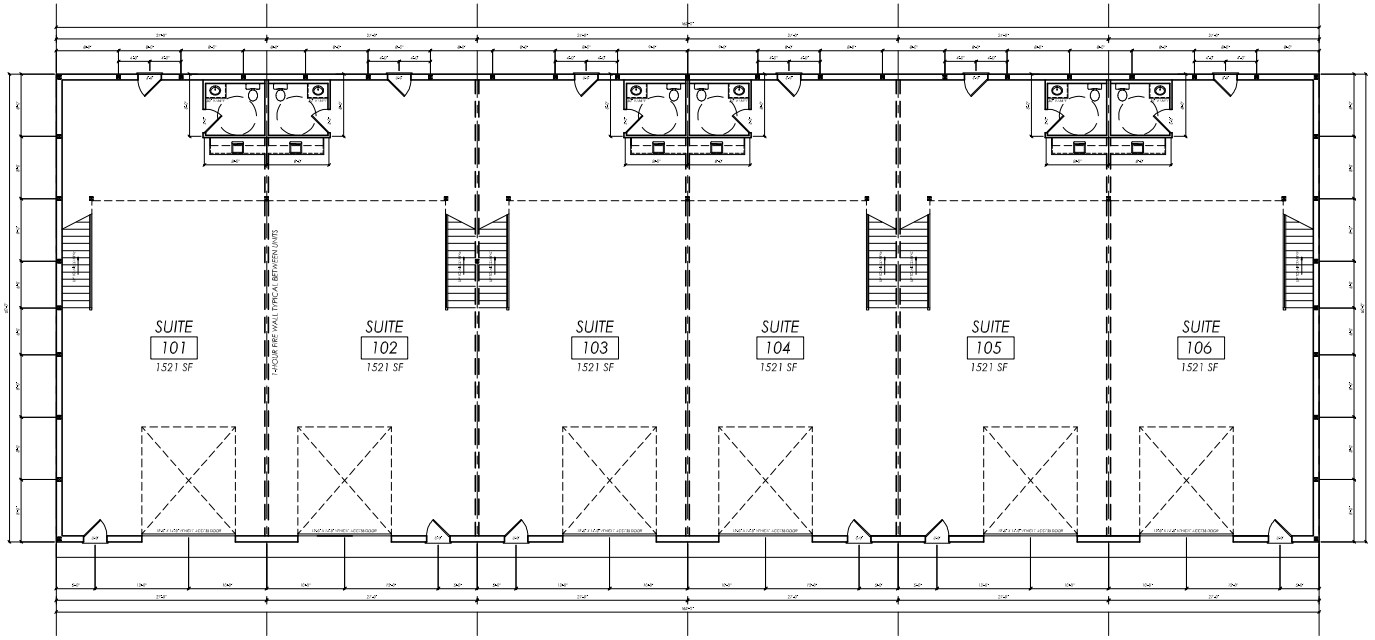
DISCLAIMER - Project is design build. Due to the lack of "on site" consultation & supervision, and control over the actual construction process, and because of the various local building code requirements & weather conditions, the drafter/designer/architect ASSUMES NO RESPONSIBILITY in the use of these 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 PLAN

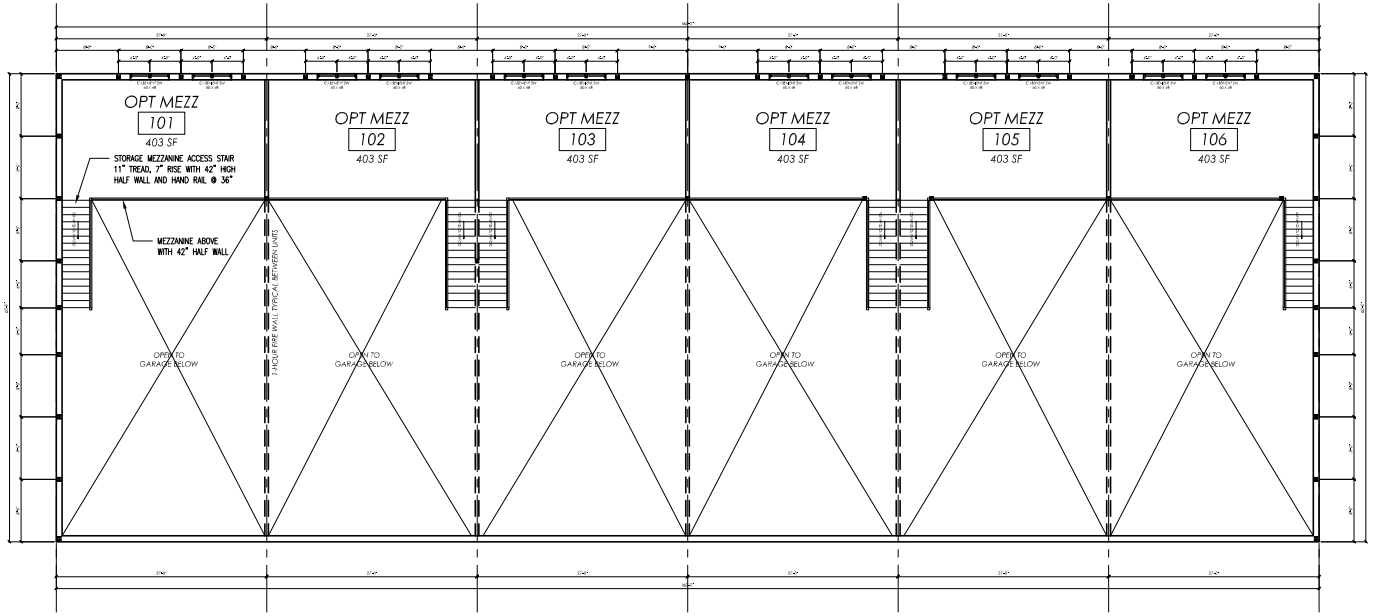
PROJ. NO.: C2518
DATE: 06-22-2025
DRAWN BY: AMS
CHECKED BY:

A1





FLOOR PLAN
SCALE: 1/8" = 1'-0"



MEZZANINE PLAN
SCALE: 1/8" = 1'-0"

CONSULTANTS:
ARCHITECTURAL

strangedesign
530 n riverfront dr , mankato mn 56001
phone 507.351.5340
adam@mystrangedesign.com

PROJECT TITLE:

NICHE ARTISAN HOMES

GARAGE CONDO MASTER PLAN

MANKATO, MN 56001

RDS ARCHITECTS
4900 HWY 169 SUITE 303
NEW HOPE MN. 55428
612-810-9628
763-550-2919 fax

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.

Name: Richard D. Storlien
Reg. No.: 21258
Date:

GENERAL CONTRACTOR:

No.	SUBMISSIONS & REVISIONS	Date
1	DESIGN DOCUMENTS	10-16-2023

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

PROJ. NO.: C2350
DATE: 10-16-2023
DRAWN BY: AMS
CHECKED BY:

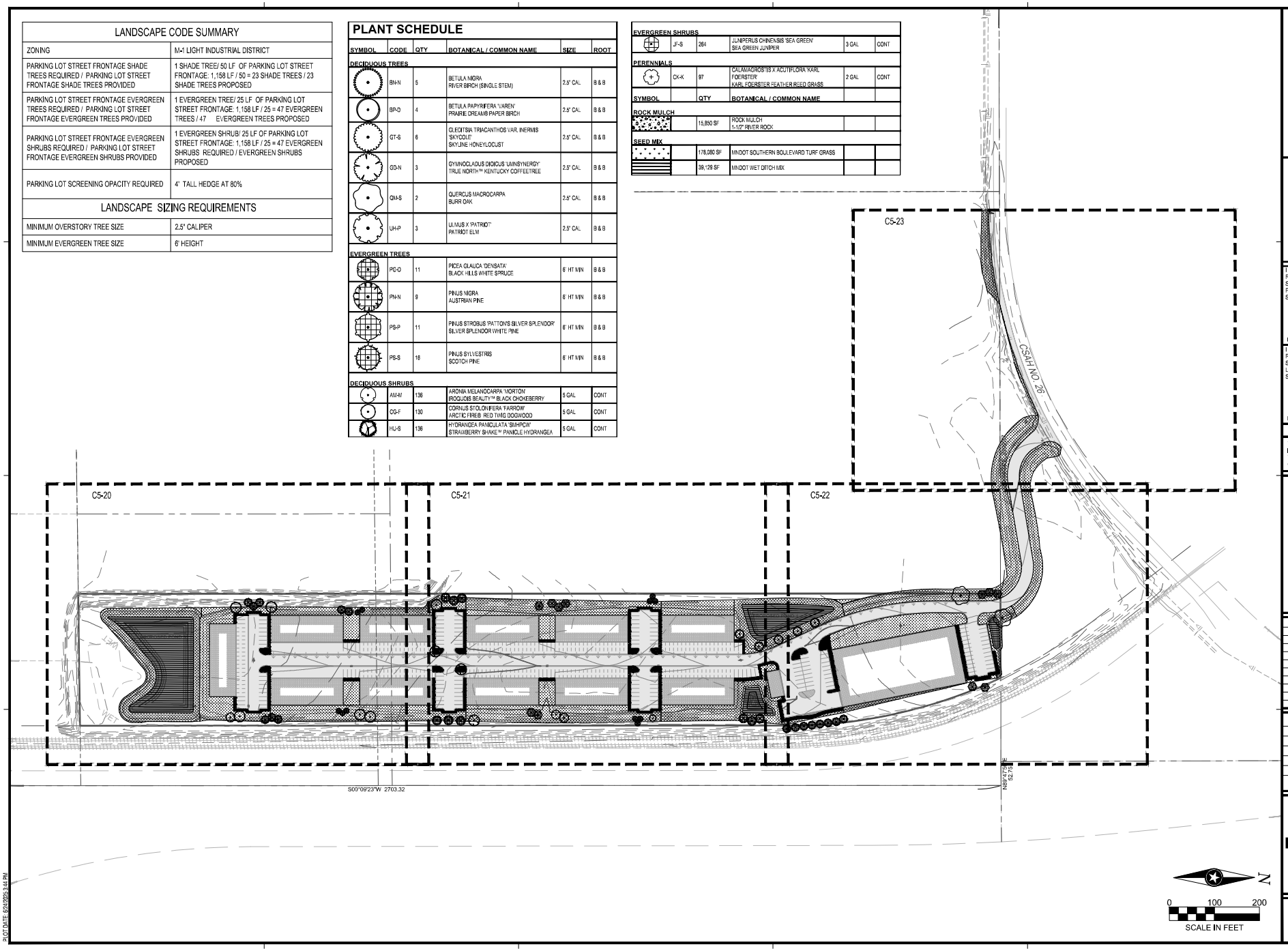
A2

LANDSCAPE CODE SUMMARY	
ZONING	M-1 LIGHT INDUSTRIAL DISTRICT
PARKING LOT STREET FRONTAGE SHADE TREES REQUIRED / PARKING LOT STREET FRONTAGE SHADE TREES PROVIDED	1 SHADE TREE/ 50 LF OF PARKING LOT STREET FRONTAGE. 1,158 LF / 50 = 23 SHADE TREES / 23 SHADE TREES PROPOSED
PARKING LOT STREET FRONTAGE EVERGREEN TREES REQUIRED / PARKING LOT STREET FRONTAGE EVERGREEN TREES PROVIDED	1 EVERGREEN TREE/ 25 LF OF PARKING LOT STREET FRONTAGE. 1,158 LF / 25 = 47 EVERGREEN TREES / 47 EVERGREEN TREES PROPOSED
PARKING LOT STREET FRONTAGE EVERGREEN SHRUBS REQUIRED / PARKING LOT STREET FRONTAGE EVERGREEN SHRUBS PROVIDED	1 EVERGREEN SHRUB/ 25 LF OF PARKING LOT STREET FRONTAGE. 1,158 LF / 25 = 47 EVERGREEN SHRUBS REQUIRED / EVERGREEN SHRUBS PROPOSED
PARKING LOT SCREENING OPACITY REQUIRED	4' TALL HEDGE AT 80%
LANDSCAPE SIZING REQUIREMENTS	
MINIMUM OVERSTORY TREE SIZE	2.5" CALIPER
MINIMUM EVERGREEN TREE SIZE	6' HEIGHT

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
DECIDUOUS TREES					
	BN-N	5	BETULA NIGRA RIVER BIRCH (SINGLE STEM)	2.5" CAL	B & B
	BP-D	4	BETULA PAPYRIFERA 'VAREN' PRAIRIE DREAM® PAPER BIRCH	2.5" CAL	B & B
	GT-S	6	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYCOLE' SKYLINE HONEYLOCUST	2.5" CAL	B & B
	GD-N	3	GYMNOCLADUS DIOICUS 'UMNSYNERGY' TRUE NORTH™ KENTUCKY COFFEETREE	2.5" CAL	B & B
	QM-S	2	QUERCUS MACROCARPA BURR OAK	2.5" CAL	B & B
	UH-P	3	ULMUS X 'PATRIOT' PATRIOT ELM	2.5" CAL	B & B
EVERGREEN TREES					
	PC-D	11	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE	6' HT MIN	B & B
	PN-N	9	PINUS NIGRA AUSTRIAN PINE	6' HT MIN	B & B
	PS-P	11	PINUS STROBUS 'PATTON'S SILVER SPLENDOR' SILVER SPLENDOR WHITE PINE	6' HT MIN	B & B
	PS-S	16	PINUS SYLVESTRIS SCOTCH PINE	6' HT MIN	B & B
DECIDUOUS SHRUBS					
	AM-M	136	ARONIA MELANOCARPA 'MORTON' IROQUOIS BEAUTY™ BLACK CHOKEBERRY	5 GAL	CONT
	CG-F	130	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL	CONT
	HU-S	136	HYDRANGEA PANICULATA 'SMHPCW' STRAWBERRY SHAKE™ PANICLE HYDRANGEA	5 GAL	CONT

EVERGREEN SHRUBS					
	JF-S	264	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	3 GAL	CONT
PERENNIALS					
	CK-K	97	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	2 GAL	CONT
SYMBOL		**QTY**	**BOTANICAL / COMMON NAME**		
ROCK MULCH					
		15,850 SF	ROCK MULCH 1-1/2" RIVER ROCK		
SEED MIX					
		178,080 SF	MNDOT SOUTHERN BOULEVARD TURF GRASS		
		39,129 SF	MNDOT WET DITCH MIX		



ISG

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.

DATE _____ LIC. NO. _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____ LIC. NO. _____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C5-LAND
DRAWN BY	NA
DESIGNED BY	NA
REVIEWED BY	NA
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

OVERALL SITE RESTORATION AND PLANTING PLAN

SHEET

C5-10

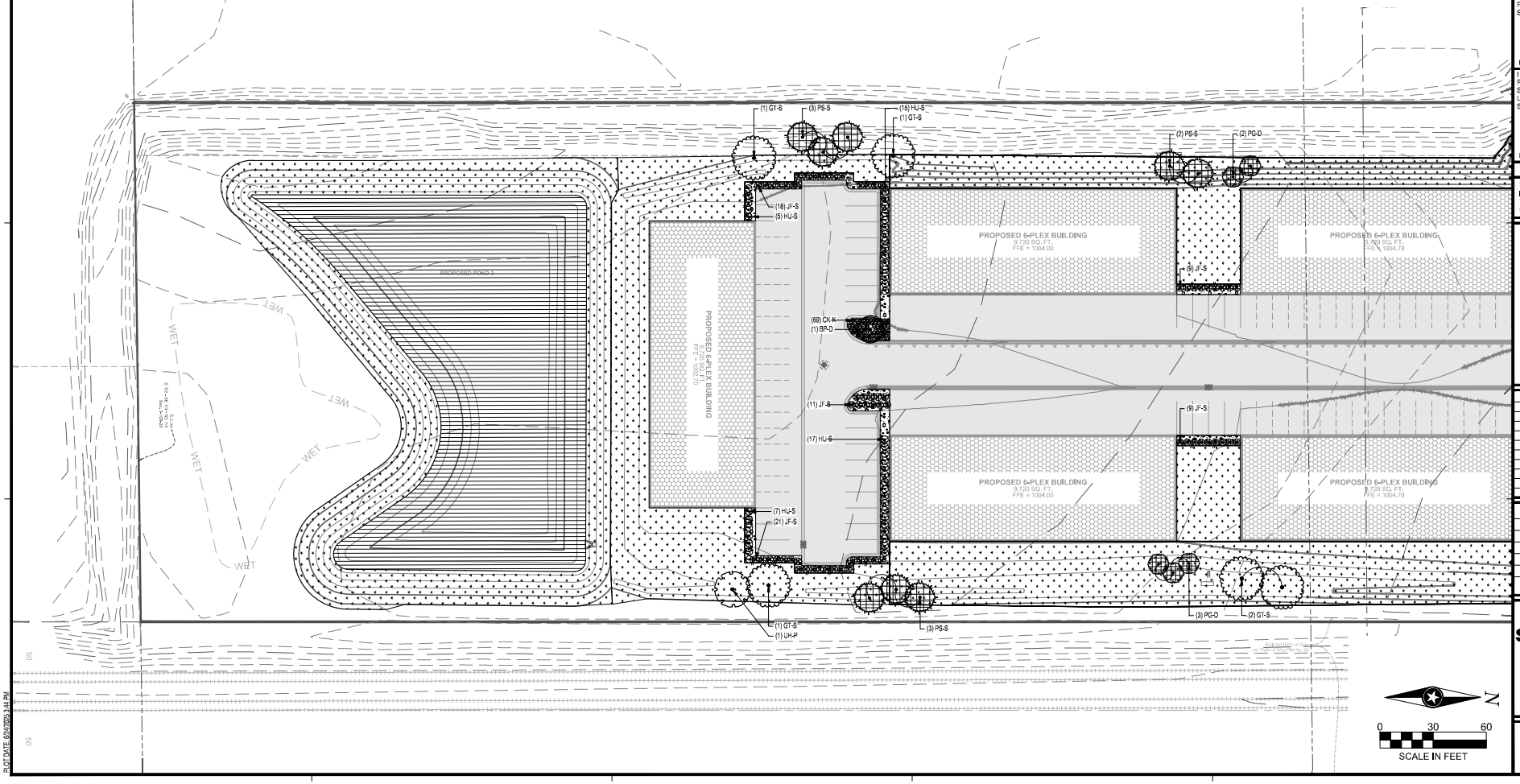
PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 6/24/2025 3:44 PM

PLANT SCHEDULE C5-20

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
DECIDUOUS TREES					
	BP-D	1	BETULA PAPYRIFERA 'VAREN' PRAIRIE DREAM® PAPER BIRCH	2.5" CAL	B & B
	GT-S	5	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYCOLE' SKYLINE HONEYLOCUST	2.5" CAL	B & B
	UH-P	1	ULMUS X 'PATRIOT' PATRIOT ELM	2.5" CAL	B & B
EVERGREEN TREES					
	PG-D	5	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE	6' HT MIN	B & B
	PS-S	8	PINUS SYLVESTRIS SCOTCH PINE	6' HT MIN	B & B
DECIDUOUS SHRUBS					
	HU-S	44	HYDRANGEA PANICULATA 'SMHPCW' STRAWBERRY SHAKE™ PANICLE HYDRANGEA	5 GAL	CONT
EVERGREEN SHRUBS					
	JF-S	68	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	3 GAL	CONT
	JF-S	68	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	3 GAL	CONT
PERENNIALS					
	CK-K	69	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	2 GAL	CONT
SYMBOL		**QTY**	**BOTANICAL / COMMON NAME**		
ROCK MULCH					
		3,098 SF	ROCK MULCH 1-1/2" RIVER ROCK		
SEED MIX					
		56,723 SF	MNDOT SOUTHERN BOULEVARD TURF GRASS		
		25,060 SF	MNDOT WET DITCH MIX		



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.

DATE _____ LIC. NO. _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____ LIC. NO. _____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C5-LAND
DRAWN BY	NA
DESIGNED BY	NA
REVIEWED BY	NA
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE RESTORATION AND PLANTING PLAN

SHEET

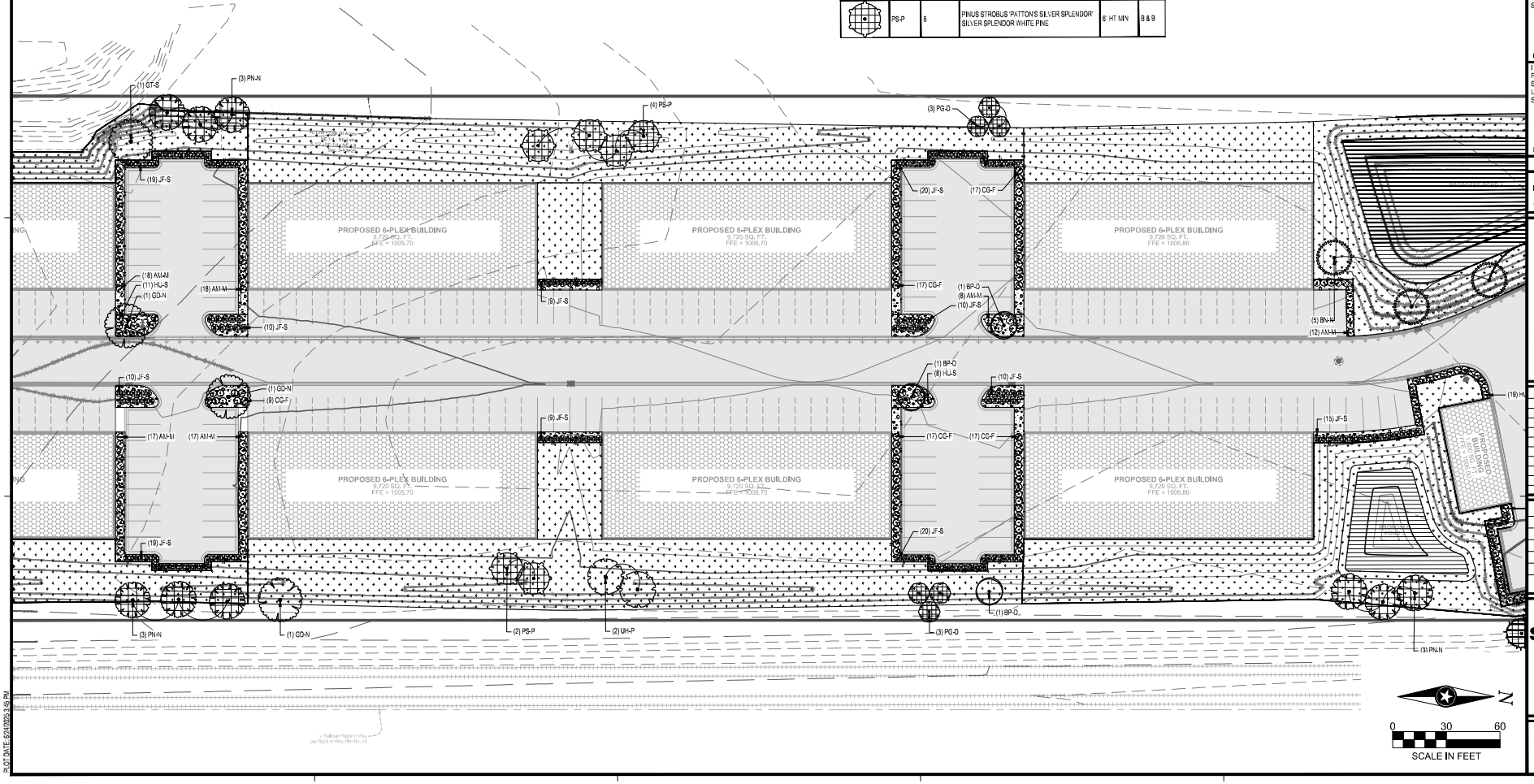
C5-20

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 6/24/2025 3:44 PM

PLANT SCHEDULE C5-21

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
DECIDUOUS TREES					
	BN-N	3	BETULA NIGRA RIVER BIRCH (SINGLE STEM)	2.5" CAL	B & B
	BP-D	3	BETULA PAPYRIFERA 'VAREN' PRAIRIE DREAM® PAPER BIRCH	2.5" CAL	B & B
	GT-S	1	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYCOLE' SKYLINE HONEYLOCUST	2.5" CAL	B & B
	GD-N	3	GYMNOCLADUS DIOICUS 'UMNSYNERGY' TRUE NORTH™ KENTUCKY COFFEETREE	2.5" CAL	B & B
	UH-P	2	ULMUS X 'PATRIOT' PATRIOT ELM	2.5" CAL	B & B
EVERGREEN TREES					
	PG-D	6	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE	6' HT MIN	B & B
	PN-N	9	PINUS NIGRA AUSTRIAN PINE	6' HT MIN	B & B
	PS-P	6	PINUS STROBUS 'PATTON'S SILVER SPLENDOR' SILVER SPLENDOR WHITE PINE	6' HT MIN	B & B
	PS-S	1	PINUS SYLVESTRIS SCOTCH PINE	6' HT MIN	B & B
DECIDUOUS SHRUBS					
	AM-M	93	ARONIA MELANOCARPA 'MORTON' IROQUOIS BEAUTY™ BLACK CHOKEBERRY	5 GAL	CONT
	CG-F	77	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL	CONT
	HU-S	53	HYDRANGEA PANICULATA 'SMHPCW' STRAWBERRY SHAKE™ PANICLE HYDRANGEA	5 GAL	CONT
EVERGREEN SHRUBS					
	JF-S	151	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	3 GAL	CONT
SYMBOL		**QTY**	**BOTANICAL / COMMON NAME**		
ROCK MULCH					
		8,182 SF	ROCK MULCH 1-1/2" RIVER ROCK		
SEED MIX					
		78,886 SF	MNDOT SOUTHERN BOULEVARD TURF GRASS		
		12,882 SF	MNDOT WET DITCH MIX		



ISG

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.

DATE _____ LIC. NO. _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____ LIC. NO. _____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C5-LAND
DRAWN BY	NA
DESIGNED BY	NA
REVIEWED BY	NA
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

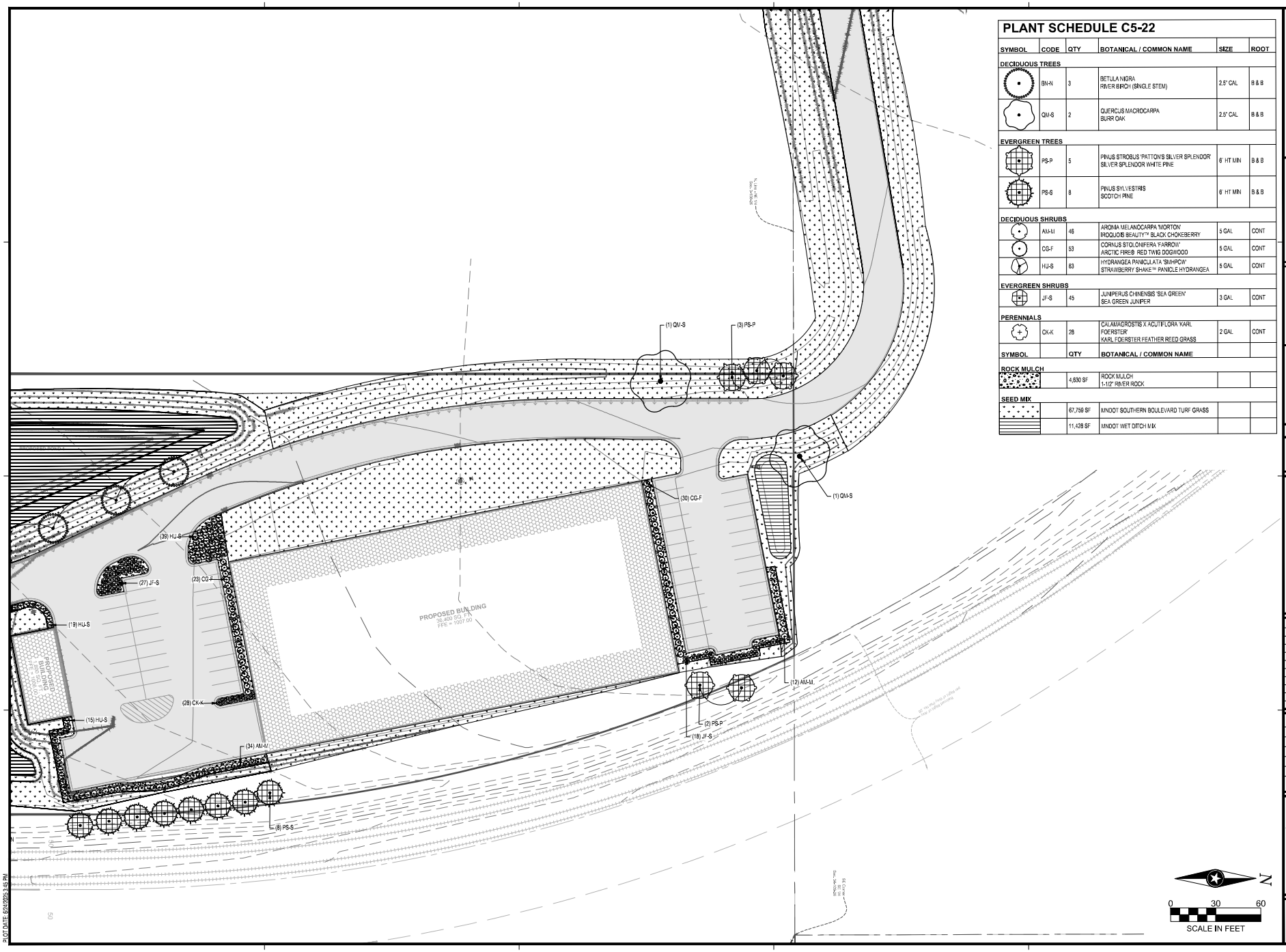
SITE RESTORATION AND PLANTING PLAN

SHEET

C5-21

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 6/24/2025 1:45 PM



PLANT SCHEDULE C5-22

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
DECIDUOUS TREES					
	BN-N	3	BETULA NIGRA RIVER BIRCH (SINGLE STEM)	2.5" CAL	B & B
	QM-S	2	QUERCUS MACROCARPA BURR OAK	2.5" CAL	B & B
EVERGREEN TREES					
	PS-P	5	PINUS STROBUS 'PATTON'S SILVER SPLENDOR' SILVER SPLENDOR WHITE PINE	6' HT MIN	B & B
	PS-S	8	PINUS SYLVESTRIS SCOTCH PINE	6' HT MIN	B & B
DECIDUOUS SHRUBS					
	AM-M	46	ARONIA MELANOCARPA 'MORTON' IROQUOIS BEAUTY™ BLACK CHOKEBERRY	5 GAL	CONT
	CG-F	53	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL	CONT
	HU-S	83	HYDRANGEA PANICULATA 'SMHPCW' STRAWBERRY SHAKE™ PANICLE HYDRANGEA	5 GAL	CONT
EVERGREEN SHRUBS					
	JF-S	45	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	3 GAL	CONT
PERENNIALS					
	CK-K	28	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	2 GAL	CONT
SYMBOL		**QTY**	**BOTANICAL / COMMON NAME**		
ROCK MULCH					
		4,630 SF	ROCK MULCH 1-1/2" RIVER ROCK		
SEED MIX					
		67,759 SF	MNDOT SOUTHERN BOULEVARD TURF GRASS		
		11,428 SF	MNDOT WET DITCH MIX		

ISG

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.

DATE _____ LIC. NO. _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____ LIC. NO. _____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C5-LAND
DRAWN BY	NA
DESIGNED BY	NA
REVIEWED BY	NA
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE RESTORATION AND PLANTING PLAN

SHEET

C5-22

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE 6/24/2025 3:45 PM

PLANT SCHEDULE C5-23		
SYMBOL	QTY	BOTANICAL / COMMON NAME
SEED MIX		
	15,251 SF	MNDOT SOUTHERN BOULEVARD TURF GRASS

N

0 30 60

SCALE IN FEET

ISG

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.

DATE _____ LIC. NO. _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____ LIC. NO. _____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C5-LAND
DRAWN BY	NA
DESIGNED BY	NA
REVIEWED BY	NA
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE RESTORATION AND PLANTING PLAN

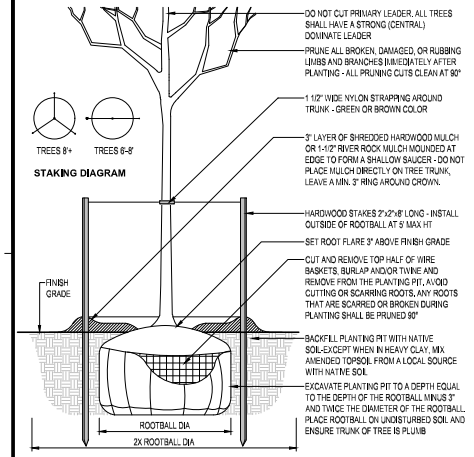
SHEET

C5-23

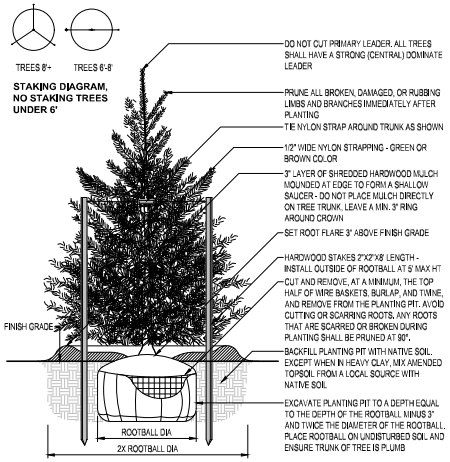
PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

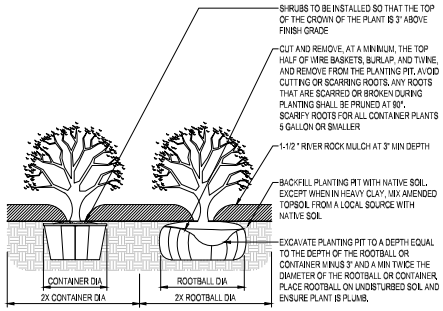
PLOT DATE: 6/24/2025 3:45 PM



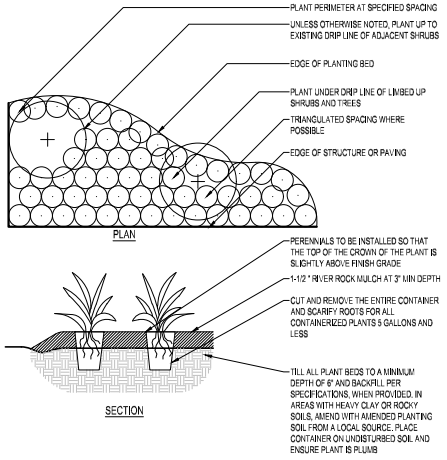
DECIDUOUS TREE PLANTING
NTS



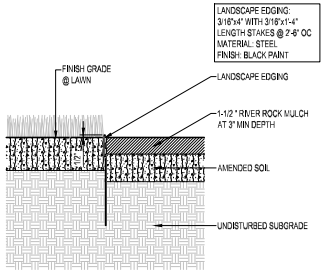
EVERGREEN TREE PLANTING
NTS



SHRUB PLANTING
NTS



PERENNIAL PLANTING
NTS



LANDSCAPE EDGING
NTS

PLANTING NOTES

1. COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
2. SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
3. REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
4. REFER TO PLANTING DETAILS FOR AMENDED SOIL DEPTH IN PLANTING BEDS AND SURROUNDING TREES.
5. FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANTING LAYOUT AT TIME OF INSTALLATION.
6. ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
7. IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
9. ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO ANSI Z60.1.
10. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED BY THE CONTRACTOR FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.
11. ALL TREES SHALL HAVE A STRONG CENTRAL LEADER. ANY TREES DEEMED NOT TO HAVE A STRONG CENTRAL LEADER SHALL BE REJECTED.
12. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO CONSTRUCTION OPERATIONS. ANY AREAS THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
13. PROVIDE SHREDDED HARDWOOD MULCH SURROUNDING ALL PROPOSED TREES (5' Ø) AND WITHIN PLANTING BEDS TO A 3" MINIMUM DEPTH AS SHOWN IN TREE PLANTING DETAIL. DO NOT USE AN UNDERLAYMENT SUCH AS PLASTIC SHEET OR LANDSCAPE FABRIC. APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING. REFER TO PLANS FOR ADDITIONAL DETAILS. REFER TO STORMWATER DETAILS FOR BASIN CONSTRUCTION AND MULCH APPLICATION.
14. MULCHING MATERIAL SHALL BE 1 - 1/2" RIVER ROCK MULCH, WITH NO INDIVIDUAL PIECES LARGER THAN 3", FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS, 3" MINIMUM DEPTH. MINIMUM DEPTHS AT LOCATIONS INDICATED ON DRAWINGS.
15. CONTRACTOR SHALL PROVIDE SAMPLE OF MULCH TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
16. INDICATED QUANTITIES ARE ESTIMATES AND SHALL BE CONFIRMED BY THE CONTRACTOR.
17. ADJUST SPACING OF PLANT MATERIALS AROUND ADJACENT UTILITY STRUCTURES.

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.

DATE _____ LIC. NO. _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____ LIC. NO. _____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C5-LAND
DRAWN BY	NA
DESIGNED BY	NA
REVIEWED BY	NA
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

PLANTING NOTES AND DETAILS

SHEET

C5-30

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE 6/24/2025 3:45 PM

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

DATE _____ LIC. NO. _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____ LIC. NO. _____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C3-UTILITY-OA
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

OVERALL UTILITY PLAN

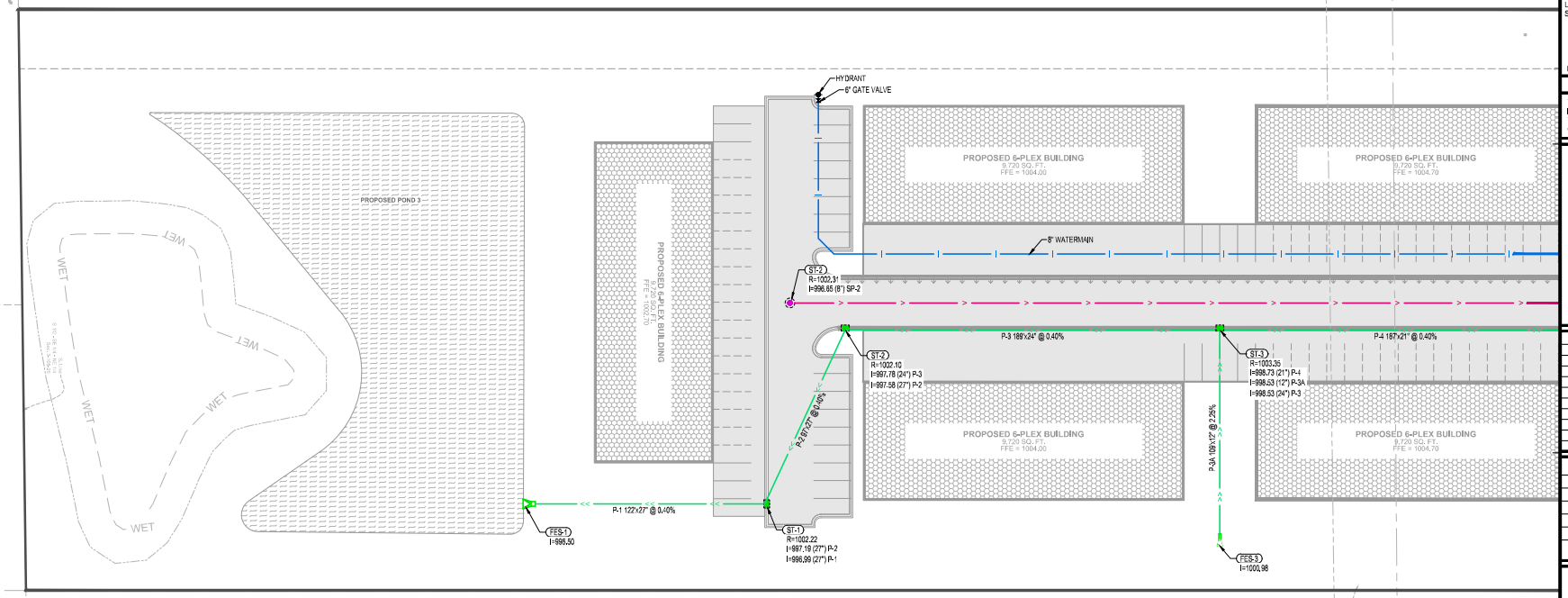
SHEET

C3-30

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 6/24/2025 3:43 PM



PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

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.

DATE _____ LIC. NO. _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____ LIC. NO. _____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C3-UTILITY
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

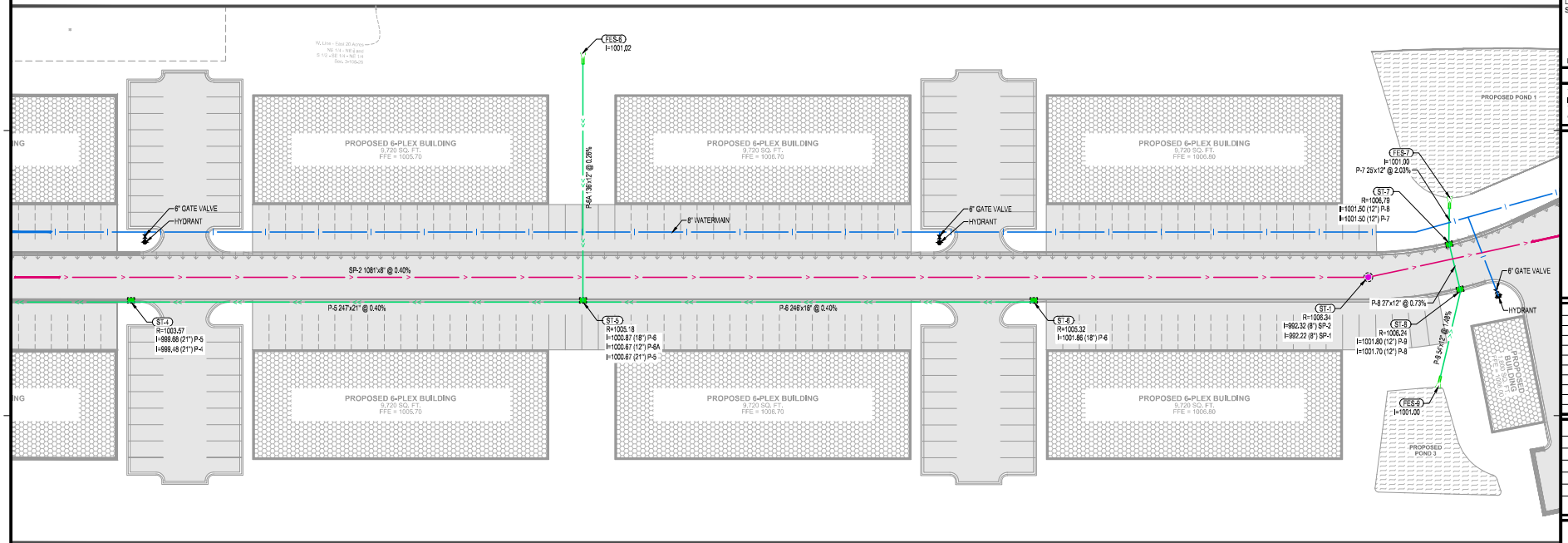
TITLE

SITE UTILITY PLAN

SHEET

C3-40

PLOT DATE: 6/24/2025 1:43 PM



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

DATE _____ LIC. NO. _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____ LIC. NO. _____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C3-UTILITY
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

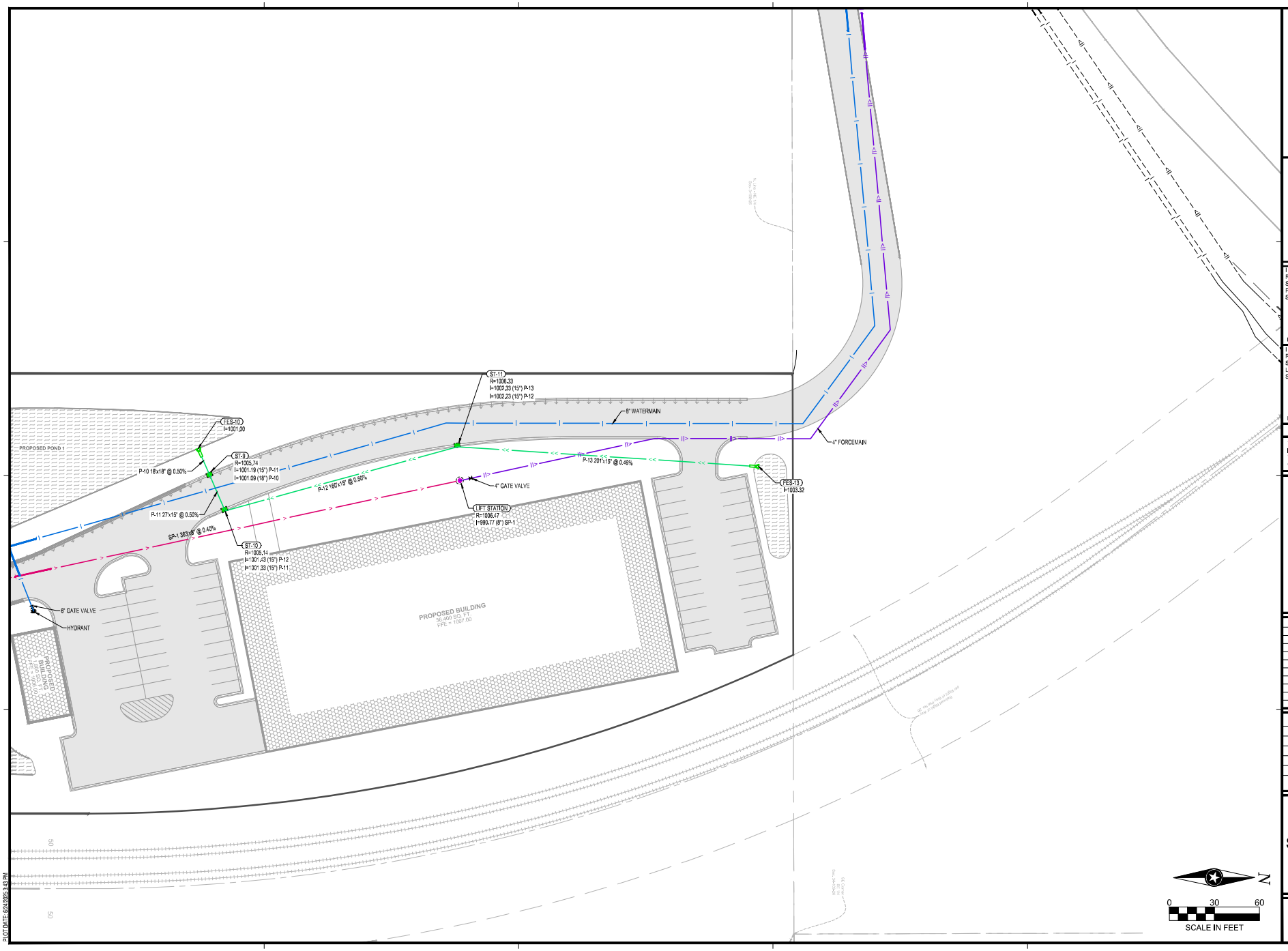
SITE UTILITY PLAN

SHEET

C3-41

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 6/24/2025 1:43 PM



PLOT DATE: 6/24/2025 3:43 PM

ISG

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.

DATE _____ LIC. NO. _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____ LIC. NO. _____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C3-UTILITY
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

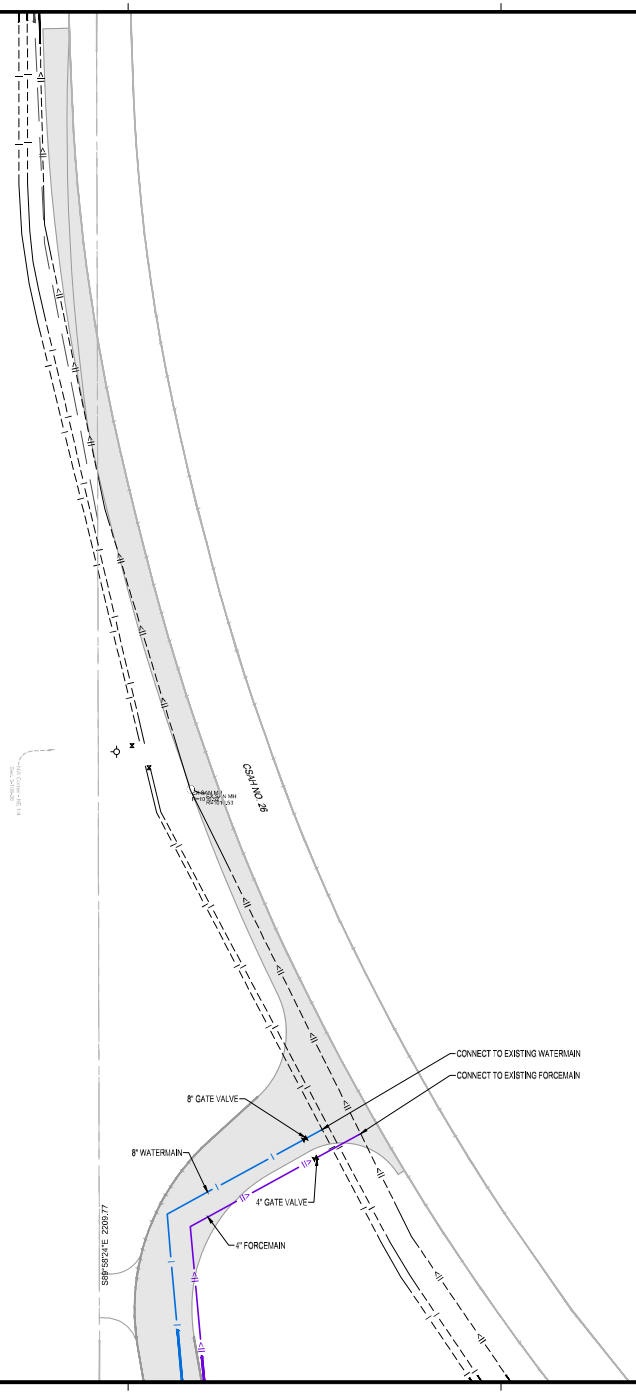
TITLE

SITE UTILITY PLAN

SHEET

C3-42

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



N

0 30 60

SCALE IN FEET

ISG

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.

DATE _____ LIC. NO. _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____ LIC. NO. _____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C3-UTILITY
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE UTILITY PLAN

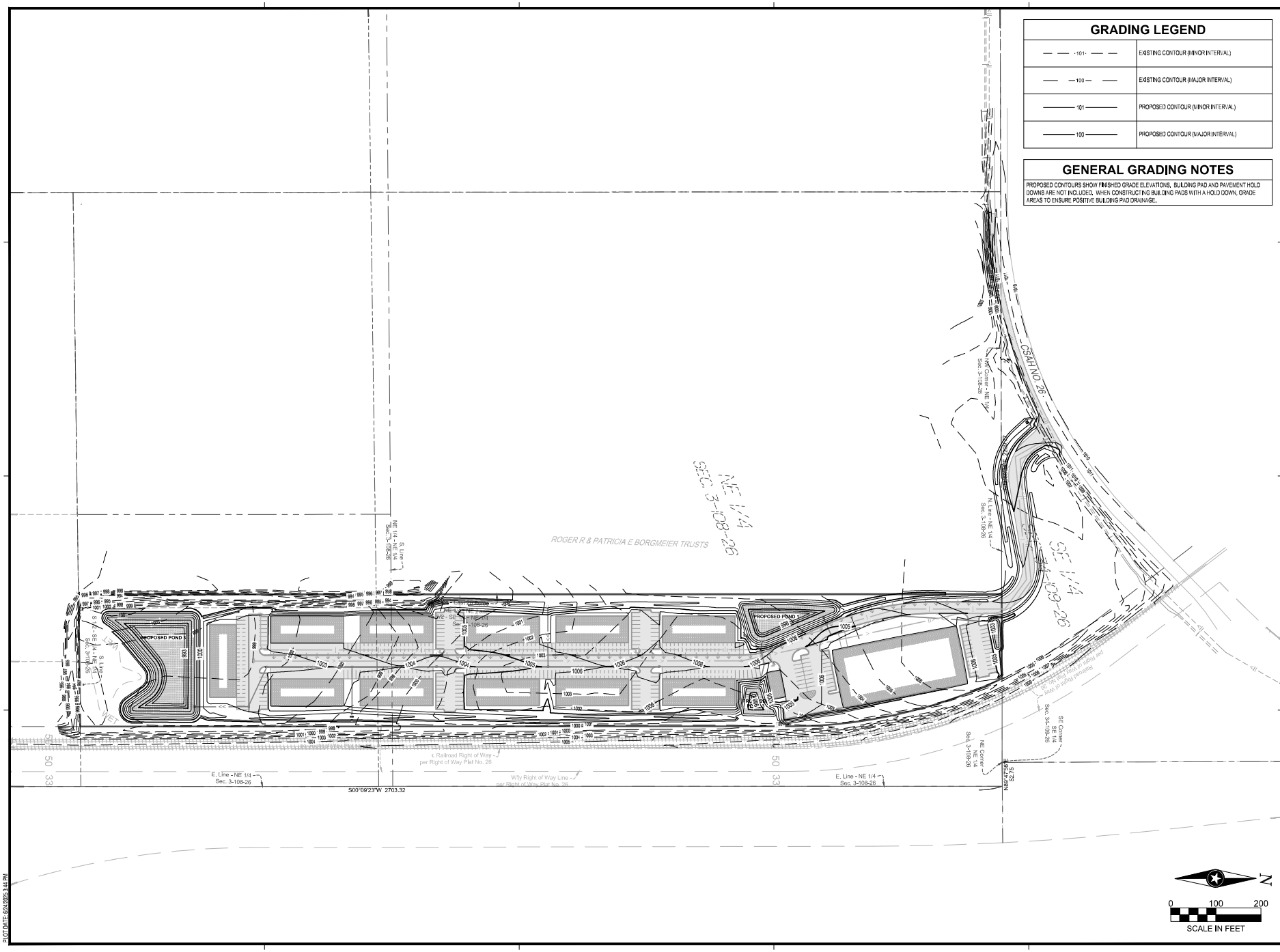
SHEET

C3-43

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 6/24/2025 3:43 PM



GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

0 100 200
SCALE IN FEET

ISG

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.

DATE _____ LIC. NO. _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____ LIC. NO. _____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C4-OVERALL GRADING PLAN
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

OVERALL GRADING PLAN

SHEET

C4-10

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

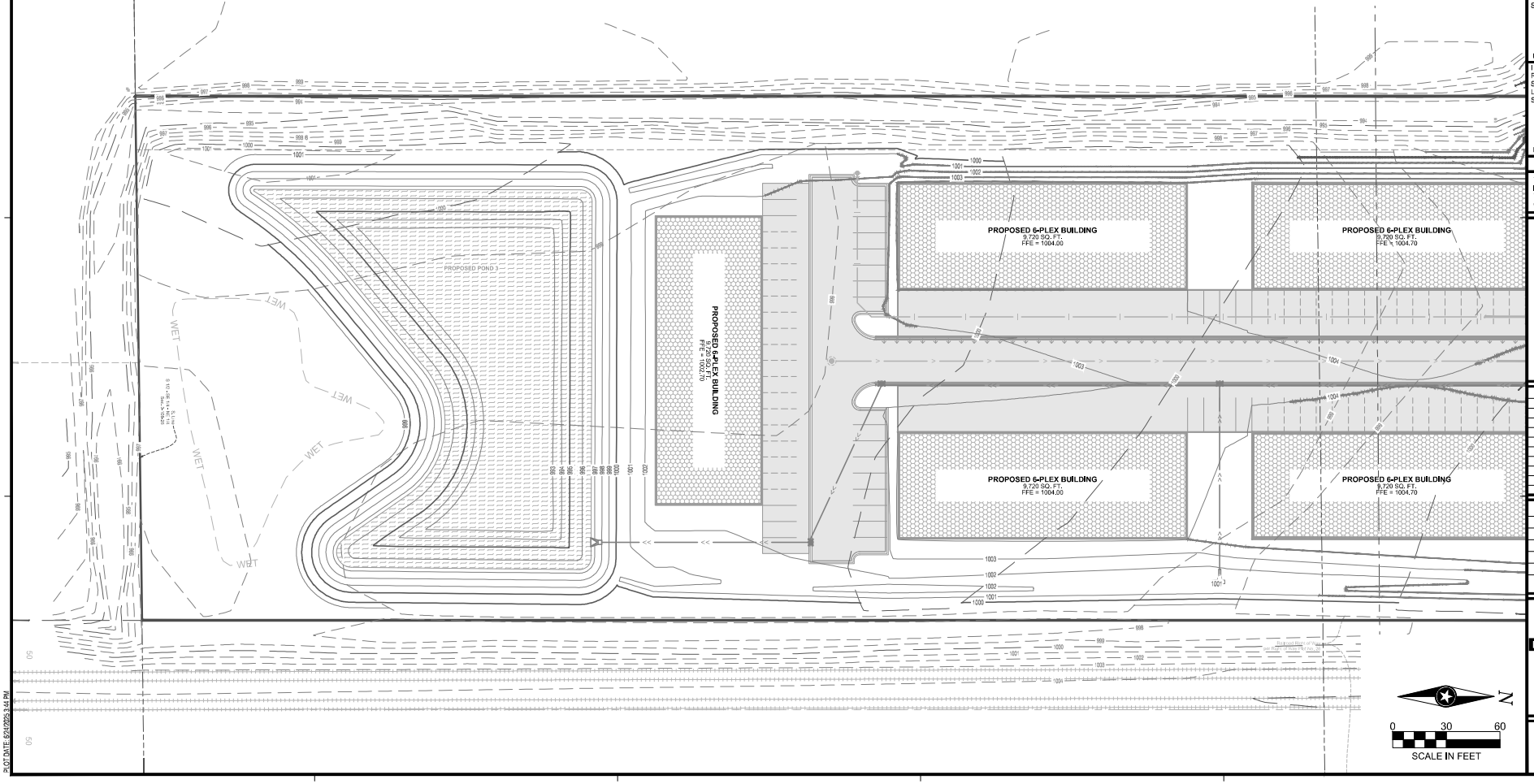
PLOT DATE 6/24/2025 3:44 PM

GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
XXXX	PROPOSED SPOT ELEVATION
XXXX	PROPOSED TOP BACK OF CURB SPOT ELEVATION
X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.



ISG

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.

DATE _____ LIC. NO. _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____ LIC. NO. _____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C4-GRADING PLAN
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

DETAILED GRADING PLAN

SHEET

C4-20

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

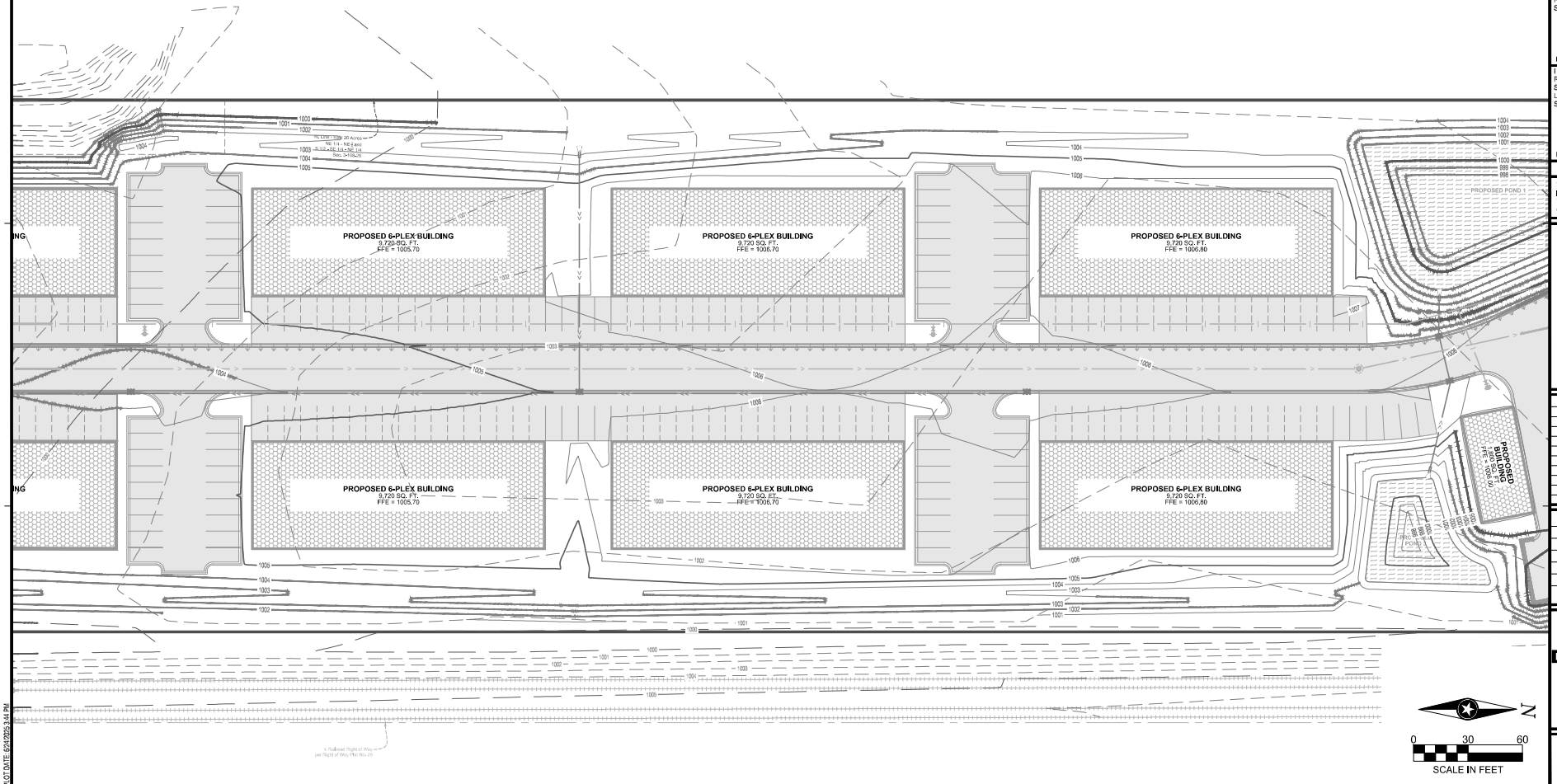
PLOT DATE: 6/24/2025 3:44 PM

GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
XXXX	PROPOSED SPOT ELEVATION
XXXX	PROPOSED TOP BACK OF CURB SPOT ELEVATION
X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.



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.

DATE _____ LIC. NO. _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____ LIC. NO. _____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C4-GRADING PLAN
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

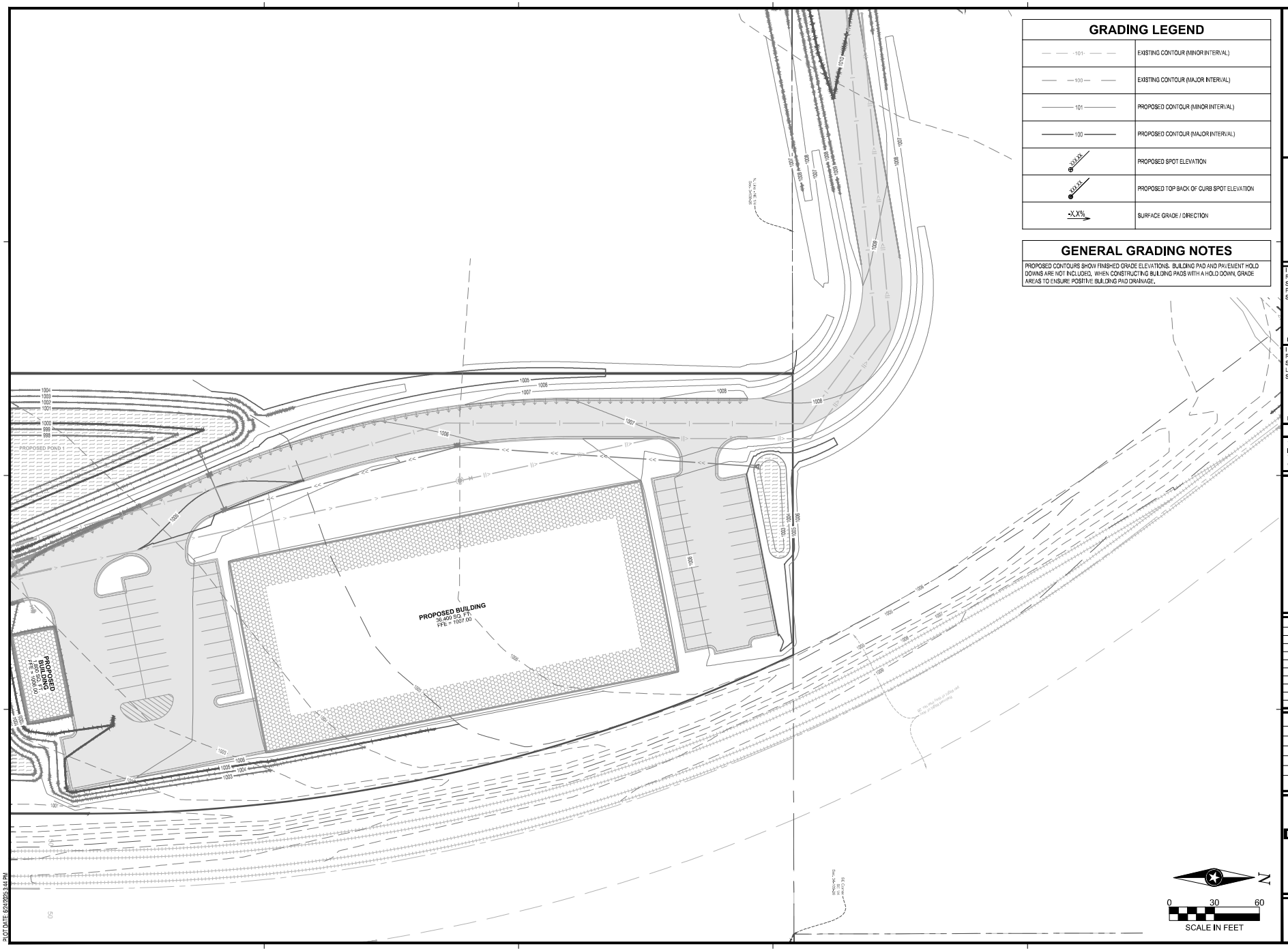
DETAILED GRADING PLAN

SHEET

C4-21

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 6/24/2025 3:44 PM



GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
XXXX	PROPOSED SPOT ELEVATION
XXXX	PROPOSED TOP BACK OF CURB SPOT ELEVATION
X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

ISG

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.

DATE _____ LIC. NO. _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____ LIC. NO. _____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C4-GRADING PLAN
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

DETAILED GRADING PLAN

SHEET

C4-22

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE 6/24/2025 3:44 PM

GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
XXX.XX	PROPOSED SPOT ELEVATION
XXX.XX	PROPOSED TOP BACK OF CURB SPOT ELEVATION
-X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

N

0 30 60

SCALE IN FEET

ISG

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.

DATE _____ LIC. NO. _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____ LIC. NO. _____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-C4-GRADING PLAN
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

DETAILED GRADING PLAN

SHEET

C4-23

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 6/4/2025 3:44 PM

Contractor Select™

WPX LED

Wall packs

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing full-cut off solution for both new construction and HID wall pack replacement/renovation opportunities. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life.

FEATURES:

- Architectural design at very economical prices
- Energy efficient - payback in less than two years
- Wide range of configuration options available

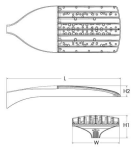
Note - WPX3 lumen package and all the WPX configuration options are not included in the Contractor Select program. For more information, please visit WPX LED.

D-Series Size 2

LED Area Luminaire

Specifications

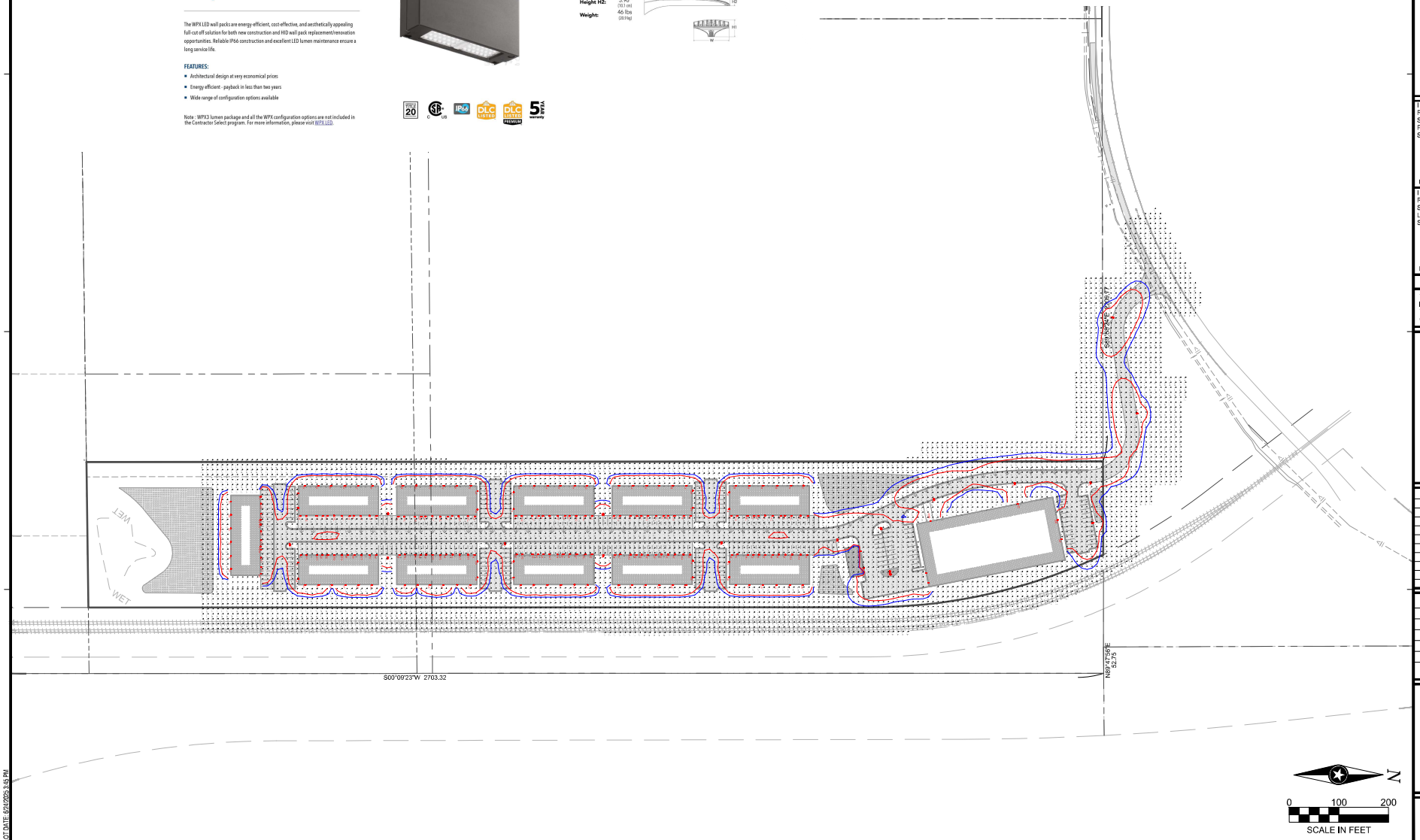
EPA:	1.06 ft² (0.10 m²)
Length:	40.59" (103.1 cm)
Width:	16.76" (42.6 cm)
Height H1:	8.11" (20.6 cm)
Height H2:	3.96" (10.1 cm)
Weight:	46 lbs (20.9 kg)



Provide light fixtures as shown on Fixture Schedule. Substitutions shall have prior approval by the Project Engineer before bid date. Being listed as an acceptable Manufacturer in no way relieves the Contractors obligation to provide all equipment and features in accordance with these specifications.

LIGHT FIXTURE SCHEDULE

TYPE	STYLE	MANUFACTURER/MODEL NUMBER	LAMPS	REMARKS
Z	DSX2 SINGLE-FACE FORWARD THROW LED	LITHONIA #DSX2-P240K-70CRI-T2M-MVOLT-SPA-PIR-HS-DBLXD_1	179W LED	MOUNT 24' AFG ON SQUARE POLE
Z1	DSX2 DOUBLE-FACE FORWARD THROW LED	LITHONIA #DSX2-PS-40K-70CRI-T2M-MVOLT-SPA-WPA-PIR-HS-DBLXD_1	179W LED	MOUNT 24' AFG ON SQUARE POLE
ZW	WPX1 EXTERIOR WALL PACK	GARDCO #106L-16L-530-NW-G1-2-UNV-DD-BK	2900LM 24W LED	INSTALL 10' AFG
ZW1	WPX1 EXTERIOR WALL PACK	GARDCO #106L-16L-530-NW-G1-4-UNV-DD-BK	2900LM 24W LED	INSTALL 14' AFG
ZW2	WPX1 EXTERIOR WALL PACK	GARDCO #106L-32L-1000-NW-G1-4-UNV-DD-BK	2900LM 24W LED	INSTALL 16' AFG



ISG

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.

DATE _____ LIC. NO. _____

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____ LIC. NO. _____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
FILE NAME	32735-E2-ELECTRICAL
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE PHOTOMETRICS PLAN

SHEET

E2-00

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE 6/24/2025 2:45 PM

July 2, 2025

Molly Westman
Planning and Zoning Administrator
City of Mankato
10 Civic Center Plaza
P.O. Box 3368
Mankato, MN 56002-3368
mwestman@mankatomn.gov

ISG

RE: Annexation, Final Plat, PUD, Rezone Request
The Station – R430903200005

Molly,

Thank you for reviewing the attached materials in support of a request for Annexation, Final Plat, PUD, and Rezoning submitted on behalf of AJK Mankato Holdings LLC.

PROJECT NARRATIVE

AJK Mankato Holdings LLC is pursuing an Annexation, Final Plat, PUD, and Rezoning to allow for a commercial condo development. The proposed development will include a new Rickway Carpet warehouse, office, and showroom with 23 employees, along with 66 commercial condo units. Rickway Carpet warehouse, office, and showroom will be operational Monday – Friday 9:00AM-5:30PM. The commercial condo units will be a mix of permitted use or conditional uses within the M-1 district. Proposed parking is based on a standard warehouse use for each commercial condo, and we understand that parking will be evaluated as unit building permits are received by the City of Mankato.

ANNEXATION

The proposed annexation area is approximately 13.39 acres. The property is located currently within Mankato Township but is contiguous to the existing City of Mankato border and is subject to an Orderly Annexation Agreement between the City of Mankato and Mankato Township from 2014. The City of Mankato Land Use Plan from November 2022 guiding the future development of public and private property within the City shows this parcel as zoned to light industrial. This property is currently undeveloped and would be developed as commercial condo units. Annexation is required to accommodate the scale and vision of the proposed development.

FINAL PLAT

A Final Plat is being submitted as part of this comprehensive review package to illustrate the proposed interrelationship of the existing properties as part of the comprehensive site development. The existing property will be platted and subdivided into 2 lots. Lot 1 will be on the North side of the property containing 3.31 acres of land while lot 2 will be on the South side of the property containing 10.08 acres of land. A Preliminary Plat request was reviewed and recommended to City Council for approval by the Planning Commission on 6/24/2024. On 7/8/2024, the Preliminary Plat was approved with conditions by City Council.

PUD

The proposed project is a 13.39-acre commercial condo development intended to provide spaces for Rickway Carpet warehouse, office, and showroom, in addition to 66 commercial condo units available for rent. The purpose of the Planned Unit Development is to allow flexibility for shared utilities and an appropriate roadway network to serve the proposed commercial condo development. As designed, the proposed project will meet the criteria of Division 4 Article 11.

REZONE

The proposed project will meet the criteria of Sec. 10-2062. (2-4)

A. *The precise wording of the proposed amendment, together with concise explanation of its presumed effect.*

AJK Mankato Holdings LLC is requesting a rezone of the newly annexed area from Transition District (T) to Light Industrial (M-1) with a PUD overlay to accommodate the proposed commercial condo development.

B. *A statement containing all the circumstances, factors, and arguments that the petitioner offers in support of the proposed amendment.*

The purpose of this request is to allow for the development and operation of this project is intended to provide spaces for Rickway Carpet warehouse, office, and showroom, and 66 additional condo units that will be available for rent. Once the property is annexed into the City of Mankato, the assigned T District will not allow for the commercial condo development until rezoning occurs; therefore, we request it be rezoned to M-1 with a PUD overlay. This request is guided by the City of Mankato's future land use map M-1 in conjunction with a PUD overlay to allow the necessary flexibility to accommodate the development of this proposed project.

C. *In the event that the proposed amendment would result in the rezoning of any property, the following shall be supplied:*

a. *A statement specifying the names of the owners of the land proposed to be rezoned.*

The owner of the land proposed to be rezoned is AJK Mankato Holdings LLC.

b. *A statement identifying the majority of owners of the land proposed to be rezoned and being parties to the petition.*

The owner of the land proposed to be rezoned is AJK Mankato Holdings LLC.

c. *The street address and legal description of the land proposed to be rezoned.*

New address to be determined upon annexation being completed. Please see the attached legal description and exhibits which include existing PID R430903200005.

d. *The present zoning classification and use of the land proposed to be rezoned.*

Once annexed, the resulting zoning classification will be T as the property transitions from the previous County Agricultural zoning to the proposed City zoning. The current use of the land is cropland.

e. *A preliminary plat if the property is not currently subdivided into lots and blocks in conformance with article XII of this chapter.*

A Preliminary Plat request for the property was reviewed and recommended to City Council for approval by the Planning Commission on 6/24/2024. City Council approved the Preliminary Plat with conditions on 7/8/2024. The final plat will meet the conditions that were provided by Planning Commission and City Council.

f. A concept development plan for the property if the property is vacant or is intended to be redeveloped.

Please see the attached concept development plans.

g. A statement of purpose explaining the reasons for the rezoning.

Rezoning the property is required for the property to be served by the City of Mankato utility infrastructure and to allow for the development of commercial condos on the site. The commercial condos will accommodate a Rickway Carpet warehouse, office, showroom, and 66 additional commercial condo units available for lease.

Additionally, the proposed project will meet the criteria of Sec. 10-2063. (1-4)

A. Whether the proposed amendment is consistent with the goals, objectives, and policies of the comprehensive land use plan, as adopted and amended from time to time by the city council.

The proposed amendment will further the industrial land use goals of the City of Mankato Land Use Plan by promoting new industrial development while minimizing any adverse effects on other properties nearby. This project promotes quality design standards, provides opportunities for industrial park development and follows location criteria by being adjacent to county road 26 which connects to State Highway 22 allowing for easy access without disturbing the surrounding areas. The proposed development will also meet the zoning ordinance and parking policies within the M-1 district.

B. Whether the proposed amendment is compatible with the overall character of existing development in the immediate vicinity of the affected property.

The proposed rezoning is compatible with the overall character of existing development in the immediate vicinity. While the site is currently cropland and will be zoned as T District upon annexation, the introduction of a commercial condo development aligns well with adjacent M-1 land uses and creates more opportunities for small businesses. The new development will provide community value and opportunities for economic growth while continuing to ensure an appropriate transition between land uses.

C. Whether the proposed amendment will have an adverse effect on the value of adjacent properties.

The proposed development is not expected to have any adverse effects on the adjacent properties. Neighboring the city limits of Mankato, the site is in close proximity to other parcels of land zoned to M-1 which will encourage the orderly growth of the community.

D. The adequacy of public facilities and services.

The Municipal water, sanitary, and storm is proposed to be extended from existing services in 227th St as part of site development. Any necessary upgrades will be coordinated with City staff. The impact of traffic is expected to be minimal due to the nature of the proposed use. Parking and access to the new development will be designed to meet city and county requirements to ensure safe and efficient use of the commercial condos.

CONDITIONAL USE PERMIT

Further, the proposed project will meet the conditional use criteria of Sec. 10-1883 (1-10).

A. *It is one (1) of the conditional uses listed in the particular district.*

The proposed use is one of the conditional uses listed under the M-1 Light Industrial District as stated in Sec. 10-1002 of the City of Mankato's Code.

B. *It is in keeping with the comprehensive planning policies of the City and this chapter as amended from time to time.*

The development proposed aligns with the goals and intentions of the City of Mankato's Comprehensive Land Use Plan and the M-1 Light Industrial District by following Mankato's future land use map in concurrence with a PUD overly and CUP to allow flexibility for the development of this proposed project. The new proposed development will provide room for economic growth while establishing appropriate transitions between land uses.

C. *It does not interfere with or diminish the use of property in the immediate vicinity.*

The proposed use is compatible with the overall character of the surrounding area. Introducing spaces for the Rickway Carpet warehouse, office, and showroom, and 66 additional condo units that will be available for rent lines up well with the neighboring city limits of Mankato. The site is in the vicinity of other parcels of land zoned M-1 which will motivate the orderly growth of the City of Mankato community. The development will be an asset to the city as it complements nearby areas and encourages appropriate transitions of future land use developments.

D. *It can be adequately served by public facilities and services.*

The Municipal water, sanitary, and storm is proposed to be extended from existing services in 227th St as part of site development. Any necessary upgrades will be coordinated with City staff.

E. *It does not cause undue traffic congestion.*

The anticipated traffic impact is expected to be low due to the nature of the proposed use. Ample on-site parking and safe access will be implemented to meet city requirements, ensuring safe and efficient use of the development.

F. *It preserves significant historical and architectural resources.*

The site does not contain any designated historical or architecturally significant structures. No adverse impacts to such resources are anticipated as part of this request.

G. *It preserves significant natural and environmental features.*

A wetland is located on the southernmost part of the site that receives stormwater from the adjacent area to the north and the ditch along the east side of the site. The western side of the defined ditch along the east side of the site goes away to allow the stormwater to spill into the wetland area before overflowing to the southern ditch and ultimately discharging to the west. The proposed development is designed to detain stormwater in proposed ponds to reduce

discharge rates to the pre-development conditions and improve water quality. The stormwater will then be discharged to the existing ditch system along the east, south, and west sides of the site. The volume of stormwater discharge to the eastern ditch will match existing conditions to ensure the existing wetland hydrology is maintained. Any site planning will comply with local environmental regulations, and stormwater management practices will be implemented to preserve the site.

H. It will not cause a negative cumulative effect, when considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood, and the effect of the proposed type of conditional use upon the City as a whole.

The proposed use will not cause a negative cumulative impact. Promoting quality design standards and opportunities for industrial park development, this proposed development complements the nearby M-1 district locations. While evaluating the development near existing land uses in the area, the Rickway Carpet warehouse, office, and showroom, and 66 additional condo units will not strain city services or change the existing neighborhood characteristics.

I. It complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the granting of a variance.

The project will comply with all applicable zoning, building, fire, and safety codes. Any additional reviews will be coordinated with City staff. Site design will adhere to local development guidelines for parking, lighting, and signage.

J. It will not jeopardize the public's health, safety, or general welfare.

The proposed development of Rickway Carpet warehouse, office, and showroom, and 66 additional condo units will not jeopardize the public's health, safety, or general welfare. It will be professionally managed, regularly maintained, and designed with safety as a priority. The site development will be a positive addition to the area.

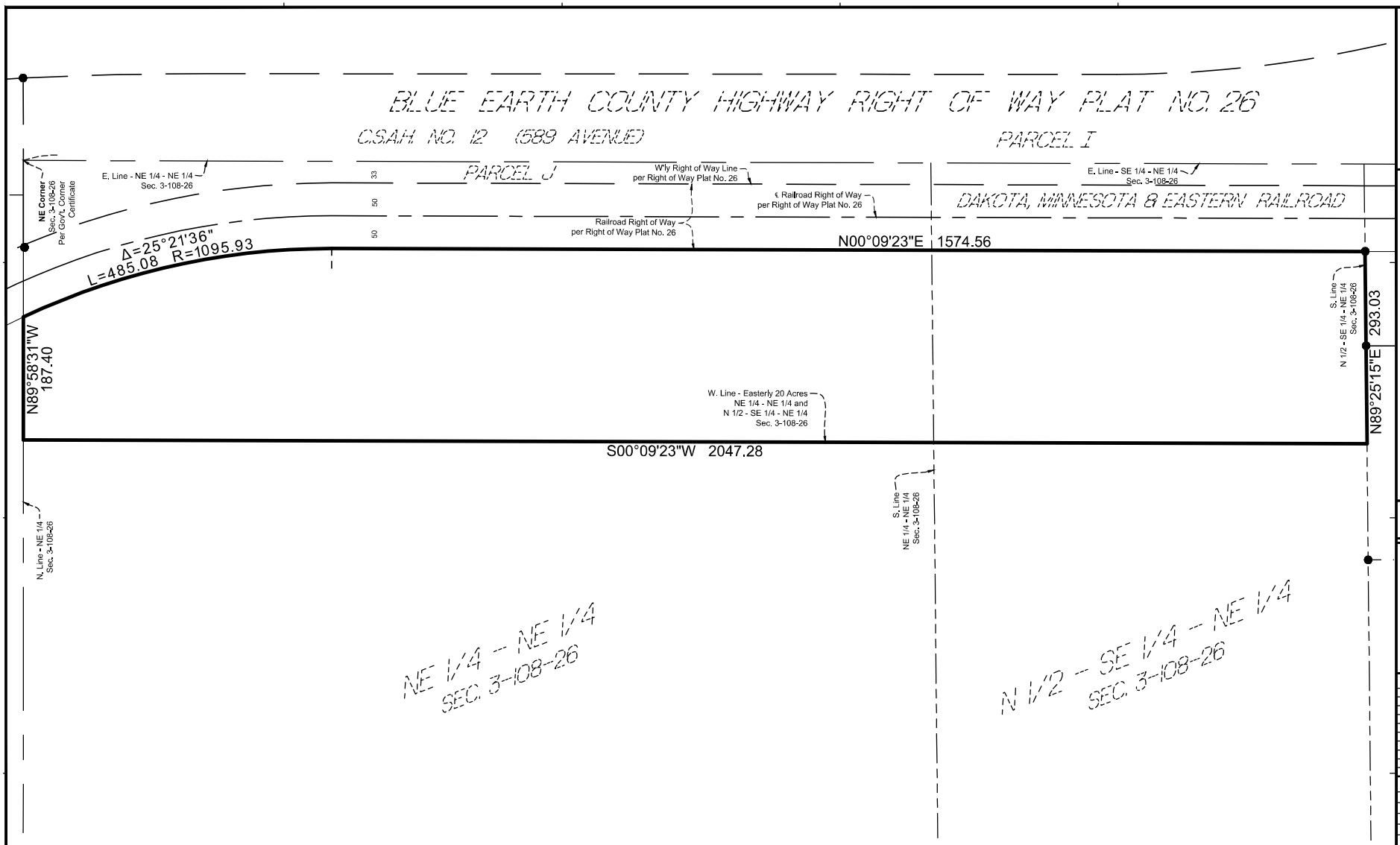
Thank you again for reviewing the attached materials. Please contact us at 507.387.6651 or via email with any questions or if there is any additional information we can provide in support of this project.

Sincerely,

Katia Ostermann
Development Services Coordinator
Katia.Ostermann@ISGInc.com

Sincerely,

Nathan Hermer, PE
Civil Engineer
Nathan.Hermer@ISGInc.com



EXISTING DESCRIPTION:
(Per Doc. 614CR972)

That part of the easterly 20 acres of the Northeast Quarter of the Northeast Quarter and the North Half of the Southeast Quarter of the Northeast Quarter, all in Section 3, Township 108, Range 26, Blue Earth County, Minnesota, lying westerly of the railroad right of way.

NOTES:

1. Orientation of this bearing system is based on the north line of the Northeast Quarter of Section 3-108-26. Said line bears North 89 degrees 58 minutes 31 seconds West.

2. Area = 13.39 acres

N

0 75 150
SCALE IN FEET

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

THE STATION

MANKATO MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32735
CAD FILE NAME	32735 ANNEX
DRAWN BY	KH
DESIGNED BY	---
REVIEWED BY	REK
ORIGINAL ISSUE DATE	6/23/25
CLIENT PROJECT NO.	-

TITLE

ANNEXATION SKETCH

SHEET

1

OF 1

Docusign Envelope ID: B0ECA880-93BF-464C-B203-42028B41997A

COUNTY OF BLUE EARTH
STATE OF MINNESOTA

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

BOARD OF SUPERVISORS, MANKATO TOWNSHIP

The petitioner hereby states:

A. That the property is unincorporated and is not included within any other municipality.

B. The total area is approximately 13.39 acres.

C. That the reason for annexation is that the area wishes to be served by City utilities.

D. The current estimated population of persons residing on the property 0.

Petitioner hereby requests that pursuant to M.S. 414.0325, said property be annexed to and included within the City of Mankato.

Dated this 24 day of june, 2025

Signed by:
Adam Kopesky
0E9A4CBBFD2F491...
Signature

IN THE MATTER OF THE JOINT
RESOLUTION OF THE CITY OF
MANKATO AND THE TOWN OF MANKATO
DESIGNATING CERTAIN AREAS
AS IN NEED OF ORDERLY
ANNEXATION PURSUANT TO
MINNESOTA STATUTES § 414.0325

JOINT RESOLUTION FOR ORDERLY ANNEXATION

WHEREAS, the City of Mankato (hereinafter the "City") and Town of Mankato (hereinafter the "Township") deem it necessary and appropriate that they work together to develop and implement a process for the orderly and controlled growth of the City and Township; and

WHEREAS, the City and Township agree that municipal governments most efficiently provide governmental services in areas which are developed for residential, commercial, industrial, and governmental purposes; and

WHEREAS, the City and Township agree that given the potential public health threat from individual sewage treatment systems in certain areas, there is a need for municipal sanitary sewer service; and

WHEREAS, the City and Township agree that the extension of municipal sanitary sewer service to areas needing such service would benefit the public health, safety, and welfare of the entire community; and

WHEREAS, the City and Township agree that orderly urban development using municipal services in a responsible, controlled, and environmentally sound manner is in the best interests of the entire community; and

WHEREAS, the City and Township agree that orderly annexation and orderly development of the areas designated herein is one way to promote the public health, safety, and welfare of the entire community by providing for the logical development of the community and the extension of municipal services as urban development occurs; and

WHEREAS, for certain developed areas designated herein, the City and Township desire to accomplish the servicing of existing development in a mutually acceptable and beneficial manner without the need for a hearing before the Office of Administrative Hearings, Municipal Boundary Adjustments Unit, as urban development occurs; and

WHEREAS, for certain areas designated herein, the City and Township desire to address the issue of orderly annexation for vacant, unimproved, and unsubdivided properties should a development proposal be submitted and the orderly annexation of existing development should the property be redeveloped or uses changed as stipulated herein.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mankato and the Town Board of Supervisors of the Town of Mankato as follows:

Section 1. Designation of Orderly Annexation Areas. The City and Township hereby designate the following areas as in need of orderly annexation pursuant to Minnesota Statutes, Section 414.0325:

a. "Orderly Annexation Area I." "Orderly Annexation Area I," hereinafter referred to as "Area I," is legally described in Exhibit 1 attached hereto and incorporated herein by reference. For ease of reference, Area I is shown on the map attached hereto as Exhibit 1 and is generally the existing Subdivisions within the Township as delineated on Exhibit 1.

b. "Orderly Annexation Area II." "Orderly Annexation Area II," hereinafter referred to as "Area II," is legally described as all the lands within the Township not contained in "Area I".

Section 2. Definitions. For purposes of this Joint Resolution, the terms defined in this paragraph have the meanings given them:

a. "Abutting" shall have the meaning contained in 1997 Minnesota Statute 414.011, Subdivision 6; areas whose boundaries at least touch one another at a single point, including areas whose boundaries would touch but for an intervening roadway, railroad, waterway or parcel of publicly owned land.

b. "Agricultural development" shall include the permitted and conditional uses as contained in the Agriculture Zoning District of the Mankato Township Land Use Ordinance.

c. "Agricultural land" is defined as a "Farm" as defined in the Mankato Township Land Use Ordinance.

d. "Any adjacent, necessary land" means any unincorporated land lying between the City and the area proposed for annexation or used or proposed for urban, non-farm development that, in the determination of the City and Township, is necessary to maintain the symmetry of its corporate boundaries along recognizable physical features; or any unincorporated land adjacent to the City lying between the City and the area proposed for annexation or used or proposed for urban, non-farm development that, in the determination of the City and Township, is necessary to effectively provide municipal services to said unincorporated area.

e. "Dwelling" is defined as a building or portion thereof, designed exclusively for residential occupancy; the term does not include motels, tents, tent trailers, travel trailers or recreational vehicles. Also referred to as a "residential use" for the purposes of this agreement.

f. "Farming" means "Agriculture" as defined in the Mankato Township Land Use Ordinance.

g. "Improvements" means anything added or modified on a property to give that property increased value or to affect the use of property.

h. "Individual Sewage Treatment System" means a sewage treatment system, or part thereof, serving a dwelling, or other establishment, or group thereof, which uses subsurface soils treatment and disposal. Individual sewage treatment system includes holding tanks and privies.

i. "Lot or Parcel of Record" means an existing lot or parcel within an existing subdivision, in which property has been platted and subdivided into lots and blocks, or an approved metes and bounds description, and said subdivision or metes and bounds description have been recorded in the office of the Blue Earth County Recorder prior to February 3, 1995. A lot or parcel of record proposed for development under the provisions of Section 3 and 4 shall meet the minimum standards for development under the Mankato Township Land Use Ordinance.

j. "MPCA" means the Minnesota Pollution Control Agency.

k. "Municipal Utility Services" means water and sanitary sewer service as provided by the City of Mankato.

l. "Notice of Potential or Imminent Public Threat" means a notice given and signed by a licensed inspector under Minnesota Rules, Chapter 7080 or other similar state statute or rule, that an individual sewage treatment system presents a potential or imminent threat to the public health or safety because said systems are noncompliant, have failed, or are failing as defined by Minnesota Rules, Chapter 7080.

m. "Other establishment" means any public or private structure other than a dwelling that generates sewage.

n. "Professional Licensed Installer" means a person who designs, installs, alters, repairs, maintains, pumps or inspects individual sewage treatment systems pursuant to the minimum standards and licensing requirements as set forth in Minnesota Rules, Chapter 7080 or other similar state statutes or rules.

o. "Redevelopment." For the purposes of changing the use of property, increasing the intensity of use, or increasing residential density, the term "redevelopment" shall mean the improvement of property by:
   1. The rehabilitation or demolition of existing structures; and/or
   2. The construction or location of new structures, improvements or facilities; and/or
   3. The location or relocation of streets and utilities; and/or
   4. Rezoning or subdivision.

   This definition shall not apply to the exceptions as listed in Sections 3(b) and 4(b).

p. "Sewage" means the liquid and water-carried waste products from whatever source derived. The preferred term is "waste water".

q. "State" means the State of Minnesota.

r. "Subdivision" means a described tract of land which is to be divided into two (2) or more lots or parcels, any of which resultant parcels is less than twenty (20) acres in area, for the purpose of transfer of ownership or building development or, if a new street is involved, any division of a parcel of land. The term includes resubdivision and, where it is appropriate to the context, related either to the process of subdividing or to the land subdivided.

s. "Urban, non-farm development" means any development, existing or proposed, which is not defined as agricultural development.

Section 3. In Addition to the Other Terms of This Joint Resolution, the Following Agreements Apply to Orderly Annexation Area I:

a. Acreage of Orderly Annexation Area I. The City and Township agree that Orderly Annexation Area I is shown in Exhibit 1 and contains approximately 437.74 acres and represents existing Subdivisions in Mankato Township subject to the provisions of this Section.

b. No Annexation Required. The City and Township agree that no annexation shall be required for the following development activities in Orderly Annexation Area I provided that all activities conform to the provisions of the Mankato Township Land Use Ordinance:

i. Agricultural development as defined in Section 2(b); or

ii. In Highway Business, Light Industrial, and Heavy Industrial Zoning Districts as defined by the Mankato Township Land Use Ordinance, the repair, improvement, or limited expansion of permitted non-residential structures currently used for urban, non-farm development in existence on the effective date of this Joint Resolution. For purposes of this paragraph, the repair, improvement, or limited expansion of structures currently used for urban, non-farm development in existence on the effective date of this Joint Resolution shall not exceed a cumulative fifty percent (50%) increase in square footage of each existing structure proposed for repair, improvement, or limited expansion over a five (5) year period; or

iii. In residential zoning districts, the construction of a new permitted residential use or expansion of an existing permitted residential use and accessory buildings may be permitted on a lot or parcel of record as defined in Section 2(i); or

iv. In agricultural and conservation zoning districts, the construction of a new single-family dwelling and accessory buildings may be permitted per the density regulations of the Mankato Township Land Use Ordinance; or

v. Urban, non-farm development which is first approved in writing by both the City and Township. In determining whether urban, non-farm development will be approved by both the City and Township, the City and Township will examine whether or not the proposed development conforms to the purpose and intent of this resolution, including, but not limited to, the finding that urban, non-farm development is best served by municipal utility services and annexed to the City of Mankato. This exception is not intended to allow subdivisions, zoning approvals, and/or redevelopment activities (refer to definitions for "Redevelopment") that result in additional non-farm development nor allow uses that are not allowed under the Mankato Township Zoning Ordinance. This exception is intended to provide relief for unique and limited circumstances.

c. Annexation Required. The City and Township agree that all urban, non-farm development within Orderly Annexation Area I that is not listed as an Exception in Section 3(b) above shall be prohibited, unless the property proposed for such development and any adjacent, necessary land, is first annexed to the City pursuant to the terms and conditions of Section 5(b) of this Joint Resolution. The property owner shall be responsible for all costs associated with the service extension unless other arrangements are agreed to by the City.

d. Subdivisions 100% Bordered by the Municipality. The City and Township agree that if a subdivision area depicted in Exhibit 1 is completely surrounded by and abutting land or rights-of-way within the municipal limits of the City, the City and Township may designate the Subdivision as in need of orderly annexation and the City and Township will provide notice to the property owners of the intent to annex the Subdivision after two (2) years of the date of the notice. Two (2) years after the date of said notice, the City may annex the Subdivision pursuant to the terms and conditions of Section 5(b) of this Joint Resolution.

e. Petition for Annexation – Subdivision Area. The City and Township agree that for any subdivision area as depicted in Exhibit 1, if more than 66 percent of the property owners within the subdivision area petition for municipal utility services the subdivision area petitioning for municipal sewer or water service may be designated by the City and Township as in need of orderly annexation and annexed in accordance with Section 5(b) of this Joint Resolution. The City and Township may also designate any adjacent, necessary land as also in need of orderly annexation and annexed in accordance with Section 5(b) of this Joint Resolution. The costs of providing municipal utility services shall be assessed per the assessment policy of the City of Mankato as amended from time to time.

Should municipal utility services not be available within 500 feet of the subdivision area, the City may choose to defer annexation to a defined date or decline to annex the property until municipal utility services are available within 500 feet of the subdivision.

Section 4. In Addition to the Other Terms of This Joint Resolution, the Following Agreements Apply to Orderly Annexation Area II:

a. No Urban, Non-Farm Development. The City and Township agree that all urban, non-farm development or redevelopment within Orderly Annexation Area II is prohibited unless the property proposed for such development or redevelopment and any adjacent, necessary land, is first annexed to the City pursuant to the terms and conditions of this Joint Resolution.

b. Exceptions. The City and Township agree that the following development may occur within Orderly Annexation Area II without having to be first annexed prior to development thereof:

i. Agricultural development as defined in Section 2(b); or

ii. In Highway Business, Light Industrial, and Heavy Industrial Zoning Districts as defined by the Mankato Township Land Use Ordinance, the repair, improvement, or limited expansion of non residential structures currently used for urban, non-farm development in existence on the effective date of this Joint Resolution. For purposes of this paragraph, the repair, improvement, or limited expansion of structures currently used for urban, non-farm development in existence on the effective date of this Joint Resolution shall not exceed a cumulative fifty percent (50%) increase in square footage of each existing structure proposed for repair, improvement, or limited expansion over a five (5) year period; or

iii. In residential zoning districts, the construction of a new single-family dwelling and accessory buildings or expansion of an existing permitted residential use and accessory buildings may be permitted on a lot or parcel of record as defined in Section 2(i); or

iv. In agricultural and conservation zoning districts, the construction of a new single-family dwelling and accessory buildings may be permitted per the density regulations of the Mankato Township Land Use Ordinance; or

v. Urban, non-farm development which is first approved in writing by both the City and Township. In determining whether urban, non-farm development will be approved by both the City and Township, the City and Township will examine whether or not the proposed development conforms to the purpose and intent of this resolution, including, but not limited to, the finding that urban, non-farm development is best served by municipal utility services and annexed to the City of Mankato. This exception is not intended to allow subdivisions, zoning approvals, and/or redevelopment activities (refer to definitions for "Redevelopment") that result in additional non-farm development nor allow uses that are not allowed under the Mankato Township Zoning Ordinance. This exception is intended to provide relief for unique and limited circumstances.

c. Annexation Required. The City and Township agree that all urban, non-farm development within Orderly Annexation Area II that is not listed as an Exception in Section 4(b) above shall be prohibited, unless the property proposed for such development and any adjacent, necessary land, is first annexed to the City pursuant to the terms and conditions of Section 5(b) of this Joint Resolution. The property owner shall be responsible for all costs associated with the service extension unless other arrangements are agreed to by the City.

c. Properties 100% Bordered by the Municipality. The City and Township agree that a lot or parcel that is completely surrounded by and abutting land or rights-of-way that are located within the municipal limits of the City may be designated by the City and Township as in need of orderly annexation and annexed in accordance with Section 5(b) of this Joint Resolution.

The property owner shall receive written notice of said designation for orderly annexation and said notice shall state that the lot or parcel shall be annexed within two (2) years of the date of the notice.

d. Notwithstanding the above, should an owner of a lot or parcel that is completely surrounded by and abutting land or rights-of-way within the municipal limits of the City and is five (5) acres or less in size receives a notice of noncompliance under the Blue Earth County Subsurface Sewage Treatment Ordinance as amended from time to time, said property may be designated by the City and Township as in need of orderly annexation and annexed in accordance with Section 5(b) of this Joint Resolution.

e. Petition for Sewer or Water Service. The City and Township agree that if any property located in Orderly Annexation Area II is being used for urban, non-farm development, and the property owner located therein petitions the City for extension of municipal utility services, then the property petitioning for municipal sewer or water service may be designated by the City and Township as in need of orderly annexation and annexed in accordance with Section 5(b) of this Joint Resolution. The City and Township may also designate any adjacent, necessary land as also in need of orderly annexation and annexed in accordance with Section 5(b) of this Joint Resolution. The property owner shall be responsible for all costs associated with the municipal utility service extensions unless other arrangements are agreed to by the City.

g. Annexation by Property-Owner Petition. The City and Township agree that if the City receives a property-owner petition for annexation by any property-owner with land within Orderly Annexation Area II and said land is platted or subdivided, is proposed to be platted or subdivided, or is proposed for urban, non-farm development, the land may be designated by the City and Township as in need of orderly annexation and annexed in accordance with Section 5(b) of this Joint Resolution. The City and Township may also designate any adjacent, necessary land as in need of orderly annexation and annexed in accordance with Section 5(b) of this Joint Resolution. The property owner shall be responsible for all costs associated with the municipal utility service extension unless other arrangements are agreed to by the City.

h. Annexation by City of Eagle Lake. Under the terms and provisions of this agreement, property located in Sections 12, 13 and 24 of Mankato Township (Township 108 North, Range 26 West) may be annexed into the City of Eagle Lake.

Section 5. In Addition to the Other Terms of This Joint Resolution, the Following Agreements Apply to Orderly Annexation Areas I and II as indicated.

a. Sewer and Water Extension Required by State Agency. The City and Township agree that when the City is required to provide municipal water or sanitary sewer service to a designated area by order of an agency of the State the designated area shall be designated by the City and Township as in need of orderly annexation and annexed in accordance with Section 5(d) of this Joint Resolution.

The City and Township may also designate any adjacent, necessary land as also in need of orderly annexation and annexed in accordance with Section 5(b) of this Joint Resolution. The property owner(s) provided with municipal sewer or water service under any of the above circumstances shall be responsible for all costs associated with the service extension unless other arrangements are agreed to by the City.

b. No Hearing Required. The City and Township agree that upon receipt of resolutions from the City and Township providing for annexation of a designated area under Section 3(c) and 3(d), 4(c), 4(d) and 4(e), 5(a), and 7(d) and a copy of this Joint Resolution, the Office of Administrative Hearings, Municipal Boundary Adjustments Unit or designee/successor, pursuant to Minnesota Statutes, Section 414, may review and comment, but shall, within thirty (30) days of receipt of said resolution, order the annexation of the area designated therein in accordance with the terms and conditions of this Joint Resolution.

The City and Township agree that no alteration of the boundaries as described in the filed resolution is appropriate, that no consideration by the Office of Administrative Hearings, Municipal Boundary Adjustments Unit is necessary, and that all terms and conditions for annexation of the area designated in the filed resolution are provided for in this Joint Resolution.

c. Planning Authority. The City and Township agree that as of the date of execution of this Joint Resolution, all planning, zoning, and subdivision review activities within the Township area shall be carried out by Mankato Township. Land annexed under this Joint Resolution shall be subject to the Mankato City Code and Charter and the City shall be responsible for providing governmental services.

d. Official Controls. Mankato Township agrees not to subdivide or rezone any property presently zoned Agriculture or Conservation to any other zoning district nor shall they amend any provision of or repeal the Official Control in effect on the date of the execution of this Agreement unless agreed to by the City. The adopted official controls of Mankato Township shall give full effect to the covenants and conditions provided for in this Joint Resolution.

e. Enforcement. The City and Township agree that upon adoption of official controls, enforcement and implementation of the official controls shall be by Mankato Township, except for Shoreland and Wetland Regulations, which are administered and enforced by Blue Earth County.

f. Termination. The Planning Authority established by this Joint Resolution shall continue in effect for the term of this Joint Resolution unless otherwise terminated earlier by mutual written joint resolution of the governing bodies of the City and Township.

Section 6. Building Permits Issuance. The City and Township, agree that Mankato Township shall be responsible, as of the date of execution of this Joint Resolution, for the issuance of all building permits within the Township in accordance with this Joint Resolution. Land annexed under this Joint Resolution shall be subject to the Mankato City Code and Charter.

Section 7. Zoning and Building Permit Application Procedure. The City and Township agree that:

a. Whenever any person(s) or business entity makes application for a building permit for the construction of a new commercial or industrial building or for a zoning request for the establishment of a commercial or industrial use within the Township, such application shall be submitted to the City and Township for review.

b. Should the City during its review of an application under Section (7)(a) above, determine that the application qualifies as urban, non-farm development for which an exception is not listed under the terms of this Joint Resolution, the City shall provide notice to the Township, and the property owner, within thirty (30) days of receipt, that the property and any adjacent necessary land are subject to annexation and extension of services by the City in accordance with the terms of this Joint Resolution. The City shall in the notice state whether the City intends to annex the property and any adjacent necessary land. The City shall state in the notice that the property owner, in the event of annexation, will be responsible for all costs associated with the service extension unless other arrangements are agreed to by the City.

c. The City and Township, thereafter, within sixty (60) days of such notice, shall each consider and either approve or deny the annexation. If either the City or Township determines that such annexation is not appropriate or is premature, the Township shall deny the application. A valid reason the City or Township may determine that such annexation is not appropriate, or is premature, is the lack of municipal utility services within 500 feet of the property and/or the inability to provide municipal governmental services, such as Public Safety protection and Public Works services.

d. If the City and Township both approve the annexation per Section 7(c) above, the City and Township agree that the City may submit a resolution for annexation of the area proposed for urban, non-farm development in accordance with Section5(b) of this Joint Resolution. The City and Township may also designate any adjacent, necessary land as also in need of orderly annexation and annexed in accordance with Section 5(b) of this Joint Resolution. The property owner shall be responsible for all costs associated with the service extension unless other arrangements are agreed to by the City.

e. After annexation of an area as provided for in this section, the City shall be responsible for providing governmental services and municipal utility services to the area annexed.

Section 8. Tax Reimbursement. When a lot or parcel is annexed, the City annexing the lot or parcel will reimburse the Township for the loss of taxes generated from the property annexed. If the annexation becomes effective on or before August 1 of the levy year, the City may levy on the annexed area beginning with the same levy year.

If the annexation becomes effective after August 1, of the levy year, the Township may continue to levy on the annexed property for that levy year and the City may not levy on the annexed area until the following year. For the year following the last tax year that Mankato Township last collects a levy, the City will reimburse the Township ninety percent (90%) of the amount of taxes that were collected by the Township the previous year. For each year thereafter, the City will reimburse a declining amount adjusted by ten percent (10%) per year of the original taxes up until and including the year that the reimbursement equals ten percent (10%) of the original amount.

Thereafter, the City will no longer reimburse the Township. If an annexation occurs before and within 10 years of the termination of this agreement, payments will continue in conformance with the above beyond the termination date.

Section 9. The City and Township to Adopt and Enforce Regulations. The City and Township agree to enact, adopt, and strictly enforce all such resolutions, ordinances, or regulations, as may be or shall be necessary to give full effect to the stipulations contained in this Joint Resolution.

Section 10. Assessments and Installation of Municipal Services. For annexed property, the assessment policy of the City shall be incorporated by reference into this agreement.

The installation of municipal services shall conform to City standards. Where feasible and cost effective, the installation of municipal services shall minimize the disruption of existing streets within the subdivision areas contained in Orderly Annexation Area I, provided adequate easements and access are provided by the property owners and any resulting additional costs are assessed to the benefitting properties. If the initial installation of municipal services causes the excavation and/or other physical disruption of a street within a subdivision area contained in Orderly Annexation Area I, the street shall be restored to its original condition and configuration unless an additional street improvement is petitioned for by at least 66% of the owners of the subdivision. Future street reconstruction projects after the initial installation of municipal services shall conform to the municipal standards for street reconstruction of the City of Mankato.

Section 11. Governing Law. This Joint Resolution is made pursuant to, and shall be construed in accordance with the laws of the State of Minnesota.

Section 12. Modification / Amendment. This Joint Resolution shall not be modified, amended, or altered except upon the written joint resolution of the City, and the Township duly executed and adopted by the City Council and the Township Board of Supervisors and filed with the Office of Administrative Hearings, Municipal Boundary Adjustments Unit, or their successor.

Section 13. Term. This Joint Resolution shall be in full force and effect until July 1, 2035, unless otherwise terminated earlier by mutual written joint resolution of the City and Township or should the remaining unincorporated areas of the Township merge with the City.

Section 14. Severability. In the event that any provision of this Joint Resolution is determined and adjudged to be unconstitutional, invalid, illegal or unenforceable by a court of competent jurisdiction, the remaining provisions of this Joint Resolution shall remain in full force and effect, and the parties hereto shall negotiate in good faith and agree to such amendments or modifications of or to this Joint Resolution or other appropriate actions as shall, to the maximum extent practicable in light of such determination, implement and give effect to the intentions of the parties hereto.

Section 15. Headings and Captions. Headings and captions are for convenience only and are not intended to alter any of the provisions of this Joint Resolution.

Section 16. Attachments. All Attachments referred to in this Joint Resolution are hereby made a part hereof and incorporated herein by reference as fully and as completely as if set forth herein verbatim.

Section 17. Entire Agreement. The terms, covenants, conditions, and provisions of this Joint Resolution, including the present and all future attachments, shall constitute the entire agreement between the parties hereto, superseding all prior agreements and negotiations. This Joint Resolution shall be binding upon and inure to the benefit of the respective successors and assigns of the City and Township.

Section 18. Disputes and Remedies. The City and Township agree as follows:

a. Negotiation. When a disagreement over interpretation of any provision of this Joint Resolution shall arise, the respective City and Township will direct staff members as they deem appropriate to meet at least one (1) time at a mutually convenient time and place to attempt to resolve the dispute through negotiation.

b. Arbitration. When the parties to this Joint Resolution are unable to resolve disputes, claims or counterclaims, or are unable to negotiate an interpretation of any provision of this Joint Resolution, the parties may mutually agree in writing to seek relief by submitting their respective grievances to binding arbitration.

c. Adjudication. When the parties to this Joint Resolution are unable to resolve disputes, claims or counterclaims, are unable to negotiate an interpretation of any provision of this Joint Resolution or are unable to agree to submit their respective grievances to binding arbitration, either party may seek relief through initiation of an action in a court of competent jurisdiction. In addition to the remedies provided for in this Joint Resolution and any other available remedies at law or equity, in the case of a violation, default or breach of any provision of this Joint Resolution, the non-violating, non-defaulting, or non-breaching party may bring an action for specific performance to compel the performance of this Joint Resolution in accordance with its terms.

Section 19. Notice. Any notices required under the provisions of this Joint Resolution shall be in writing and sufficiently given if delivered in person or sent by certified or registered mail, return receipt requested, postage prepaid, as follows:

If to the City:
Mr. Patrick Hentges, City Manager (or successor)
Intergovernmental Center
10 Civic Center Plaza
PO Box 3368
Mankato, MN 56002-3368

If to the Township:
Town Clerk (or successor)
Mankato Township
19727 Ridge Drive
Mankato, MN 56001

Approved by the Town of Mankato this 1st day of November, 2013.

TOWN OF MANKATO

By: Daniel Rotchadl
Daniel Rotchadl, Chair

By: Daniel Fogal
Daniel Fogal, Town Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF BLUE EARTH)

On this 1st day of November, 2013, before me, a Notary Public within and for said County and State, personally appeared Daniel Rotchadl to me known to be the same person described in and who executed the foregoing instrument, and acknowledged that he executed the same as authorized by the Mankato Town Board of Supervisors.

KARI A. LOZINSKI
Notary Public-Minnesota
My Commission Expires Jan 31, 2017

Kari A. Lozinski
Notary Public

STATE OF MINNESOTA)
)ss.
COUNTY OF BLUE EARTH)

On this 1st day of November, 2013, before me, a Notary Public within and for said County and State, personally appeared Daniel Fogal to me known to be the same person described in and who executed the foregoing instrument, and acknowledged that he executed the same as authorized by the Mankato Town Board of Supervisors.

KARI A. LOZINSKI
Notary Public-Minnesota
My Commission Expires Jan 31, 2017

Kari A. Lozinski
Notary Public

Approved by the City of Mankato this 1st day of November, 2013.

CITY OF MANKATO

By: _____
Eric T. Anderson Mayor

Attest: _____
Renae, Kopischke, Executive Secretary

STATE OF MINNESOTA)
) ss.
COUNTY OF BLUE EARTH)

On this 1st day of November, 2013, before me, a Notary Public within and for said County and State, personally appeared Eric T. Anderson to me known to be the same person described in and who executed the foregoing instrument, and acknowledged that he executed the same as authorized by the City Council of Mankato.

_____
Notary Public

KARI A. LOZINSKI
Notary Public-Minnesota
My Commission Expires Jan 31, 2017

STATE OF MINNESOTA)
) ss.
COUNTY OF BLUE EARTH)

On this 1st day of November, 2013, before me, a Notary Public within and for said County and State, personally appeared Renae Kopischke to me known to be the same person described in and who executed the foregoing instrument, and acknowledged that he executed the same as authorized by the City Council of Mankato.

_____
Notary Public

KARI A. LOZINSKI
Notary Public-Minnesota
My Commission Expires Jan 31, 2017

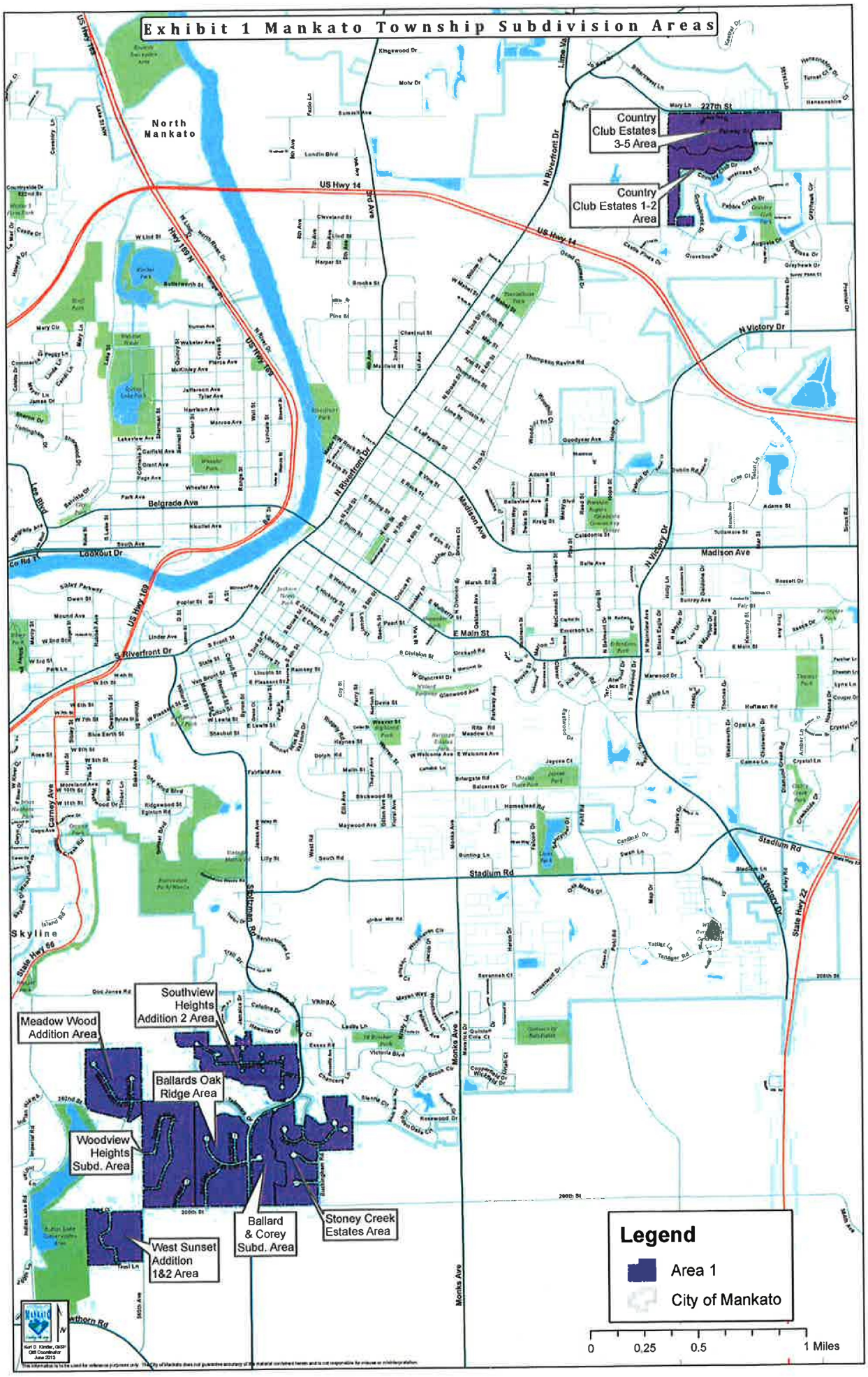


Exhibit 1 Mankato Township Subdivision Areas
North Mankato
Country Club Estates 3-5 Area
Country Club Estates 1-2 Area
Southview Heights Addition 2 Area
Meadow Wood Addition Area
Ballards Oak Ridge Area
Woodview Heights Subd. Area
Ballard & Corey Subd. Area
Stoney Creek Estates Area
West Sunset Addition 1&2 Area
Legend
Area 1
City of Mankato
0
0.25
0.5
1 Miles

AFFIDAVIT OF PUBLICATION

State of Minnesota, ss.
County of Blue Earth

James P. Santori, being duly sworn, on oath says that he is the publisher or authorized agent and employee of the publisher of the newspaper known as The Free Press and The Land, and has full knowledge of the facts which are stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a legal newspaper, as provided by Minnesota Statute 331.02, 331.06, and other applicable laws, as amended.

(B) The printed Notice

which is attached was cut from the columns of said newspaper, and was printed and published once each week, for 1 *successive weeks; it was first published on* Saturday, *the* 5 *day of* October, 20 13, *and was thereafter printed and published on every* Saturday *to and including* Saturday, *the* 5 *day of* October, 20 13; *and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:*

abcdefghijklmnopqrstuvwxyz

By: _____
Publisher

Subscribed and sworn to before me on this 13 *day of* February, 20 14.

_____
Notary Public

TRACY MARIE HERRMANN
Notary Public-Minnesota
My Commission Expires Jan 31, 2017

October 5, 2013
JOINT NOTICE OF INTENT FOR THE SIGNING OF THE JOINT RESOLUTION ADOPTING THE CITY OF MANKATO/MANKATO TOWNSHIP ORDERLY ANNEXATION AGREEMENT

The City of Mankato and Mankato Township adopted by joint resolution the City of Mankato/Mankato Township orderly annexation agreement establishing criteria for annexation and limitations to nonfarm development. The signing of the the City of Mankato/Mankato Township orderly annexation agreement will occur on or after October 17, 2013.

The properties intended to be included in the agreement are as follows:

1. All properties located within Mankato Township with the exception of Sections 12, 13, and 24.
2. The Mankato City Council adopted the Joint Resolution for annexation of said properties at their regular meeting of June 24, 2013.
3. The Mankato Township Board has previously considered and resolved to adopt the Joint Resolution at their regular meeting held on May 16, 2013.

Dated: October 5, 2013

Stormwater Management Report

The Station
Mankato, Minnesota

June 23, 2025

Project No. 25-32735

ISG
Architecture
Engineering
Environmental
Planning
ISGInc.com

REPORT FOR:
City of Mankato
Alec Pietz, Interim City Engineer
10 Civic Center Plaza
Mankato, MN 56001
507.387.8643
apietz@mankatomn.gov

FROM:
ISG
Nathan Hermer, **P.E.**
115 East Hickory Street + Suite 300
Mankato, Minnesota 56001
507.387.6651
Nathan.Hermer@ISGInc.com

SIGNATURE SHEET

I HEREBY CERTIFY THAT THESE CALCULATIONS WERE 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.

_____

Nathan J. Hermer, **P.E.**
Project Engineer
Reg. No. 54848

ISG
115 East Hickory Street + Suite 300
Mankato, MN 56001

The Station
Mankato, MN

Engineer's Project Number: 25-32735

Dated this 23rd day of June 2025

TABLE OF CONTENTS

SIGNATURE SHEET i
TABLE OF CONTENTS ii
APPENDICES ii
Introduction 1
Drainage Conditions 1
Existing Site 1
Proposed Site 1
Soil Conditions 2
Stormwater Management 2
Stormwater Regulations 2
Stormwater System Overview 2
Water Quality 2
Conclusion 2

APPENDICES

Appendix A: Existing + Proposed Condition Drainage Maps ..... A
Appendix B: Basin Calculations ..... B

INTRODUCTION

This stormwater management report was prepared to facilitate improvements for the Station in Mankato, MN. The project site is located in the southwest quadrant of the CSAH 23 and CSAH 12 intersection, west of the railroad tracks. The property area is 13.39 acres. The proposed development will include a new Rickway Carpet warehouse, office, and showroom, along with 66 commercial condo units. The improvements will include grading, underground utility installation, curb and gutter, stormwater management basins, and pavement surfacing.

In concurrence with the production of site plans, hydrologic and hydraulic models were developed to generate the data presented within this report. Given that the project will disturb more than one acre of land, a NPDES Construction Stormwater Permit will be required. This project is also subject to the City of Mankato's stormwater rate control and water quality requirements.

DRAINAGE CONDITIONS

Existing Site

The project property has been historically farmed and has a drainage ditch along the east, south, and south third of the west property line. There is one wetland located along the southern property line that accepts runoff from the east ditch and area directly north of the wetland, identified as the "South Drainage Area" on the existing drainage map located in Appendix A. The existing wetland discharges into the south ditch via overland flow.

There are three remaining drainages; the "Northern Drainage Area" generally flows from west to east discharging into the existing east ditch; the "Central Drainage Area" generally flows from east to wet discharging into the existing west ditch; and the remaining area is within the existing ditch.

An existing conditions drainage map is available in Appendix A.

Table 1. Existing Drainage Areas

Drainage Area	Total Area [ac]	Impervious Area [ac]	Pervious Area [ac]	Discharge Point
North	6.10	0.0	6.10	East Ditch
Central	3.60	0.0	3.60	West Ditch
South	3.01	0.0	3.01	Wetland – South Ditch
Ditch	0.68	0.0	0.68	-
Total	**13.39**	**0.0**	**13.39**	-

Proposed Site

The proposed project will provide traffic circulation and parking for a commercial condo development and Rickway Carpet warehouse, office, and showroom, supporting utilities, and stormwater management basins. The project will result in a net increase in impervious area of 7.19 acres.

Wetland impacts have been avoided, and the wetland buffer will be provided per local regulations. The existing east ditch currently discharges into the existing wetland, which has a low pool before discharging to the south ditch. The proposed project will not change the existing east ditch and it will continue to discharge into the existing wetland.

There are five proposed drainage areas as outlined in Table 2 below. A proposed drainage map is located in Appendix A.

Table 2. Proposed Drainage Areas

Drainage Area	Total Area [ac]	Impervious Area [ac]	Pervious Area [ac]	Discharge Point
North Pond	4.08	2.18	1.90	East Ditch
South Pond	6.40	5.01	1.39	East/West Ditch
Wetland	0.64	0.00	0.64	South Ditch
East Ditch	1.39	0.00	1.39	-
West Ditch	0.88	0.00	0.88	-
Total	**13.39**	**7.19**	**6.2**	-

Soil Conditions

The USDA's websoil survey was used to review the existing soils and the project site is predominately clay loam. Therefore, the site was modeled using Hydraulic Soil Group (HSG) D soils.

STORMWATER MANAGEMENT

Stormwater Regulations

The location of the project involves two agencies with stormwater management requirements: the Minnesota Pollution Control Agency (MPCA NPDES Construction Stormwater Permit) and the City of Mankato. The project exceeds all agencies' disturbance thresholds, and as such, must meet all applicable stormwater rate control and water quality requirements. The City of Mankato standards are more stringent than the MPCA requirements; thus, meeting the City of Mankato's requirements indicates that the site inherently complies with MPCA regulations.

Stormwater System Overview

Hydrologic and hydraulic calculations were performed for the existing and proposed drainage conditions using the rainfalls depths obtained for the City of Mankato and the MSE-3 24-hour rainfall distribution curve. The stormwater management system consists of three basins that were modeled in HydroCAD to ensure the site meets rate control and water quality standards. Given the poor soils, infiltration was deemed infeasible for the site and each basin will be a wet detention basin.

Basin discharge points are shown on the Proposed Drainage Map in Appendix A and final design elevations, discharge rates, and high-water levels (HWL) for each storm event will be provided with the final design.

Water Quality

WATER QUALITY VOLUME

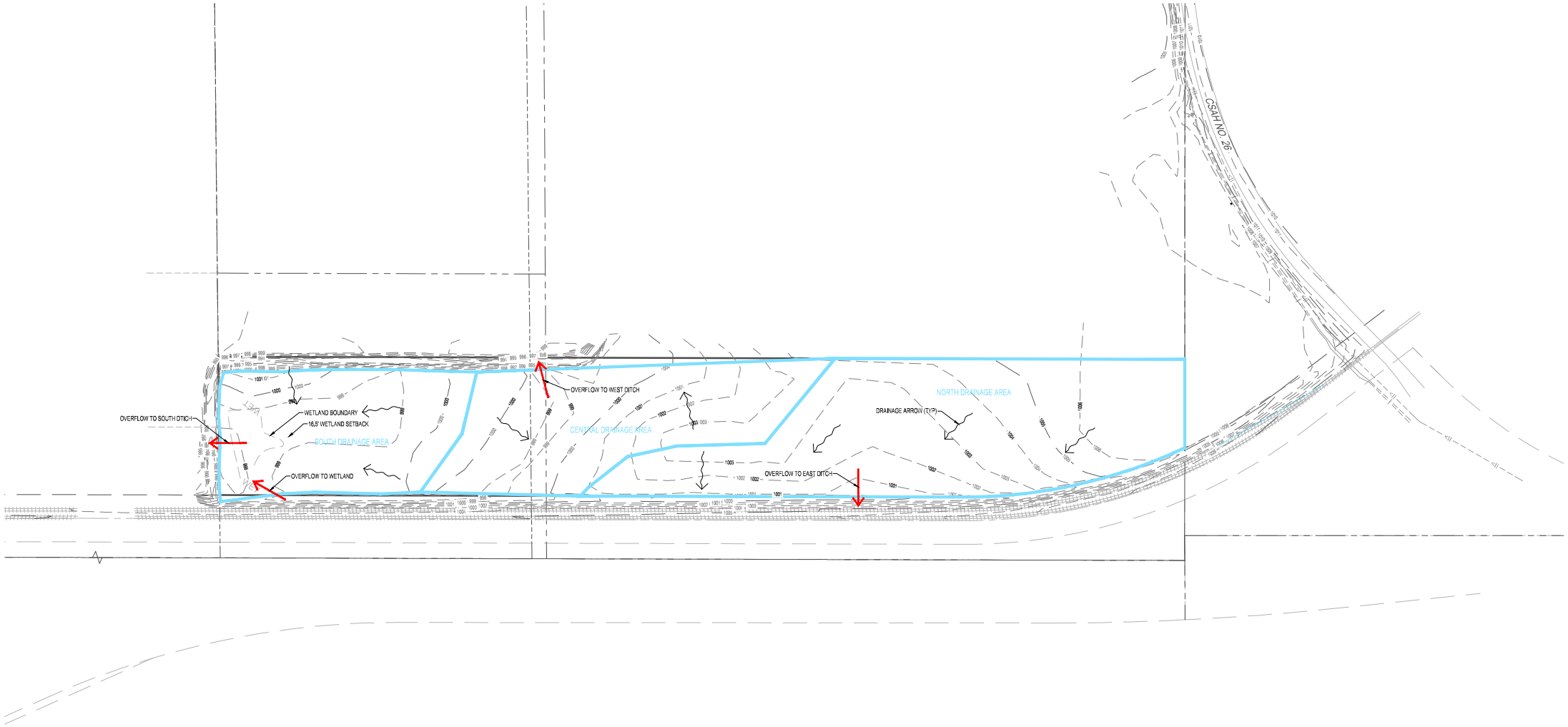
The City of Mankato requires that 1.1 inches of runoff across new and reconstructed impervious surfaces be retained as the water quality volume. If the volume requirement is met, then Total Suspended Solids (TSS) and Total Phosphorus (TP) requirements shall be considered met.

Due to the predominately clay soils, multiple wet detention basins are proposed to meet the water quality requirements. Appendix B shows the calculations of dead storage and water quality discharge rate for the northern two basins and the southern basin.

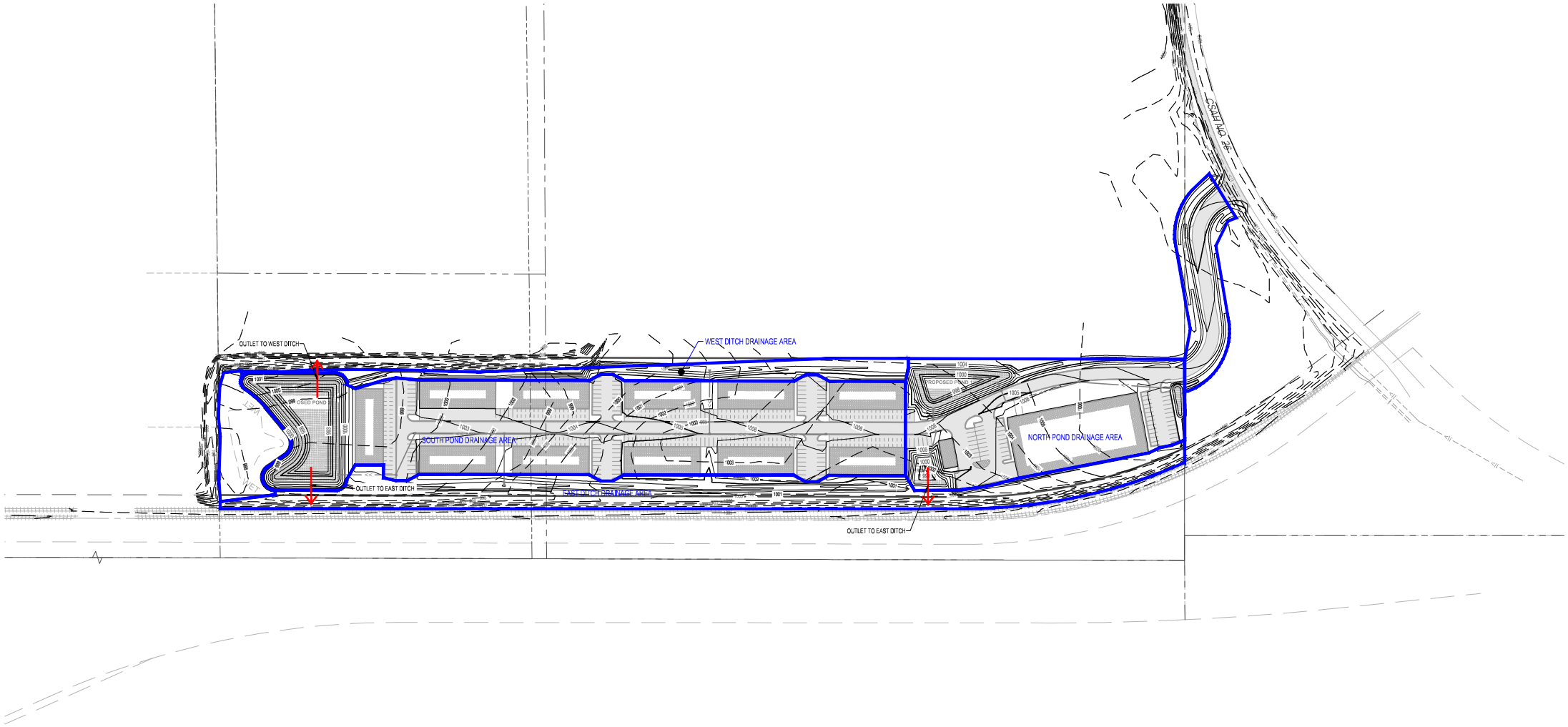
CONCLUSION

The proposed project provides a stormwater management system that meets all MPCA NPDES and City of Mankato requirements. The NPDES Construction Stormwater Permit will be applied for prior to construction and available as soon as the permit is obtained. The proposed project as designed provides volume abstraction, water quality volume, and detention requirements.

Appendix A: Existing + Proposed Condition Drainage Maps



Existing Drainage Map



Proposed Drainage Map

ISG

Architecture + Engineering + Environmental + Planning

THE STATION
MANKATO, MINNESOTA - 06/23/25
ISG PROJECT NO. 25-32735

ISGInc.com

Appendix B: Basin Calculations

MPCA Storage Calculations

Project No. 25-32735
Date 6/23/25
By NJH

Project Name: The Station
Pond ID: Pond 1 + 2

DETENTION BASIN

Amount of Dead Storage	11492.00	Cubic Feet		
Total Drainage Area to Basin	177593	Square Feet		
Total Required Dead Storage	7338.55	Cubic Feet		
Dead Storage Check	Ok			
New Impervious Area to Basin	94953.00	Square Feet		
Required Water Quality Volume (1.1")	8704.03	Cubic Feet		
Pond elevation at	20196.03	cubic feet of total storage		1001.2
Pond Surface Area at elevation	1001.2		8497	Square Feet
Pond Discharge at elevation	1001.2		1.05	cfs
Allowable discharge	1.10	cfs		
Discharge Check	Ok			

MPCA Storage Calculations

Project No. 25-32735
Date 6/23/25
By NJH

Project Name: The Station
Pond ID: Pond 3

DETENTION BASIN

Amount of Dead Storage	53326.00	Cubic Feet		
Total Drainage Area to Basin	278632	Square Feet		
Total Required Dead Storage	11513.72	Cubic Feet		
Dead Storage Check	Ok			
New Impervious Area to Basin	218420.00	Square Feet		
Required Water Quality Volume (1.1")	20021.83	Cubic Feet		
Pond elevation at	73347.83	cubic feet of total storage		997.2
Pond Surface Area at elevation	997.2		27379	Square Feet
Pond Discharge at elevation	997.2		3.42	cfs
Allowable discharge	3.56	cfs		
Discharge Check	Ok			

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2024-AGL-9211-OE

Issued Date: 08/22/2024

Cheryl Freitag
Niccon Inc
60727 230th St
Madison Lake, MN 56063

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Multi-purpose Building The Station
Location:	Mankato, MN
Latitude:	44-11-48.46N NAD 83
Longitude:	93-55-50.36W
Heights:	1001 feet site elevation (SE) 28 feet above ground level (AGL) 1029 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

This determination expires on 02/22/2026 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.
(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

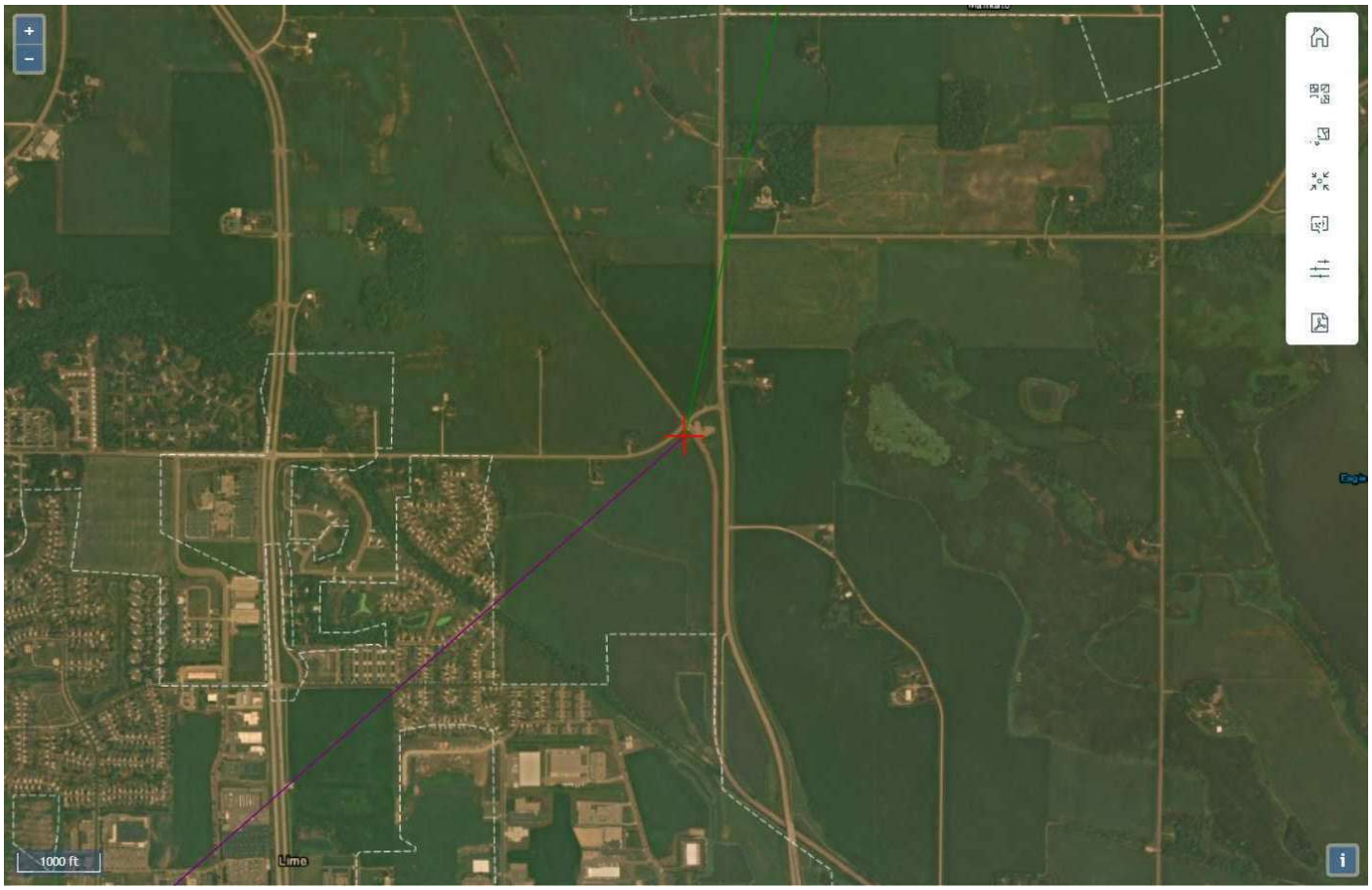
This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (817) 222-5323, or Marla.Duchatellier@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2024-AGL-9211-OE.

Signature Control No: 625506618-630918204 (DNE)
Marla Duchatellier
Technician

Attachment(s)
Map(s)

Verified Map for ASN 2024-AGL-9211-OE



TOPO Map for ASN 2024-AGL-9211-OE

July 2, 2025

Molly Westman
Planning and Zoning Administrator
City of Mankato
10 Civic Center Plaza
P.O. Box 3368
Mankato, MN 56002-3368
mwestman@mankatomn.gov

ISG

RE: Annexation, Final Plat, PUD, Rezone Request
The Station – R430903200005

Molly,

Thank you for reviewing the attached materials in support of a request for Annexation, Final Plat, PUD, and Rezoning submitted on behalf of AJK Mankato Holdings LLC.

PROJECT NARRATIVE

AJK Mankato Holdings LLC is pursuing an Annexation, Final Plat, PUD, and Rezoning to allow for a commercial condo development. The proposed development will include a new Rickway Carpet warehouse, office, and showroom with 23 employees, along with 66 commercial condo units. Rickway Carpet warehouse, office, and showroom will be operational Monday – Friday 9:00AM-5:30PM. The commercial condo units will be a mix of permitted use or conditional uses within the M-1 district. Proposed parking is based on a standard warehouse use for each commercial condo, and we understand that parking will be evaluated as unit building permits are received by the City of Mankato.

ANNEXATION

The proposed annexation area is approximately 13.39 acres. The property is located currently within Mankato Township but is contiguous to the existing City of Mankato border and is subject to an Orderly Annexation Agreement between the City of Mankato and Mankato Township from 2014. The City of Mankato Land Use Plan from November 2022 guiding the future development of public and private property within the City shows this parcel as zoned to light industrial. This property is currently undeveloped and would be developed as commercial condo units. Annexation is required to accommodate the scale and vision of the proposed development.

FINAL PLAT

A Final Plat is being submitted as part of this comprehensive review package to illustrate the proposed interrelationship of the existing properties as part of the comprehensive site development. The existing property will be platted and subdivided into 2 lots. Lot 1 will be on the North side of the property containing 3.31 acres of land while lot 2 will be on the South side of the property containing 10.08 acres of land. A Preliminary Plat request was reviewed and recommended to City Council for approval by the Planning Commission on 6/24/2024. On 7/8/2024, the Preliminary Plat was approved with conditions by City Council.

PUD

The proposed project is a 13.39-acre commercial condo development intended to provide spaces for Rickway Carpet warehouse, office, and showroom, in addition to 66 commercial condo units available for rent. The purpose of the Planned Unit Development is to allow flexibility for shared utilities and an appropriate roadway network to serve the proposed commercial condo development. As designed, the proposed project will meet the criteria of Division 4 Article 11.

REZONE

The proposed project will meet the criteria of Sec. 10-2062. (2-4)

A. *The precise wording of the proposed amendment, together with concise explanation of its presumed effect.*

AJK Mankato Holdings LLC is requesting a rezone of the newly annexed area from Transition District (T) to Light Industrial (M-1) with a PUD overlay to accommodate the proposed commercial condo development.

B. *A statement containing all the circumstances, factors, and arguments that the petitioner offers in support of the proposed amendment.*

The purpose of this request is to allow for the development and operation of this project is intended to provide spaces for Rickway Carpet warehouse, office, and showroom, and 66 additional condo units that will be available for rent. Once the property is annexed into the City of Mankato, the assigned T District will not allow for the commercial condo development until rezoning occurs; therefore, we request it be rezoned to M-1 with a PUD overlay. This request is guided by the City of Mankato's future land use map M-1 in conjunction with a PUD overlay to allow the necessary flexibility to accommodate the development of this proposed project.

C. *In the event that the proposed amendment would result in the rezoning of any property, the following shall be supplied:*

a. *A statement specifying the names of the owners of the land proposed to be rezoned.*

The owner of the land proposed to be rezoned is AJK Mankato Holdings LLC.

b. *A statement identifying the majority of owners of the land proposed to be rezoned and being parties to the petition.*

The owner of the land proposed to be rezoned is AJK Mankato Holdings LLC.

c. *The street address and legal description of the land proposed to be rezoned.*

New address to be determined upon annexation being completed. Please see the attached legal description and exhibits which include existing PID R430903200005.

d. *The present zoning classification and use of the land proposed to be rezoned.*

Once annexed, the resulting zoning classification will be T as the property transitions from the previous County Agricultural zoning to the proposed City zoning. The current use of the land is cropland.

e. *A preliminary plat if the property is not currently subdivided into lots and blocks in conformance with article XII of this chapter.*

A Preliminary Plat request for the property was reviewed and recommended to City Council for approval by the Planning Commission on 6/24/2024. City Council approved the Preliminary Plat with conditions on 7/8/2024. The final plat will meet the conditions that were provided by Planning Commission and City Council.

f. A concept development plan for the property if the property is vacant or is intended to be redeveloped.

Please see the attached concept development plans.

g. A statement of purpose explaining the reasons for the rezoning.

Rezoning the property is required for the property to be served by the City of Mankato utility infrastructure and to allow for the development of commercial condos on the site. The commercial condos will accommodate a Rickway Carpet warehouse, office, showroom, and 66 additional commercial condo units available for lease.

Additionally, the proposed project will meet the criteria of Sec. 10-2063. (1-4)

A. Whether the proposed amendment is consistent with the goals, objectives, and policies of the comprehensive land use plan, as adopted and amended from time to time by the city council.

The proposed amendment will further the industrial land use goals of the City of Mankato Land Use Plan by promoting new industrial development while minimizing any adverse effects on other properties nearby. This project promotes quality design standards, provides opportunities for industrial park development and follows location criteria by being adjacent to county road 26 which connects to State Highway 22 allowing for easy access without disturbing the surrounding areas. The proposed development will also meet the zoning ordinance and parking policies within the M-1 district.

B. Whether the proposed amendment is compatible with the overall character of existing development in the immediate vicinity of the affected property.

The proposed rezoning is compatible with the overall character of existing development in the immediate vicinity. While the site is currently cropland and will be zoned as T District upon annexation, the introduction of a commercial condo development aligns well with adjacent M-1 land uses and creates more opportunities for small businesses. The new development will provide community value and opportunities for economic growth while continuing to ensure an appropriate transition between land uses.

C. Whether the proposed amendment will have an adverse effect on the value of adjacent properties.

The proposed development is not expected to have any adverse effects on the adjacent properties. Neighboring the city limits of Mankato, the site is in close proximity to other parcels of land zoned to M-1 which will encourage the orderly growth of the community.

D. The adequacy of public facilities and services.

The Municipal water, sanitary, and storm is proposed to be extended from existing services in 227th St as part of site development. Any necessary upgrades will be coordinated with City staff. The impact of traffic is expected to be minimal due to the nature of the proposed use. Parking and access to the new development will be designed to meet city and county requirements to ensure safe and efficient use of the commercial condos.

CONDITIONAL USE PERMIT

Further, the proposed project will meet the conditional use criteria of Sec. 10-1883 (1-10).

A. *It is one (1) of the conditional uses listed in the particular district.*

The proposed use is one of the conditional uses listed under the M-1 Light Industrial District as stated in Sec. 10-1002 of the City of Mankato's Code.

B. *It is in keeping with the comprehensive planning policies of the City and this chapter as amended from time to time.*

The development proposed aligns with the goals and intentions of the City of Mankato's Comprehensive Land Use Plan and the M-1 Light Industrial District by following Mankato's future land use map in concurrence with a PUD overly and CUP to allow flexibility for the development of this proposed project. The new proposed development will provide room for economic growth while establishing appropriate transitions between land uses.

C. *It does not interfere with or diminish the use of property in the immediate vicinity.*

The proposed use is compatible with the overall character of the surrounding area. Introducing spaces for the Rickway Carpet warehouse, office, and showroom, and 66 additional condo units that will be available for rent lines up well with the neighboring city limits of Mankato. The site is in the vicinity of other parcels of land zoned M-1 which will motivate the orderly growth of the City of Mankato community. The development will be an asset to the city as it complements nearby areas and encourages appropriate transitions of future land use developments.

D. *It can be adequately served by public facilities and services.*

The Municipal water, sanitary, and storm is proposed to be extended from existing services in 227th St as part of site development. Any necessary upgrades will be coordinated with City staff.

E. *It does not cause undue traffic congestion.*

The anticipated traffic impact is expected to be low due to the nature of the proposed use. Ample on-site parking and safe access will be implemented to meet city requirements, ensuring safe and efficient use of the development.

F. *It preserves significant historical and architectural resources.*

The site does not contain any designated historical or architecturally significant structures. No adverse impacts to such resources are anticipated as part of this request.

G. *It preserves significant natural and environmental features.*

A wetland is located on the southernmost part of the site that receives stormwater from the adjacent area to the north and the ditch along the east side of the site. The western side of the defined ditch along the east side of the site goes away to allow the stormwater to spill into the wetland area before overflowing to the southern ditch and ultimately discharging to the west. The proposed development is designed to detain stormwater in proposed ponds to reduce

discharge rates to the pre-development conditions and improve water quality. The stormwater will then be discharged to the existing ditch system along the east, south, and west sides of the site. The volume of stormwater discharge to the eastern ditch will match existing conditions to ensure the existing wetland hydrology is maintained. Any site planning will comply with local environmental regulations, and stormwater management practices will be implemented to preserve the site.

H. It will not cause a negative cumulative effect, when considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood, and the effect of the proposed type of conditional use upon the City as a whole.

The proposed use will not cause a negative cumulative impact. Promoting quality design standards and opportunities for industrial park development, this proposed development complements the nearby M-1 district locations. While evaluating the development near existing land uses in the area, the Rickway Carpet warehouse, office, and showroom, and 66 additional condo units will not strain city services or change the existing neighborhood characteristics.

I. It complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the granting of a variance.

The project will comply with all applicable zoning, building, fire, and safety codes. Any additional reviews will be coordinated with City staff. Site design will adhere to local development guidelines for parking, lighting, and signage.

J. It will not jeopardize the public's health, safety, or general welfare.

The proposed development of Rickway Carpet warehouse, office, and showroom, and 66 additional condo units will not jeopardize the public's health, safety, or general welfare. It will be professionally managed, regularly maintained, and designed with safety as a priority. The site development will be a positive addition to the area.

Thank you again for reviewing the attached materials. Please contact us at 507.387.6651 or via email with any questions or if there is any additional information we can provide in support of this project.

Sincerely,

Katia Ostermann
Development Services Coordinator
Katia.Ostermann@ISGInc.com

Sincerely,

Nathan Hermer, PE
Civil Engineer
Nathan.Hermer@ISGInc.com

July 18, 2025

Molly Westman
Planning Coordinator
City of Mankato
10 Civic Center Plaza
Mankato, MN 56002
mwestman@mankatomn.gov

ISG

RE: Plan Review Response Letter
The Station – Blue Earth County PID R430903200005

Molly & Bennett,

Thank you for your plan review comments dated July 14,2025. We have prepared the following information to address your review comments. Please note that for your convenience each review item is restated below along with our corresponding response.

1. The applicant will agree to be a willing petitioner for any future road/street network improvements at such time as the property to the West (Hodapp property) develops.

   ISG Response: Acknowledged.

2. The northern boundary of the subject property will remain the front yard for the development, so long as it abuts Blue Earth County ROW.

   ISG Response: Acknowledged.

3. Applicant shall provide a refuse plan for the site. Applicant shall detail the use and construction of the trash building, as proposed. Any refuse containers shall be fully enclosed in conformance with the Mankato City Code or stored entirely within the buildings.

   ISG Response: See attached exterior elevations plan. Trash building will be the same materials as the garage condos listed below in response to 10. Refuse containers will be fully enclosed in conformance with the Mankato City Code.

4. Applicant shall provide a snow storage/removal plan.

   ISG Response: Snow storage areas have been added to C3-10 Site Plan.

5. Applicant shall update submitted plans to depict parcel boundary dimensions.

   ISG Response: See updated plan sheets.

6. Applicant shall update submitted plans to depict required setbacks.
   a. Front yard setback: 15-foot setback to impervious parking and 30-foot setback to a building.
   b. Side yard setback: 6-foot setback to impervious parking and 15-foot setback to a building.

   ISG Response: See updated plan sheets.

7. Applicant shall submit a development signage plan that contemplates all businesses within the development. This shall include any shared monument sign, and building signage specifications and allowable sizes for possible tenants.

ISG Response: Signage plan will meet City code and will be submitted at a later date.

8. A signage management plan shall be maintained that addresses the total signage allowed on the property, the amount of the signage that each tenant may use, and monument signage. This plan must be updated to reflect all approved signage within the greater development to ensure continued compliance.

ISG Response: Signage plan will meet City code and will be submitted at a later date. No monument signs will be proposed.

9. NOTE: As a development with shared access and utilities, the frontage for signage is associated with the linear length of the northern property line. In the M-1 District, the maximum total signage area of all signs cannot exceed more than two times the front linear frontage of the lot.

ISG Response: Signage plan will meet City code and will be submitted at a later date.

10. Applicant shall provide exterior elevations, detailing materials for the Commercial Condos and the trash building.

ISG Response: See attached exterior elevations plan. Detailing materials are as follows:

Stone accent wainscot, LP smart siding for lap siding and steel board and batten.

11. On-site lighting shall conform to the lighting standards in Mankato City Code, including but not limited to full-cut, fully shielded fixtures. Conformance shall include, but not limited to, all signage, building, and parking lot lighting.

ISG Response: Acknowledged.

12. Each individual suite will be required to have a building permit at the time of tenant build out.

ISG Response: Acknowledged.

13. Each individual Use shall conform to the Uses Permitted in the M-1 Zoning District. Each individual Use that seeks to operate a conforming Conditional Use in the M-1 Zoning District shall receive a Conditional Use Permit prior to occupancy.

ISG Response: Acknowledged.

14. Payment in lieu of parkland dedication, in the amount of $40,161, shall be submitted prior to affixing signatures to a final plat for development.

ISG Response: Acknowledged.

Please contact me at 507.387.6651 or via email at Katia.Ostermann@ISGInc.com with any questions or if there is any additional information we can provide in support of this project.

Sincerely,

Katia Ostermann
Development Services Coordinator
Katia.Ostermann@ISGInc.com

Meeting Date: 07/23/2025

Title

CYL37-25

Request of Eric Brewer for a rezone of the subject property from Industry to Residential Transition District. The subject property is described as being located in the SE corner of the NE quarter; the south 413.15 feet, thence north 305.88 feet, east 197.61 feet, south 14.5 feet, east 215.54 feet, south 291.38 feet, to the point of beginning, except Blue Earth County Highway Right of Way Plat No. 48, Section 22, Township 109, Range 26, a lot containing approximately 2.30 acres, Lime Township (Blue Earth County PID R400422200005, 58830 240th Street).

The anticipated date of Lime Township Board action is August 12, 2025.

Applicant

The applicant is the property owner, Eric Brewer.

Request

Eric Brewer, property owner, is seeking the rezone of his property from the current zoning classification of Industry to Residential – Transition District. The rezoning is being requested because the current use of the subject parcel is residential in nature and the proposed rezoning classification will be more in line with the current use. The applicant desires to construct an accessory shed on the parcel, however the setbacks and criteria in the industry district, which is the current zoning designation, do not align with the current use of the subject property. According to the Lime Township ordinance, the Residential – Transition district is intended to allow for the continuation of residential uses in areas of the Township designed for industrial or commercial in the land use plan, which is the situation for this lot. Upon rezoning, uses and zoning criteria will need to achieve the Residential Transition zoning standards for the subject parcel.

Location

The subject property is zoned Industry and is legally described as being located in the SE corner of the NE quarter; the south 413.15 feet, thence north 305.88 feet, east 197.61 feet, south 14.5 feet, east 215.54 feet, south 291.38 feet, to the point of beginning, except Blue Earth County Highway Right of Way Plat No. 48, Section 22, Township 109, Range 26, a lot containing approximately 2.30 acres, Lime Township. (58830 240th Street; Blue Earth County PID R400422200005).

Existing Land Use

The parcel is made of 2.3 acre and is currently used for residential purposes.

Zoning

The property is located in Lime Township and is zoned Industry.

Environmentally Sensitive Areas

There are no known environmentally sensitive areas on the property.

City Code

The Lime Township Ordinance can be found at this link: Lime Township Ordinances

Site Plan Review Comments

The Site plan and Traffic Advisory Committee reviewed the item at their July 8th, 2025, meeting and provided the following comments:

A. The applicant shall be aware that no additional access to CSAH 12 (589th Ave) will be provided by Blue Earth County.
B. The applicant shall comply with flight zone C for the airport and the appropriate FAA form shall be completed and approved by the FAA prior to the issuance of building permit.
C. Applicant shall make the notification fee payment in the online portal, if not already complete.

Review

The applicant, Eric Brewer, property owner, is seeking the rezone of his property from the current zoning classification of Industry to Residential – Transition District. The rezoning is being requested because the current use of the subject parcel is residential in nature and the proposed rezoning classification will be more in line with the current use.

The applicant desires to construct an accessory shed on the parcel. However, the setbacks and criteria in the industry district, which is the current zoning designation, do not align with the current use of the subject property. According to the Lime Township ordinance, "the Residential – Transition district is intended to allow for the continuation of residential uses in areas of the Township designed for industrial or commercial in the land use plan" (Article 4. Zoning Map and Districts, Section 6 Residential-Transition District). This parcel fits the criteria, given the current zoning district of Industry and current use is residential.

Upon rezoning, uses and zoning criteria will need to achieve the Residential Transition zoning standards for the subject parcel.

If the rezoning were to be approved, the applicant will be requesting an accessory storage shed on the property and will need to comply with all setback requirements for the Residential Transition District. The proposed shed will also need to meet the regulations of Flight Zone C and shall obtain approval from the FAA prior to applying for a Lime Township Construction permit.

Findings

Staff respectfully submits the following findings of fact for the request of the zoning classification of Industry to Residential – Transition District:

1. The request does not negatively impact on the health, safety and welfare of the Township. The property is currently a residential use.
2. Given the location of the parcel, the rezoning of the parcel does not impact natural resources, prime farmland and environmentally sensitive areas.
3. Rezoning of the land, does not affect the townships promotion and the preservation of agricultural land and uses and the economic viability of farming operations.
4. The use provides for a compatible land use pattern that limits existing and potential conflicts and respects private property rights. The rezoning provides flexibility for future uses of the property consistent with other uses in the area.

5. The existing use does not require municipal water and sanitary sewer services. Future uses will be evaluated to determined if annexation and service extension is required.
6. The location of the property is not near “aggregate potential” land. Thus, the approval of the rezoning would not adversely affect the allowance for the extraction of mineral deposits in a manner that is sensitive to surrounding land uses, natural resources, and environmentally sensitive areas. Nor would it mitigate the impacts of mineral extraction on surrounding uses and reclamation of the property used for mineral extraction to a condition that can be utilized for future development should be considered in the review of permitting for mining interim use permits.
7. To allow Lime Township the continuation of commercial and industrial land uses on properties within the Township that currently are used for those purposes. The property is not and has not been used for industrial purposes, which is why the applicant is requesting for a rezoning of the property to bring back the use into conformance. The rezoning to residential transition allows for flexibility in zoning for future uses.
8. Allow for the construction of residential uses on existing lots of record and in locations that are not prime farmland. The land is not a lot of record and has a residential dwelling located on the lot.

Recommendation

Staff recommends approval of the request to rezone the property from the current zoning classification of Industry to Residential – Transition District in Lime Township.

Attachments

General Location Map

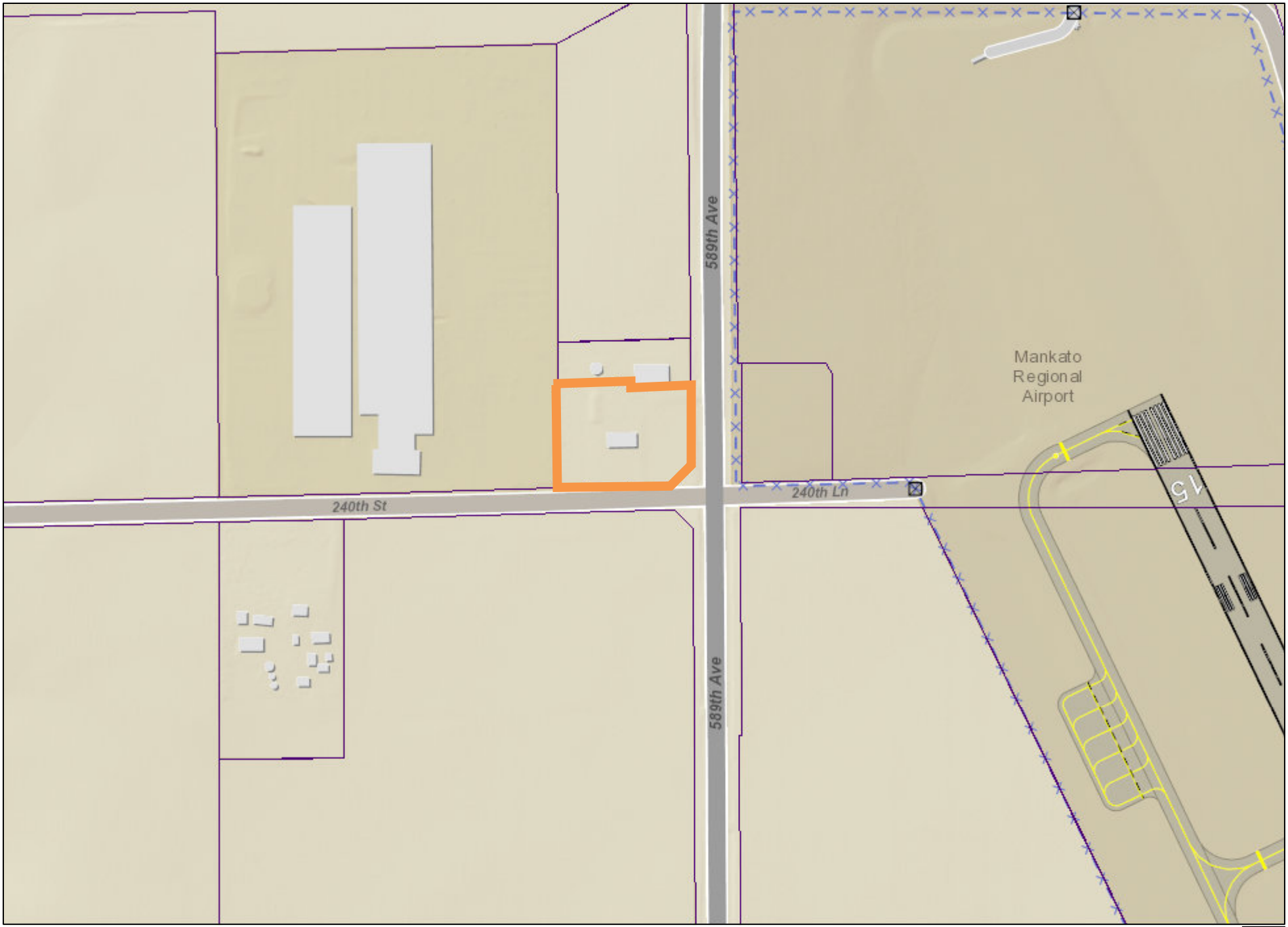
Aerial Plan

Current Zoning Map

Proposed Zoning Map

Land Use Plan Map

General Location Map



Date: July 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

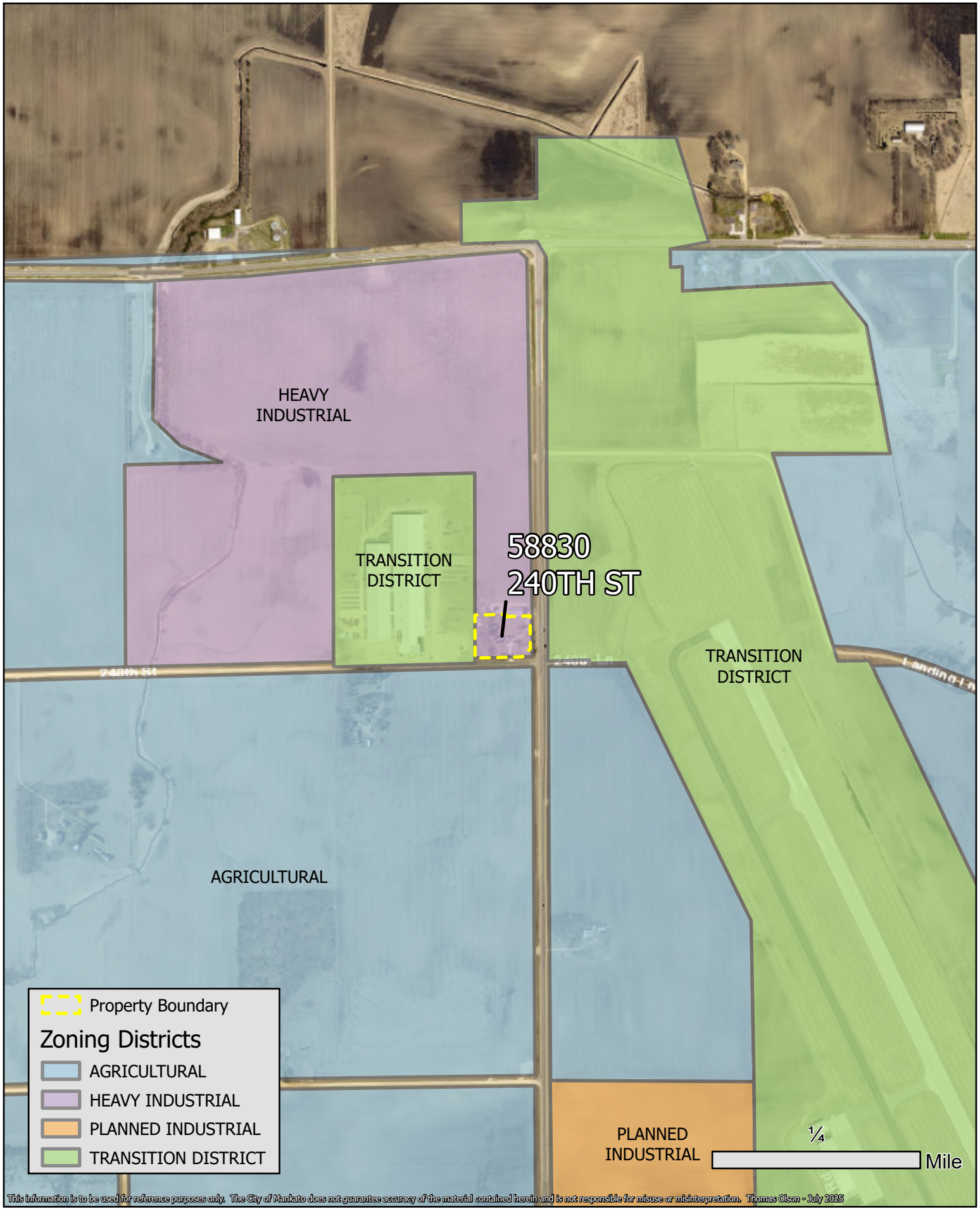
Aerial Map

Date: July 2025

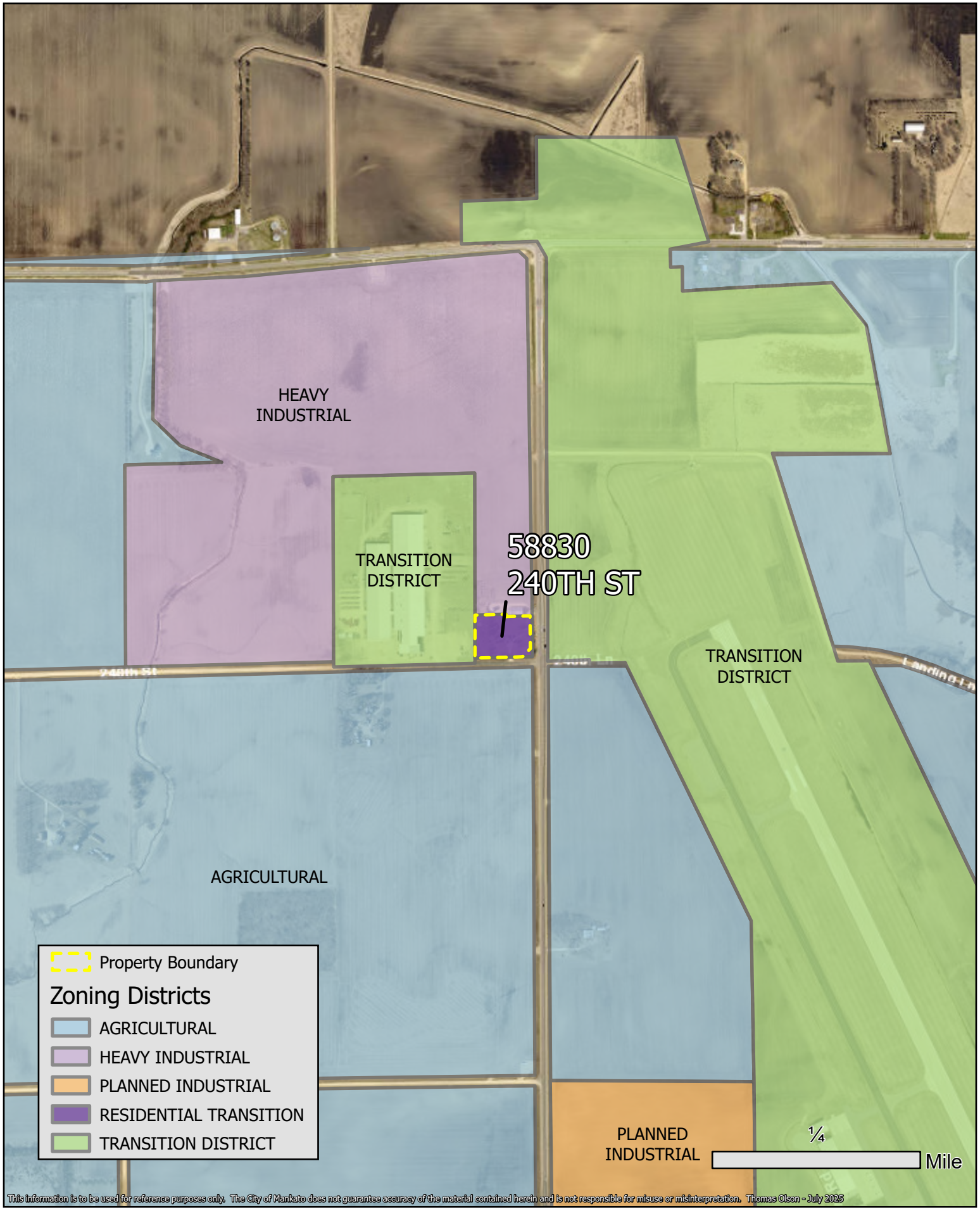
Author:

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

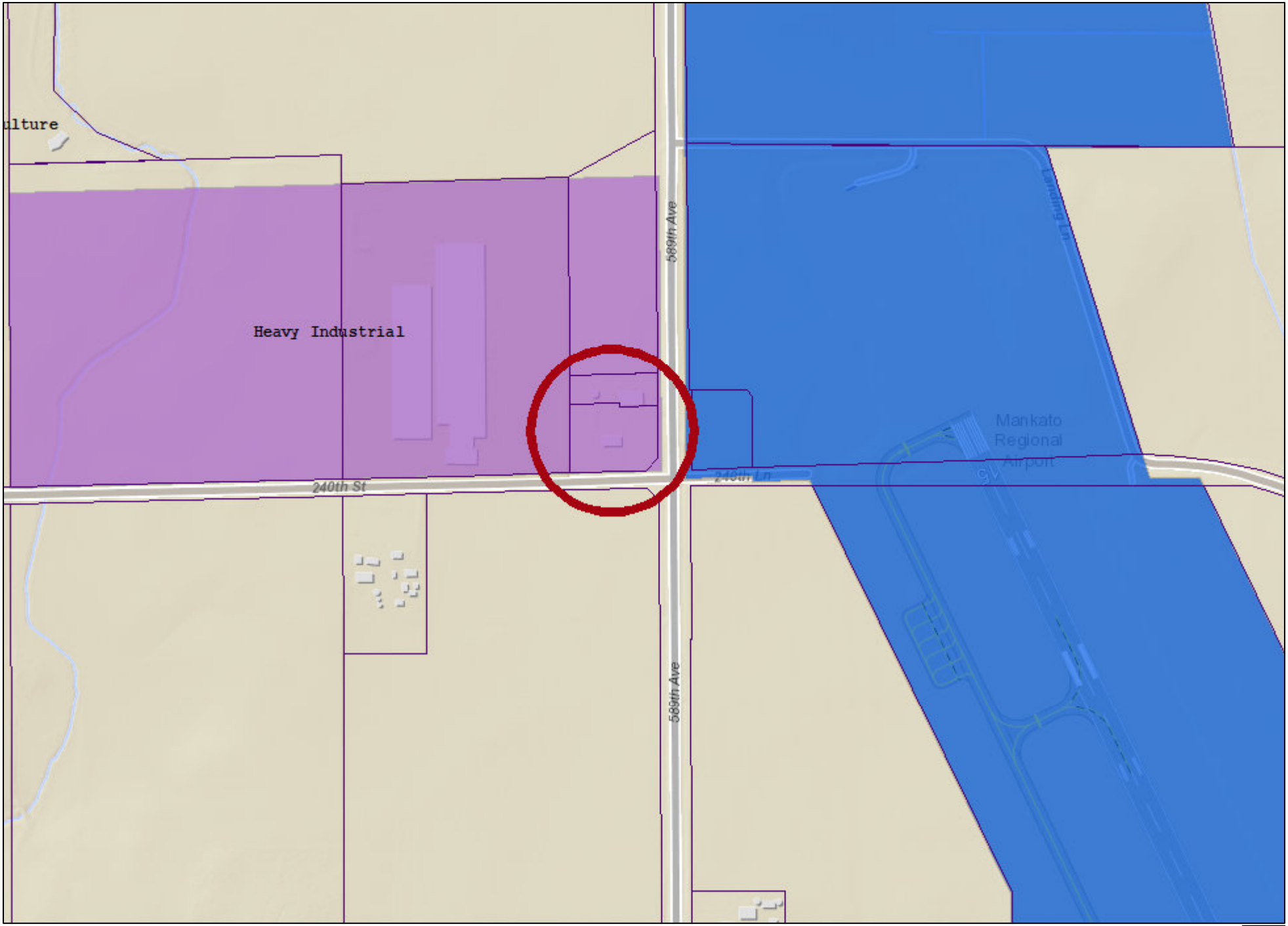


Current Zoning



Proposed Zoning

Land Use Map



Date: July 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