



November 10th, 2025

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

RE: Plan Review Response Letter 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. We appreciate the Planning Staff's understanding as our development team has made changes to the approach to this development. We do feel that the changes that have been made will make for a more successful project for the community.

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

Below are the applicant's responses to the comments offered by the City Planning staff on Thursday, November 6th.

1. There is conflicting information scattered throughout the report in reference to the site area, specifically the total area of the proposed site. The memo states that total "impervious surface tributary" of 4.25 acres, whereas the SWPPP mentions a disturbance area of 2 acres, and the MIDS report totals 4 acres. Please make sure that consistency is maintained.

The subject property consists of 4.00 acres (174,058 square feet). The surveyor erroneously included Parcel F to the north of the site on their original area determination.

2. Filtration stormwater facilities do not have a dry storage requirement. They only need to satisfy rate requirements more than the WQV and maintain freeboard during 100-year events. As such, it appears that the footprint of the facility could be much smaller than currently proposed based on HWL provided.

Please see the updated Civil drawings from Jones, Haugh & Smith that shows a modified storm filtration basin and adjusted grades around the buildings.

3. Please update MIDS report to account for the biofiltration w/underdrain, not a stormwater pond

The basin has been downsized, and the top of the berm was lowered by 1 foot. Please see the revised Civil drawings attached to this submittal.

4. Tabular summary of drainage areas needs to be updated to reflect actual pre-and-post catchment areas. The drainage area maps provided clearly indicate that drainage patterns are altered in the proposed condition and therefore do not have the same area associated with each catchment in the existing.

The site was divided into 4 actual proposed subcatchments consisting of the impervious surfaces tributary to the basin, impervious not tributary, the basin and the existing wetlands.

5. Outlet control structure needs to be revised to include the underdrain connection and removal of the v-notch weir at the new basin bottom. Water should not freely leave the BMP below the required WQV elevation as it will be filtered through the media and the underdrain.

The V-notch weir was raised to elevation 988.25 to withhold the WQV.

6. The entire site does not drain through the BMP as there will still be small areas routed directly to the east and west wetlands. Please update HydroCAD and MIDS to reflect this.

HydroCAD and MIDS have been updated.

7. Based on provided 100-yr HWL within the BMP, it does not seem necessary to grade such a tall berm, though the removal of the weir may raise the HWL. Please consider adjusting berm elevation upon revision to the outlet structure.

The basin has been downsized, and the top of the berm was lowered by 1 foot.

8. The sidewalk connection along S Victory Dr shall include a 4-ft grass boulevard and 5-ft concrete sidewalk. The sidewalk connection will require the addition of new concrete curb and gutter along S Victory Dr matching the lane and shoulder width existing at the roundabout.

Curb and sidewalk have been added to the plan.

9. The sidewalk typical section installed within the city right-of-way shall consist of 4-inch concrete with 6-inch of aggregate base.

A detail has been added to the civil plans for the sidewalk in City right-of-way.

10. Since phasing is now being proposed, a phasing plan and narrative that demonstrates each phase of the project and how compliance will be achieved.

The applicant is proposing the construction of the northernmost as soon as a building permit can be obtained from the City of Mankato. The estimated start date would be January 1, 2026 with a completion date of August of 2026. The 2nd phase construction of the south building would begin in the late Fall of 2026 and would have an anticipated completion date of June of 2027. The construction team will provide a traffic and pedestrian safety plan that will be implemented during construction of the 2nd phase.

Please see the phasing plan that is included on Sheet 9 of the Design Compliance document.

Below are the applicant's responses to the 2nd set of comments offered by the City Planning staff on Wednesday, November 5th.

- a. The applicant shall verify that the proposed pond location, in relation to the building, complies with all applicable building code requirements. An alternative pond design is recommended. Additionally, all preliminary plat comments must be addressed; at this time, they have not been satisfied.

The pond design has been changed as per the comments by City Engineering staff. The pond will be a filtration basin and there will not be a wet surface. The attached civil drawings show the modified pond grading and there is now ample, low-slope, space at the egress window areas.

Please see the new final plat with a revised property description and area calculation.

- b. If the stated conditions have not been met, the Site Plan and Traffic Committee recommend denial of this item. Revised plans and documentation addressing all outstanding conditions must be submitted and approved prior to this project moving forward.

Please see the balance of this letter and attached documents that address City Planning and Engineering comments.

- c. The applicant shall provide a revised site plan demonstrating that sufficient parking is provided in accordance with Mankato City Code.

Parking stalls required = 1.5 per unit. Number of units 82 x 1.5 = 123 stalls required.

- d. The applicant shall be advised that upon annexation of the property, Water Access Charges (WAC) and Sewer Access Charges (SAC) will apply. These fees will be calculated based on residential units (RUs). Accordingly, the applicant shall provide clarification regarding the number of units proposed within each building.

**The applicant acknowledges the fees related to the SAC/WAC process.
The number of units being proposed is 82.**

- e. The applicant shall be advised that the plans indicate the water main connection in the northeast corner is located approximately two (2) feet from a property pin. The applicant shall be responsible for reinstalling any property pins that are removed or disturbed during construction.

The applicant is aware that they are responsible for the reinstallation of any property corner pins on the property.

- f. The applicant shall be advised that a manhole and water valve are located within the dog park area, and it is recommended that they be relocated to allow proper maintenance access. The applicant shall also note that the City of Mankato will require continued access to these utilities.

The utility components noted above will be relocated to offer better access for maintenance.

- g. The applicant shall relocate the proposed dumpster enclosure to a location that meets accessibility, screening, and setback requirements per Mankato City Code.

The dumpster enclosure has been moved to a more viable location. Please see the updated Civil plans for additional information.

- h. The applicant shall be advised that the assigned addresses for the buildings will be 905 and 909 South Victory Drive.

The applicant is aware of the new address assignments.

- i. The applicant shall be aware that the Parcel R43.09.21.177.001 has two deferred assessments that will be due upon annexation.

The applicant is aware that there are two assessments on the property that will be due upon annexation.

- j. The applicant shall submit a revised drainage report based on previously provided review comments from 10-24-25 submittal.

Please see the revised drainage report provided by Jones, Haugh & Smith.

- k. The applicant shall submit updated plans based on previously provided plan review comments from 10-24-25 submittal.

Please see the updated Civil drawings.

- l. The applicant shall provide a sidewalk connection from the proposed site to the existing sidewalk system at the roundabout of Stadium Road and S Victory Dr as approved by City of Mankato and Blue Earth County.

The applicant is pursuing options for a sidewalk connection to the adjacent roundabout. We will be communicating with the local DNR to discuss the potential to fill in the wetland buffet adjacent to the delineated wetlands. We will continue to keep the Planning and Engineering staff involved in this conversation.

- m. Annexation fee of \$25.00 made out to the State of Minnesota should be provided to Molly so that when the City Council has officially approved the annexation, the information can be sent to the law judge.

APX will provide a check in the amount of \$25.00 made out to the State of MN.

- n. As previously corresponded, the wetland no-loss cannot be reviewed by the City of Mankato until such time as the annexation has occurred. Annexation is planned for review by the City Council on November 10 after which it will be sent to the State for official annexation.

We will work with the City on the annexation process and attempt to finalize the wetland no-loss agreement in the near future.

- o. If the desire is to have the City review the no-loss application once the annexation is complete, please make an separate request for as much in the City's portal. If this separate application is complete, then the wetland TEP group can review the application at their November 19, 2025 meeting, which is tentatively scheduled for 1:00 p.m.

We will work with the City on the annexation process and attempt to finalize the wetland no-loss agreement in the near future.

- p. Additional clarification is needed on the actual size of the lot. The preliminary plat showed 3.89 acres; the annexation petition request contained a different request and the final plat shows 4.27 acres. Please provide detail on the variation in the submitted lot size.

Please see the updated and corrected final plat that notes 4.00 acres and has removed Parcel F, in the northwest corner, from the platted area.

The applicant also acknowledges the following:

1. That the landscaping plan will have to be updated to meet the City's screening requirements.
2. That cut sheets of all exterior lighting fixtures will be submitted with our building permit application for this project and that fixtures will not be installed until said lighting is approved.
3. The site's photometric plan and related site light fixture placement will be adjusted to meet all applicable city requirements on light levels at the property line.

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

Sincerely,



Shawn R. Meschke
Senior Project Manager
APX Construction Group