



October 15, 2025

Planning Department
City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001

RE: Plan Review Response Letter for **PRELIMINARY PLAT, ANNEXATION** and **REZONING** request
for **901 South Victory Drive in Mankato**

To Whom It May Concern,

I am writing on behalf of the owners of Victory Mankato, LLC, who own the subject property and are requesting Preliminary Plat, Annexation and Rezoning approval.

The subject property address is defined as 901 South Victory Drive and is located in the SE ¼ of the NW ¼ of Section 21, Township T 108 N., Range R 26 W, Mankato, Blue Earth County, Minnesota. This property is in the process of being platted by Jones, Haugh & Smith and this process will be completed by September 30th, 2025.

Below are the developer's responses to the questions and concerns provided by the City of Mankato's plan review members.

- A. General note: the items being reviewed during this review cycle are the preliminary plat, annexation and rezoning. Future reviews shall include, but are not limited to, final plat, conditional use permit, and certificate of design compliance.

A submission was made on Tuesday, October 14th, to the City website for a request for Final Plat, Conditional Use Permit and Certificate of Design Compliance.

- B. Applicant shall submit rezoning maps which illustrate the current zoning and the proposed rezoning.

Rezoning maps are included in the attached document package.

- C. Applicant shall provide an aerial imagery background on the proposed preliminary plat. Example can be found [here](#).

The subject property map overlain on an aerial image has been included in the attached document package.

- D. Applicant shall submit an updated preliminary plat that clearly represents the proposed property lines. In particular on the northern side of the property near the roundabout area. The adjacent platted areas should be represented on the plats, as should the adjacent roadways.

Please see the updated preliminary plat and draft final plat.

- E. Are the standard easements included with the plat? Standard easements shall be provided with the plat. Easements at least 20 feet wide centered on exterior lot lines and ten feet wide centered on interior lot lines, shall be provided for utilities, where necessary. Easements shall have continuity of alignment from block to block and at deflection points.

A 10' easement, in addition to the 16.5' wetland easement has been added to the north, south and east sides of the plat. There is not room on the west side due to the building location. Since this is a one-lot plat, lot line easement should be of less significance.

- F. The applicant shall submit a legally recorded or other legal document which represents the proposed cross access area along with the proposed improvements to that area, if any. Written approval from the adjacent property owners should be provided showing their consent to the current configuration(s) or legal documentation authorizing said configuration/updates should be provided.

The cross areas access documents are included in this submittal package.

- G. The access approach from Stadium Road shall be removed in its entirety, and plans shall be updated to accurately reflect.

The access approach on the north side of the site at Stadium Road has been removed on the civil plan included in the document package.

- H. The applicant will be required to make a payment in lieu of parkland dedication fee prior to affixing the signatures to the final plat. The fee will be based on the number of units in the development. How many units are proposed?

There are 72 living units proposed (36 in each building). We are aware of the parkland dedication fee required by the City of Mankato.

- I. Specifics of the proposed recreational amenities will be required at the time of submission for a conditional use permit. This will include detailed plans of each of the areas, and exact specifics, sizes, plans, renderings, and details on each of the amenity areas.

Recreational amenity details have been included in the document package.

- J. Applicant shall provide a snow removal plan with the request for a conditional use permit.

A temporary snow removal area has been defined on the east side of the parking lot. The developer will be hauling the balance of the snow off-site with a commercial snow removal service.

- K. The required items for a preliminary plat shall include all those platted/unplatted areas within 100' and "Location and names of existing or platted streets or other and section and corporate lines within the tract and to a distance of 100 feet beyond the tract." Detail should be provided on the areas to the northwest and the south of this parcel.

Please see the updated preliminary plat and draft final plat.

- L. The preliminary plat (per code) should include: Names and addresses of the owner and subdivider control of the lands included in the preliminary plat, the designer of the plat and the surveyor. Who was the surveyor of said plat and where is their certification/signature upon said plat?

The surveyor of record and the names and addresses of the Owners have been added to the preliminary plat.

- M. Prior to the submission for a conditional use permit for the grouped housing on the subject site, a request for a wetland No-Loss shall be submitted which verifies that the proposed development will not have an impact on the adjacent, delineated wetlands. The shall be submitted for review and approval and depending on whether the property has been annexed may need to be reviewed by the City's LGU after annexation.

A wetland No-Loss document is attached to this submittal package and has been signed by the Owner.

- N. Provide a separate concept plan that includes the development window/development, along with the required setbacks for said proposed zoning district.

See civil site plans which represents the proposed building structures in relation to the property lines and setbacks.

- O. Traffic Report

- a. Specify removal of existing driveway connection between the site and Stadium Road in the NE corner of the property, match existing in-slope, backslope, ditch section, and establish turf.

The attached civil plans denote the removal of said existing driveway.

- b. Provide sidewalk connections from both buildings to existing roundabout sidewalk as depicted.

A new concrete sidewalk has been designed to be the pedestrian connection to the exiting sidewalk system near the round-a-bout. There is not enough space along Victory drive to install a sidewalk section as the wetland and its 16.5 foot buffer space takes up the entire right of way along this route. We have included

a sidewalk from the south building that will run to the north, through the parking lot, and we will provide signage to direct pedestrians to this route.

- c. Include additional R3-2 (left turn prohibited) signage opposite each lot drive isle to discourage cut-through traffic on adjacent property.

This has been added to the civil plans.

P. Drainage Report

- a. The rainfall data is inaccurate. Per the Mankato Grading Manual, the modeling should be completed using MSE 3, 24-hr distribution referencing the NOAA Atlas 14, Volume 8, current version.

Rainfall data has been changed to MSE3.

- b. A drainage overview map needs to be provided for existing and proposed scenarios for adequate review

Watershed boundaries have been shown on the civil plans. Existing and Proposed are essentially the same.

- c. Proposed watershed utilizes soil group A grass cover, which is not reflective of soil information provided by report or USDA (C or D, primarily)

This has been changed to HSG D.

- d. Discharge to the wetland east of Victory drive adjacent to the complex entrance needs to be analyzed in pre and post construction conditions

Pre versus Post runoff rates are listed on the plans and in the drainage report.

- e. Is all rooftop drainage routed through the storm sewer?

**Roof drainage will be directed to the storm sewer or directly to the pond.
Underdrain piping will be added where required.**

- f. Emergency Overflow is not modeled and per the Grading Manual, the 100-yr HWL should be 2' lower than the top of basin elevation, and 1.5' lower than the EOF.

This detail has been added to the civil documents.

Q. Plan

- a. Is 1.1 inches over new impervious being provided for treatment or 1 inch? Unclear between plans, calculator, and report

See updated drainage report.

- b. Why a wet pond vs filtration?

It is easier to achieve pre versus post runoff rates with a wet pond due to the additional dry storage.

- c. There is no clear secondary outlet. Typically, an outlet control structure utilizes a pond skimmer grate as a secondary inlet during high flow events.

A secondary grate outlet and detail have been added to the civil plans.

- d. The dead pool storage (NWL and below) must provide 1800 cf per acre that drains to the basin.

Acknowledged and provided.

- e. There must be a safety bench or other safety measures provided if the facility is to remain a wet pond. There is significant risk to roadway/parking lot users, as well as pedestrians without the inclusion of a bench and possibly a fence.

Jones, Haug & Smith has included a safety bench around the perimeter of the pond to also act as a maintenance area for the basin.

- f. Need to account for maintenance access

A curb cut access has been added on the east side of the pond.

g. Turf Establishment?

Turf Establishment is called out in the SWPPP legend.

R. Other

- a. Applicant shall confirm wetland delineation and limits on the proposed plan to confirm avoidance or impacts.

We have confirmed that the wetland delineation with Blue Earth County and have we represented this limits on the attached documents.

- b. Confirm existing easements and right of way along S Victory Dr and Stadium Road. The preliminary plat as submitted is hard to read and applicant shall submit a clearer exhibit of the existing right of way and easements located on the property.

Please see updated preliminary and final plat document.

- c. Applicant shall be responsible for verifying the existence, location and elevation of the sanitary sewer, water and storm sewer stubbed into the site.

Acknowledged by the Applicant.

Below are responses to the comments offered by the planning staff on Tuesday, October 14th.

- A. Applicant shall be aware that the nearest bus stop is at Stadium Road which would be ¼ mile away from the proposed development. A pedestrian connection will be necessary for the multi-family grouped housing project.

We are aware that the nearest bus stop is ¼ mile away from the development. A new concrete sidewalk has been designed to be the pedestrian connection to the exiting sidewalk system near the round-a-bout. There is not enough space along Victory drive to install a sidewalk section as the wetland and its 16.5 foot buffer space takes up the entire right of way along this route. We have included a sidewalk from the south building that will run to the north and we will provide signage to direct pedestrians to this route.

- B. Applicant shall provide a hydrant coverage map.

A hydrant coverage map has been included in the Utility Plan which can be found in the document package.

- C. Applicant shall be aware that the address of 901 Stadium Road will be retired at the time of annexation. Applicant shall be aware that the northern building will have a 905 Stadium Road address and the southern building will have a 909 Stadium Road address.

We are aware that the addresses of the proposed building will be changed to the numbers noted above.

- D. Provide an accurate legal description of the property.

An accurate legal description of the property has been included on the plat map that is part of the document package for this response.

- E. Provide an annexation petition from all property owners involved with Growth Holdings, LLC.

An annexation petition has been included and both owner of the property, Ryan Evenson and Kyle Smith, have signed said petition.

Below are responses to the comments offered by the planning staff on Wednesday, October 15th.

- A. The applicant shall be aware the property has a deferred assessment levied against it.

We are aware that the subject property has a deferred assessment levied against it.

- B. The applicant shall submit a revised traffic report based on previously provided pre-site plan review comments.

We are not aware of any request for changes in this traffic report. Please let us know what you are requesting in this topic.

- C. The applicant shall submit a revised drainage report based on previously provided pre-site plan review comments.

We have included a revised drainage report based upon previously provided site plan review comments.

- D. The applicant shall submit updated plans based on previously provided pre-site plan review comments.

The document package includes updates based upon previous, pre-site plan review comments.

- E. The applicant shall revise the stormwater basin design to provide a maintenance area between the top of basin grading and adjacent buildings.

Jones, Haug & Smith has included a safety bench around the perimeter of the pond to also act as a maintenance area for the basin.

- F. The applicant shall review site grading to ensure the FFE(s), and basin grading provides sufficient freeboard above the 100-year storm.

Jones, Haug & Smith has reviewed the site grading plan and confirmed that the basin provides sufficient freeboard above the 100-yr storm event.

We appreciate your diligent review of this project and welcome further questions or comments as we proceed through this process.

Sincerely,



Shawn R. Meschke, P.E.
Senior Project Manager
APX Construction Group