



**SITE PLAN AND TRAFFIC ADVISORY REVIEW COMMITTEE**  
**Internal Staff Meeting**  
**Minnesota Valley Room, First Floor, Intergovernmental Center**  
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1. **SITE PLAN ITEMS**

1. 

CY 46-25
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**Request of Widseth, on behalf of the developer, Southwest Minnesota Housing Partnership, with permission of the property owner, for a final plat review of Good Counsel Meadows plat. The subject property is generally described as Outlot C, School Sisters of Notre Dame Subdivision; part of vacated Ruth Street; part of Outlot B, School Sisters of Notre Dame Subdivision, etal.**

2. 

CY 47-25
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**Request of ISG, with permission of the property owner, for a conditional use permit to allow unenclosed storage of materials, products and equipment in the PI, Planned Industrial, zoning district, and for a conditional use permit to allow for exterior fluid/fuel storage tanks. The subject properties are described as all of Lots 1 thru 3 and all of Lots 6, Lundin Industrial Park. (304 Lundin Blvd; PID R010906126035).**

3. 

CY 48-25
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**Request of Bolton and Menk, with permission of the property owner, for a final plat review of Victory Ridge Apartments; for a conditional use permit to allow a grouped housing project in the O-R, Office Residential zoning district; and for a conditional use permit for a wetland sequencing and replacement request. The subject property is described as Outlot B, Kearney Addition No. 2, City of Mankato (Blue Earth County PID R010909301015).**

4. 

CY 49-25
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**Request of Mankato Area Public Schools for a final plat review of Mankato West High School Subdivision. The subject property is described as being located in the Southeast Quarter of Section 13, Township 108, Range 27, Blue Earth County, City of Mankato (West High School, 1351 S. Riverfront Drive).**

5. 

CY 50-25
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**Request of American Builders and Contractors, Supply Co Inc, with permission of the property owner, for a conditional use permit to allow unenclosed storage of materials, products and equipment including wholesale building materials in the PI, Planned Industrial, zoning district. The subject properties are described as Lots 1 thru 8, Block 21 and Lots 12-16, 9-11, Block 12, and vacated alleys and streets and Lot 2, Block 1, Vogel Addition. (2205 7<sup>th</sup> Avenue; PID R010906182007 and R010906183004).**

6.

CY 51-25

**Request of Power Athletics, with permission of the property owner, for a conditional use permit to allow an athletic facility for sports instruction in the M-1, Light Industrial, zoning district. The subject property is described as part of Common Interest Community Number 122, APX Campus Park (1021 Elevate Lane; PID R0109034760020).**

7.

CY 52-25

**Request of the Planning Agency for review of the Hilltop Study.**

8.

CYV-04-25

**Request of Lori Schlueter for a variance from Chapter 10, Article II, Division 4, Sec.10-137 of the Mankato City Code to increase the allowable maximum ground coverage from 30% to 37%, for a total lot coverage of 1,358 square feet in the R-2, one-and-two family dwelling district; and a variance from Chapter 10 Article X, Division 1, Sec. 10-1465 to decrease the required corner side yard setback from 15 feet to 8.5 feet. The variance is being requested in order to allow for the construction of a new, 22' X 25' detached garage. The property is described as the west 48 feet of Lots 8 and 9, Block 5, Hubbell's Addition (307 Mound Avenue).**

2.

**TRAFFIC ITEMS**

**Meeting Date:** 09/09/2025

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**Title**

CY 46-25

**Request of Widseth, on behalf of the developer, Southwest Minnesota Housing Partnership, with permission of the property owner, for a final plat review of Good Counsel Meadows plat. The subject property is generally described as Outlot C, School Sisters of Notre Dame Subdivision; part of vacated Ruth Street; part of Outlot B, School Sisters of Notre Dame Subdivision, etal.**

**Applicant**

The applicant is Widseth, on behalf of Southwest Minnesota Housing Partnership.

**Request**

The applicant is requesting a final plat review of Good Counsel Meadows subdivision.

**Location**

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, 17, 18, Block 13, Shaw’s Subdivision, City of Mankato, Blue Earth County (Blue Earth County PID R010905379004, R010905379005, etal).

**Existing Land Use**

The land use is currently defined as public-semi-public.

**Zoning**

The subject property is zoned R-2, one and two family dwelling district.

**Other Board or Commission**

The Mankato City Council approved 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.

**Environmentally Sensitive Areas**

The southwestern corner is located within the shoreland district. There are also sloped and wooded areas on the subject property.

**Public Utilities**

The property is not currently served by public utilities. The developer will be responsible for connecting to existing utilities located in N. 4th Street.

**City Code**

The R-2 zoning district can be viewed at the link below.

[https://library.municode.com/mn/mankato/codes/code\\_of\\_ordinances?nodeId=PTICOR\\_CH10LAUSDE\\_ARTIREDI\\_DIV4OMIDWDI\\_S10-131PU](https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=PTICOR_CH10LAUSDE_ARTIREDI_DIV4OMIDWDI_S10-131PU)

**Site Plan Review Comments**

The site plan and traffic advisory committee met on June 10, 2025. Below are the comments.

1. The alley and sidewalk shall be privately owned and maintained in the back of homes.
2. The stormwater pond shall be privately owned and maintained.
3. The applicant shall provide clarity on the location of the water main and an easement shall be dedicated on Outlot B.
4. The City of Mankato has a sanitary trunk line that is located on both the inside and outside the bounds of this plat. The City of Mankato would request a document for a separate easement for these utilities that exist. This easement shall be 40 ft. in total (20 ft. on each side).
5. The applicant shall provide civil construction plans, alley design should meet City of Mankato standards, a storm water management plan, and a turning template shall be provided in conjunction with submittal of the final plat.
6. The applicant shall be aware that the Y connections shall not cross adjacent lot property lines. The sanitary line shall be within the City of Mankato right-of-way.
7. The applicant shall be required to pay water and sewer connection fees will apply. That fee will be \$2527.07 per residential unit and would apply at time of permitting.
8. The applicant shall provide a connection from the street to the front door of the unit for Public Safety access.

**Review**

## **History**

At the July 14, 2025, meeting, the Mankato City Council approved a motion approving the preliminary plat of Good Counsel 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, 17, 18, Block 13, Shaw's Subdivision, City of Mankato (PID R010905379004, R010905379005, etal).

The applicant proposed a 2-block, 11-lot subdivision. Block 1 contained eight single-family dwelling lots. Each lot in Block 1 is 6,500 square feet, which exceeds the minimum lot size requirements. The lots were required to provide additional depth to meet the shoreland requirements for Thompson Creek, protected water.

Block 2 contained three lots, which range in size from .37 acres to .84 acres.

Outlot A would serve as the location for the storm water pond for the development. Outlot B is not planned for development at this time, and should future development be considered, replatting of this lot would be required.

## **Access**

The lots in Block 1 would be served by access that would connect to North 4th Street at the intersection of East Ruth Street and East Mabel Street. The applicant will need to provide a refuse and snow removal plan for both the access road and sidewalk serving the development.

Block 2 of the proposed subdivision will have driveways connecting to 4th Street.

## **Utilities**

Utilities are provided to the subdivision via connections to sewer and water services located in the 4th Street right-of-way. The lots in Block 1 will connect directly to the services in 4th Street. A secondary main will be extended to Block 2 of the subdivision from 4th Street.

Storm water will be directed to the retention pond located to the east of Block 1. The pond will outlet into the storm system within 4th Street.

## **Current Proposal**

The applicant is seeking a final plat review of Good Counsel Meadows. The subject plat contains 2 blocks and two outlots. Block 1 contains 8 lots ranging approximately .15 acres each. Block 2 contains 3 lots; Lot 1 & 2 are .37 acres and Lot 3 is .84 acres.

The applicant did make modifications to the outlot within the plat. Outlot A will be dedicated to the City of Mankato due utilities being located within the subdivision. The applicant will be request access across this property for the private road which will connect to Outlot B.

As previously stated, Outlot B will be a private drive, which provides access to the site.

Outlot C is shown as a storm water pond and open areas, and Outlot D will remain undeveloped.

The applicant has noted that intended end use of the properties will be one-family dwellings. Standard easements will need to be shown on the final plat at all properties. A woodland replacement plan should be in place at the start of development.

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## **Attachments**

General Location Map

Aerial

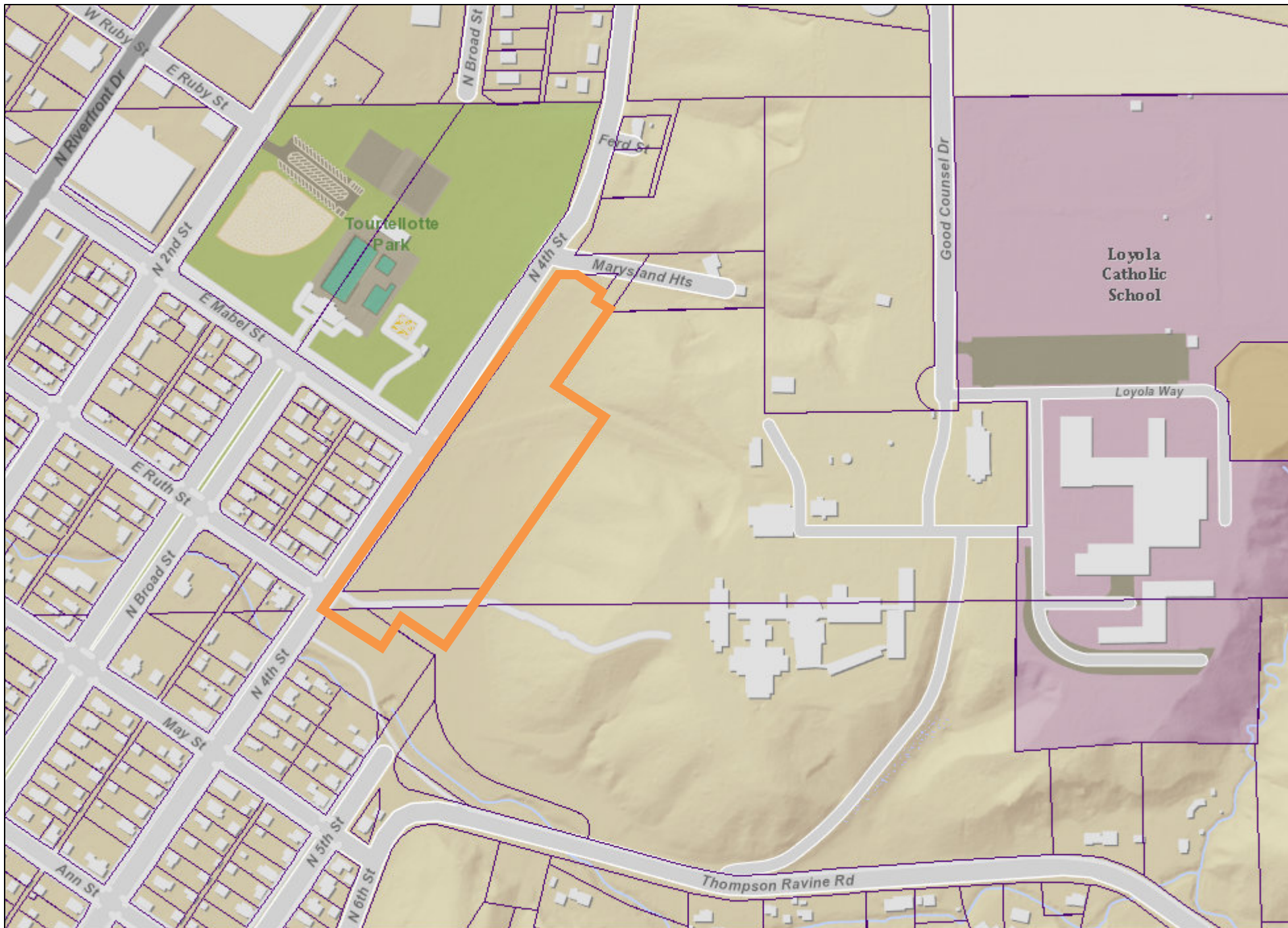
Preliminary Plat

Final Plat

Concept Plan

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# 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.



# Aerial Map



Date: June 2025

Author:

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**PRELIMINARY PLAT NOTES**

**OWNER/DEVELOPER**

Southwest Minnesota Housing Partnership  
140 Homestead Road  
Mankato, MN 56001  
(507) 836-1608

**LAND SURVEYOR**

Widseth  
3777 40th Ave. NW Suite 200  
Rochester, MN 55901  
(507) 292-8743

**WETLAND SPECIALIST**

ISG  
115 E Hickory St. Suite 300  
Mankato, MN 56001  
(507) 387-6651

**PROPERTY LEGAL DESCRIPTION**

Outlot C, SCHOOL SISTERS OF NOTRE DAME SUBDIVISION, according to the plat thereof on file at the County Recorder's Office, Blue Earth County, Minnesota.

ALSO

That part of vacated Ruth Street as shown in SUBDIVISION OF OUTLOTS DUKES SECOND ADDITION — HIGHWOOD, according to the plat thereof on file at the County Recorder's Office, Blue Earth County, Minnesota, lying easterly of 4th Street.

ALSO

That part of Outlot B, SCHOOL SISTERS OF NOTRE DAME SUBDIVISION, according to the plat thereof on file at the County Recorder's Office, Blue Earth County, Minnesota, described as follows:

Beginning at the most westerly corner of said Outlot B; thence North 85 degrees 05 minutes 18 seconds East along the southerly right-of-way of vacated Ruth Street as shown in the SUBDIVISION OF OUTLOTS DUKES SECOND ADDITION — HIGHWOOD, according to the plat thereof on file at the County Recorder's Office, Blue Earth County, Minnesota, 89.61 feet; thence South 34 degrees 13 minutes 52 seconds West 51.66 feet to the southerly line of said Outlot B; thence North 55 degrees 42 minutes 25 seconds West, along said southerly line, 73.28 feet to the point of beginning.

ALSO

That part of Lots 1, 2, 17 and 18, Block 13, SHAW'S SUBDIVISION, according to the plat thereof on file at the County Recorder's Office, Blue Earth County, Minnesota, described as follows:

Beginning at the most westerly corner of Outlot B, SCHOOL SISTERS OF NOTRE DAME SUBDIVISION, according to the plat thereof on file at the County Recorder's Office, Blue Earth County, Minnesota; thence South 89 degrees 05 minutes 18 seconds West, along the southerly right-of-way of vacated Ruth Street as shown in the SUBDIVISION OF OUTLOTS DUKES SECOND ADDITION — HIGHWOOD, according to the plat thereof on file at the County Recorder's Office, Blue Earth County, Minnesota, 97.49 feet to the easterly right-of-way of 4th Street; thence South 55 degrees 46 minutes 08 seconds East 153.00 feet to the east line of said SHAW'S SUBDIVISION; thence North 34 degrees 13 minutes 52 seconds East, along said easterly line, 56.04 feet to the southerly line of said Outlot B; thence North 55 degrees 42 minutes 25 seconds West, along said southerly line, 73.28 feet to the point of beginning.

**SURVEY NOTES**

- Orientation of this bearing system is based on Blue Earth County Coordinate System; NAD83-2011.
- Benchmark: TNH at intersection of North 4th St. and East Mabel Street. Elev: 860.93.
- The E911 address of the subject property is: Not Assigned.

- Property Identification Number: R01.09.05.379.004.
- Total Acreage: 284,767.28 sq.ft. or 6.54 acres.
- Contours shown are 1 foot contours, NAVD88 Datum.
- There are no wetlands on the subject property according to the Wetland Delineation completed by Nick McCabe, ISG, Certified Wetland Delineator No. <Lic. Number>, on April 27, 2021.
- According to FEMA Community Panel Number 115, Map No. 27013C0115F, effective date February 22, 2024 the property is within Zone X (Area of Minimal Flood Hazard).
- The property is zoned R-2 One & Two Family Dwelling per City of Mankato zoning map. Building setback distances are:
  - a. Front Yard: 30 feet
  - b. Side Yard: 6 feet
  - c. Rear Yard: 25 feet
- The building setback lines are shown according to the City of Mankato zoning ordinance.
- This survey was completed without the benefit of a title commitment or opinion. There may be easements or other limiting factors not shown on this survey which affect the subject property.
- The underground utilities shown on this survey are according to observed evidence and Gopher One, Ticket No. 251221584 together with plans. Widseth assumes no responsibility for the completeness and accuracy of these locations. Further locations and verifications are recommended before any construction or excavation.
- The fieldwork was performed on May 7, 8 & 15, 2025.

# GOOD COUNSEL MEADOWS

## SEC. 5 & 8, TWN.108, RGE. 26

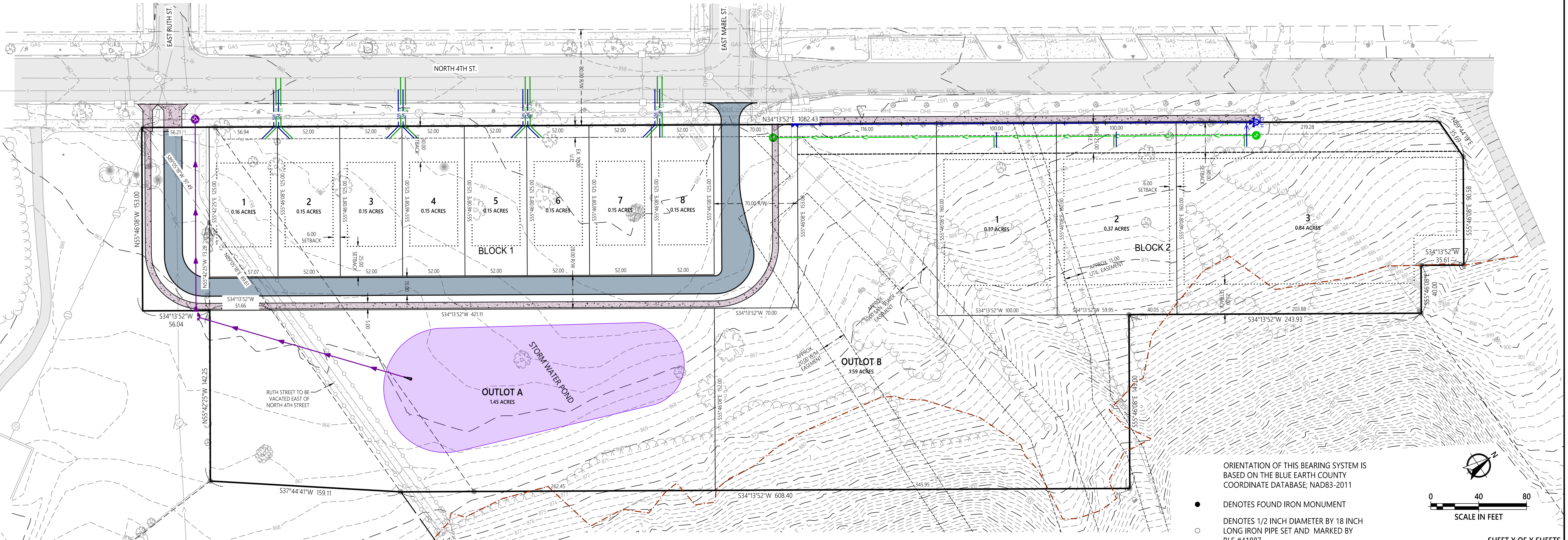
**EXISTING LEGEND**

- SECTION LINE
- EASEMENT LINE
- DEEDED LOT LINE(S)
- PLATTED LOT LINE(S)
- SUBJECT TRACT(S) BOUNDARY
- SUBJECT TRACT SETBACK LINE(S)
- 1230 MAJOR CONTOURS (WITH LABEL)
- 1234 MINOR CONTOURS (WITH LABEL)
- TREE - CONIFER
- TREE - DECIDUOUS
- EDGE OF WOODS
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- GUY WIRE ANCHOR
- SIGN - SINGLE
- FENCE - CHAINLINK
- TELECOM MANHOLE
- TELECOM PEDESTAL
- Foc UNDERGROUND FIBER OPTIC CABLE
- UGT UNDERGROUND TELEPHONE CABLE
- LIGHT POLE
- MANHOLE
- PEDESTAL
- ELECTRIC POLE
- TRANSFORMER
- OHE OVERHEAD ELECTRIC WIRE

**PROPOSED LEGEND**

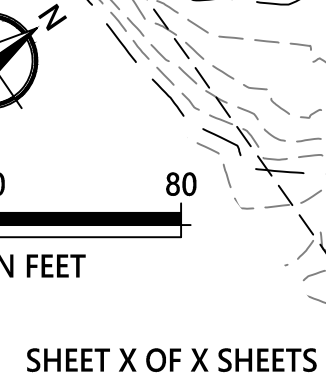
- UGU UNDERGROUND ELECTRIC WIRE
- GAS NATURAL GAS MAIN PIPE
- MANHOLE
- GRAVITY MAIN PIPE
- CATCH BASIN
- INLET STRUCTURE
- MANHOLE
- GRAVITY MAIN PIPE
- HYDRANT
- MANHOLE
- WATER MAIN VALVE
- WATER MAIN PIPE
- WATER MAIN PIPE
- BLUFFLAND LINE
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- CURB & GUTTER
- MANHOLE
- GRAVITY MAIN PIPE
- SERVICE PIPE
- MANHOLE
- GRAVITY MAIN PIPE
- HYDRANT
- WATER MAIN VALVE
- WATER MAIN PIPE
- WATER SERVICE PIPE

© 2025 WIDSETH. FILE: W:\PROJECTS\SOUTHWEST MINNESOTA HOUSING PARTNERSHIP (SWMHP)-49049\2025-10591\CADD\SURVEY-PP-2025-10591.DWG PLOTTED BY: BEN STEVENS, May 27, 2025



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE BLUE EARTH COUNTY COORDINATE DATABASE; NAD83-2011

- DENOTES FOUND IRON MONUMENT
- DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE SET AND MARKED BY RLS #41887



	DRAWN BY: BJS	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:	AMENDMENT DESCRIPTION:	PREPARED FOR:
	CHECKED BY: CNB		CRAIG N. BRITTON	DATE: ----	
PRELIMINARY PLAT					PROJECT #: 2025-10591

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That School Sisters of Notre Dame Central Pacific Province, Inc., a nonprofit corporation, owner and proprietor of the following described property situated in the City of Mankato, County of Blue Earth, Minnesota, to wit:

Outlot C, SCHOOL SISTERS OF NOTRE DAME SUBDIVISION, according to the plat thereof on file at the County Recorder's Office, Blue Earth County, Minnesota.

ALSO

That part of vacated Ruth Street as shown in SUBDIVISION OF OUTLOTS DUKES SECOND ADDITION — HIGHWOOD, according to the plat thereof on file at the County Recorder's Office, Blue Earth County, Minnesota, lying easterly of 4th Street.

ALSO

That part of Outlot B, SCHOOL SISTERS OF NOTRE DAME SUBDIVISION, according to the plat thereof on file at the County Recorder's Office, Blue Earth County, Minnesota, described as follows:

Beginning at the most westerly corner of said Outlot B; thence North 89 degrees 05 minutes 18 seconds East along the southerly right-of-way of vacated Ruth Street as shown in the SUBDIVISION OF OUTLOTS DUKES SECOND ADDITION — HIGHWOOD, according to the plat thereof on file at the County Recorder's Office, Blue Earth County, Minnesota, 275.49 feet; thence South 37 degrees 44 minutes 41 seconds West 159.11 feet to the southerly line of said Outlot B; thence North 55 degrees 42 minutes 25 seconds West, along said southerly line, 215.53 feet to the point of beginning.

Has caused the same to be surveyed and platted as GOOD COUNSEL MEADOWS, and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

IN WITNESS WHEREOF, said School Sisters of Notre Dame Central Pacific Province, Inc., a nonprofit corporation, have hereunto set their hands this day of \_\_\_\_\_, 20\_\_\_\_.

Debra M. Sciano, President

State of \_\_\_\_\_

County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by Debra M. Sciano, President of School Sisters of Notre Dame Central Pacific Province, Inc., a nonprofit corporation, on behalf of the corporation.

Notary Public \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, Peter G. Oetliker, 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\_\_\_\_.

Peter G. Oetliker, Licensed Land Surveyor  
Minnesota License Number 41887



© 2024 WIDSETH

# GOOD COUNSEL MEADOWS

State of Minnesota  
County of Olmsted

This instrument was acknowledged before me on \_\_\_\_\_ by Peter G. Oetliker.

Notary Public, \_\_\_\_\_ County, Minnesota

My Commission Expires: \_\_\_\_\_

TITLE OPINION

I, \_\_\_\_\_, a licensed attorney in the State of Minnesota, do hereby certify that the owner indicated hereon represents the only fee owner of the real property encompassed by this plat as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_, Attorney

REVIEW

This plat was duly reviewed by the Planning Commission of the City of Mankato, Minnesota, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chair Person \_\_\_\_\_

Secretary \_\_\_\_\_

APPROVAL

I / We do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the City Council of Mankato, Minnesota, approved this plat of GOOD COUNSEL MEADOWS, and is in compliance with the provisions of MS Section 505.03, Subd. 2.

Mayor \_\_\_\_\_

City Clerk \_\_\_\_\_

TAXPAYER SERVICE DEPARTMENT

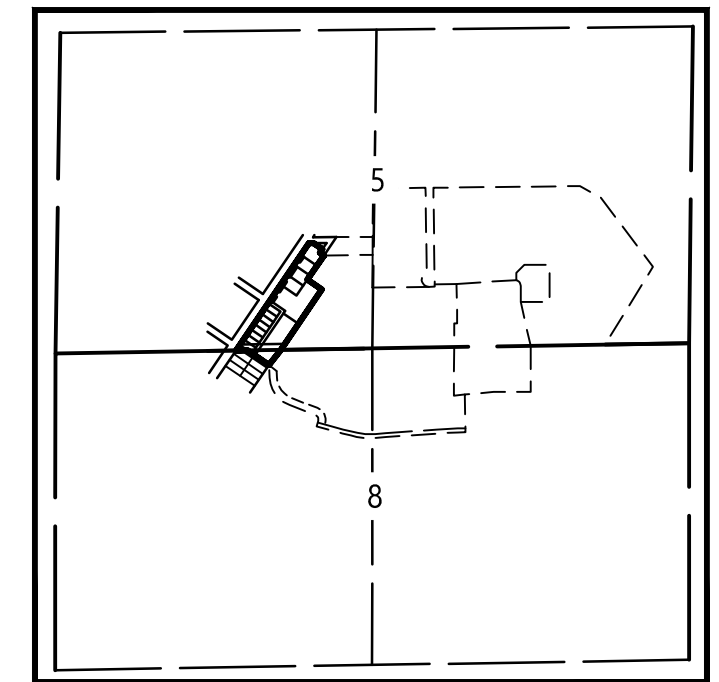
I hereby certify that all taxes for 20\_\_\_\_ on the land described hereon are paid and no delinquent taxes are due and transfer entered this day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_, Director of Taxpayer Services

COUNTY RECORDER

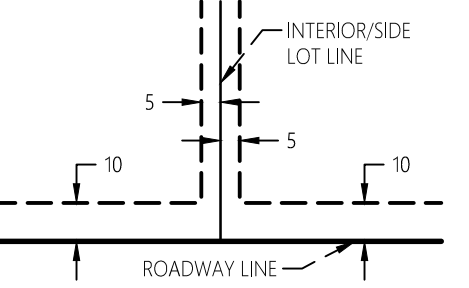
I hereby certify that this instrument was filed for record in the office of the County Recorder in and for Blue Earth County, Minnesota on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ m as Document No. \_\_\_\_\_

Blue Earth County Recorder

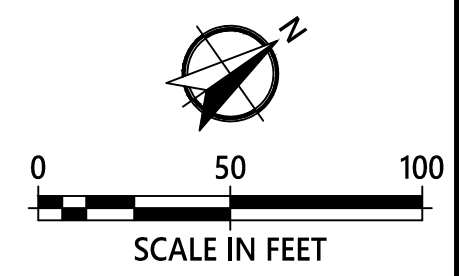
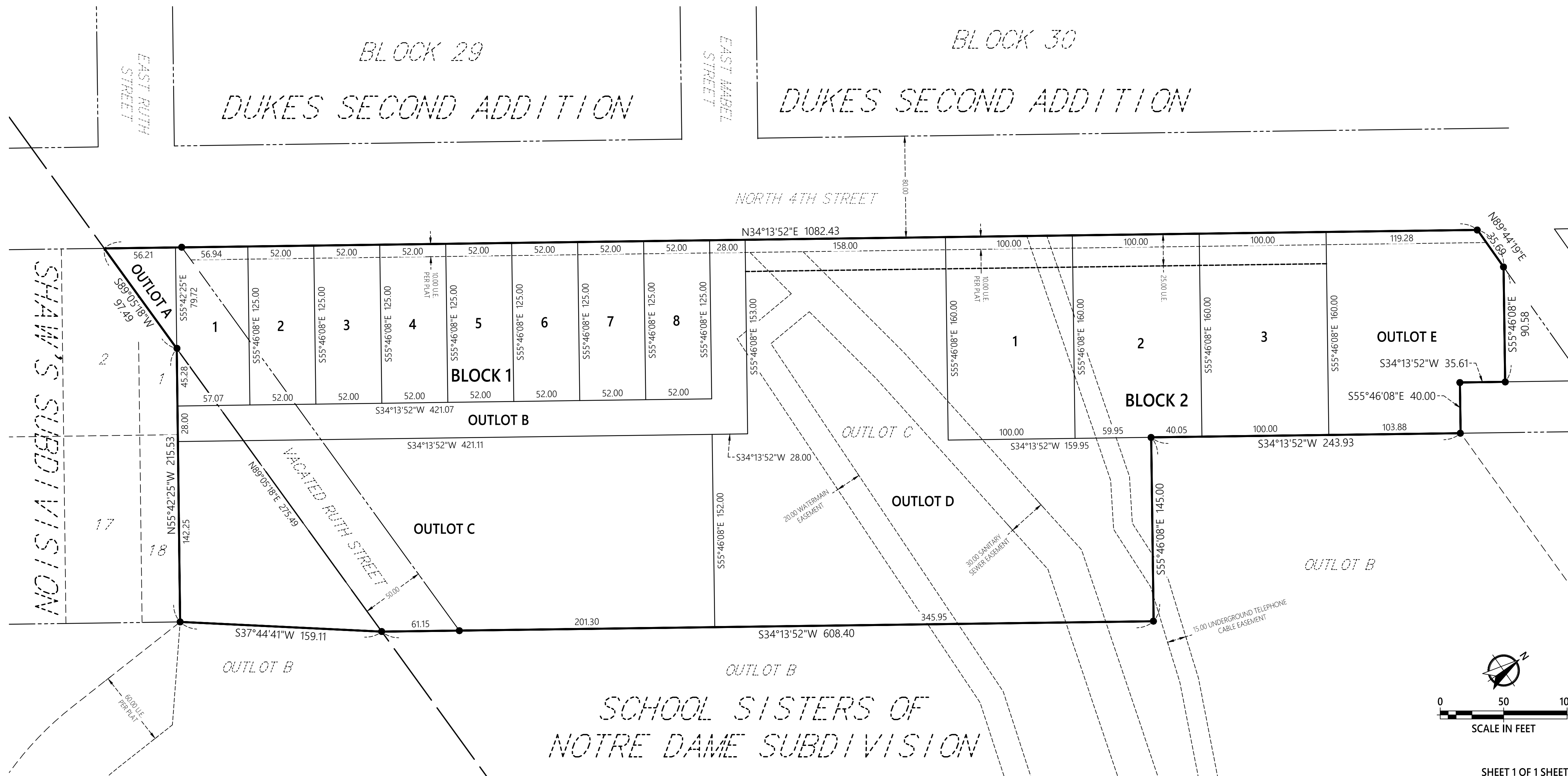


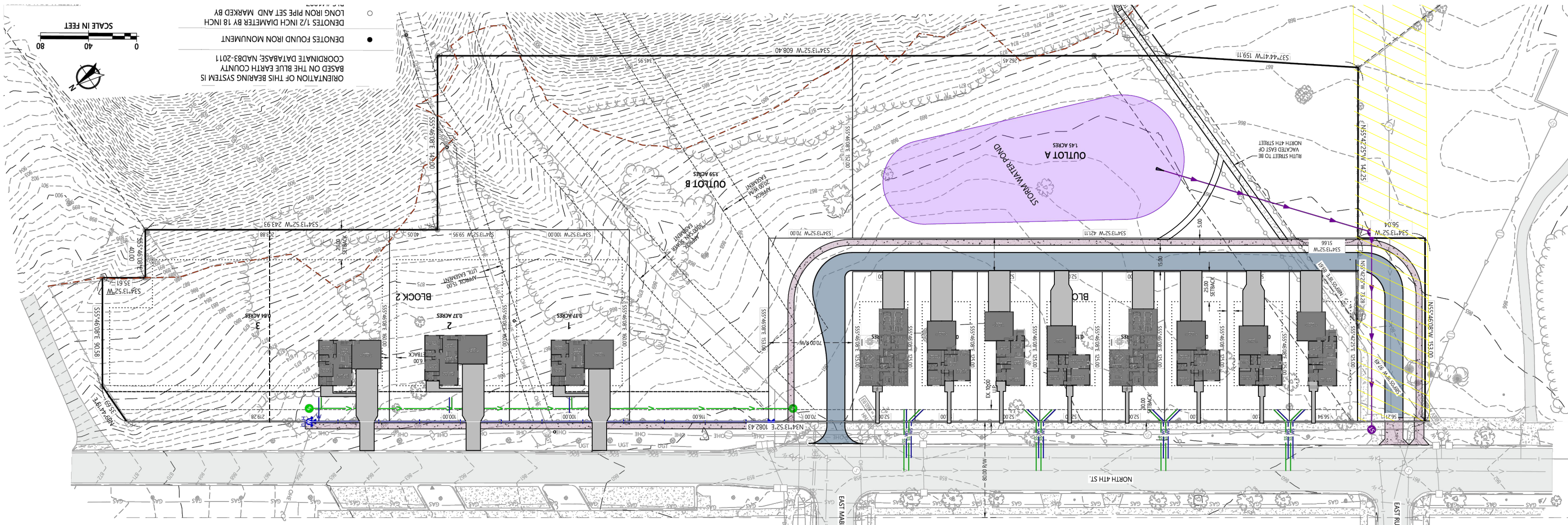
VICINITY MAP  
SEC. 5 & 8, TWN. 108, RGE. 26  
MANKATO TOWNSHIP  
BLUE EARTH COUNTY, MN

DRAINAGE & UTILITY EASEMENTS ARE AS SHOWN BELOW



- DENOTES FOUND IRON MONUMENT
  - DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE SET AND MARKED BY RLS #41887
- ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE BLUE EARTH COUNTY COORDINATE DATABASE; NAD83





○ DENOTES FOUND IRON MONUMENT  
 ● DENOTES FOUND IRON MONUMENT  
 ○ LONG IRON PIPE SET AND MARKED BY  
 BASED ON THE BLUE EARTH COUNTY  
 COORDINATE DATABASE: NAD83-2011  
 ORIENTATION OF THIS BEARING SYSTEM IS



**GOOD COUNSEL MEADOWS ARCHITECTURAL CONCEPT PLAN**

**JUNE 2025**

**Meeting Date:** 09/09/2025

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**Title**

CY 47-25

**Request of ISG, with permission of the property owner, for a conditional use permit to allow unenclosed storage of materials, products and equipment in the PI, Planned Industrial, zoning district, and for a conditional use permit to allow for exterior fluid/fuel storage tanks. The subject properties are described as all of Lots 1 thru 3 and all of Lots 6, Lundin Industrial Park. (304 Lundin Blvd; PID R010906126035).**

**Applicant**

The applicant is ISG, with permission of the property owner.

**Request**

The applicant is requesting a conditional use permit to allow unenclosed storage of materials, products and equipment in the PI, Planned Industrial, zoning district, and for a conditional use permit to allow for exterior fluid/fuel storage tanks.

**Location**

The subject properties are described as all of Lots 1 thru 3 and all of Lots 6, Lundin Industrial Park. (304 Lundin Blvd; PID R010906126035).

**Existing Land Use**

The property contains a building that has been used for industrial purposes.

**Zoning**

The property is zoned PI, Planned Industrial.

**Public Utilities**

Public utilities are connected to the existing building. No modifications are proposed with this development.

**Review**

The applicant is seeking a conditional use permit to allow unenclosed storage in the PI, Planned Industrial, zoning district and a conditional use permit to allow for exterior fluid/fuel storage tanks, for the property located at 304 Lundin Boulevard. The applicant is proposing to use the property for unenclosed storage of materials, products, exterior fluid/fuel storage tanks and equipment.

The property was previously used as a multi-tenant building. A tenant within the building is relocating to a new location and the applicant will be utilizing the entire building. As stated above, the applicant will be utilizing the property for unenclosed storage of materials, products, exterior fluid/fuel storage tanks and equipment. The unenclosed storage of materials, products, exterior fluid/fuel storage tanks and equipment will be located on the western side of the site.

The instillation and usage of aboveground storage tanks may require notification to and permitting from the MPCA.

The applicant is proposing to screen the site with fencing materials up to 90% opacity.

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## Attachments

General Location Map

Aerial Map

Site Plan

Exterior Elevations

Fence Cut Sheet

Floor Plan - First Floor

Existing Conditions

Grading Plan

Planting Plan

Photometric Plan

Narrative

Plan Details - Misc

Lighting Cut Sheets

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# General Location Map



Date: September 2025

Author:

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# Aerial



Date: September 2025

Author:

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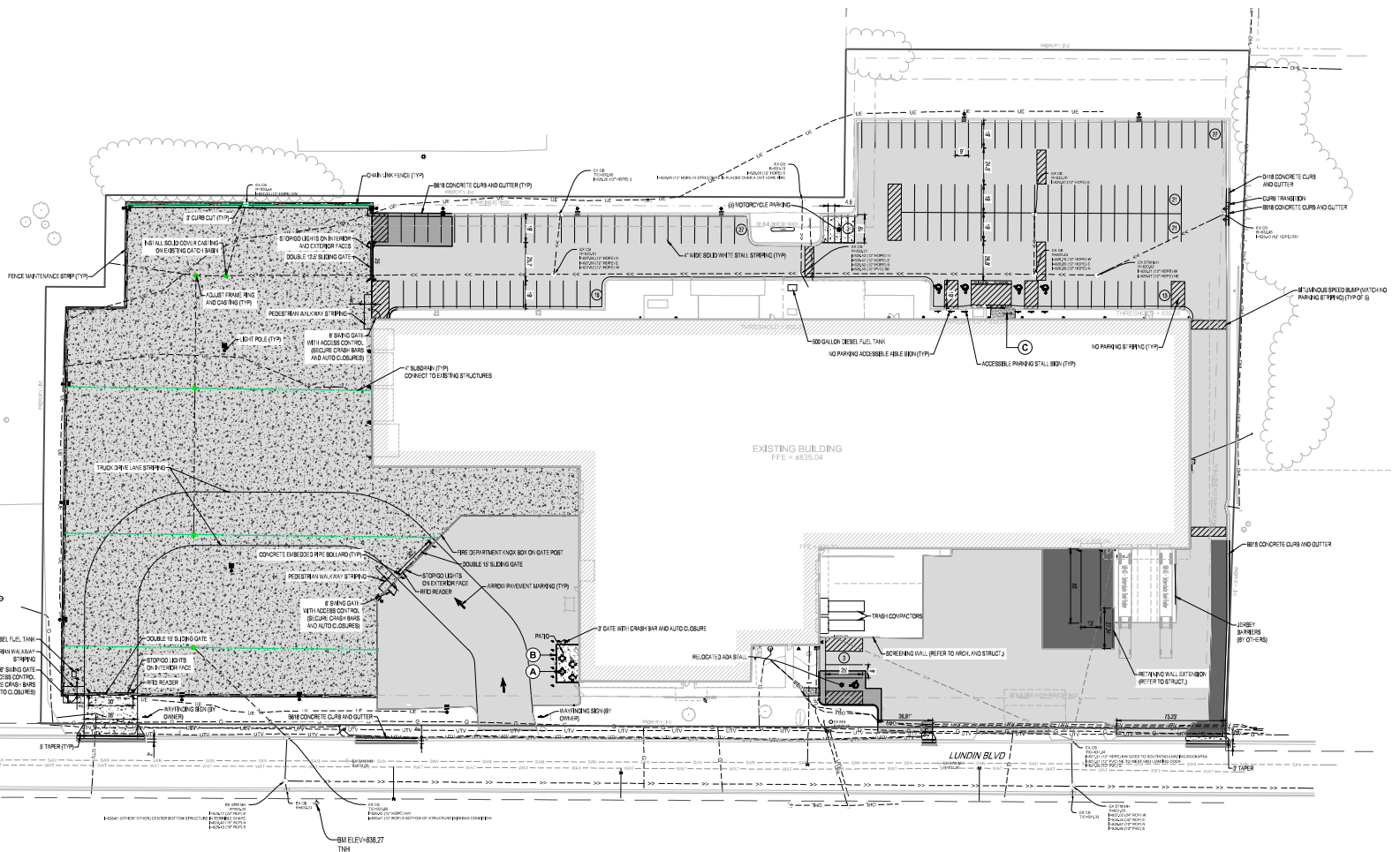


SITE FURNISHING LEGEND	
(A)	RATIO BEATING (BY OWNER)
(B)	SECURITY FENCE (BY IT) WORKFACE (AESTHETIC STYLE) BY ABERFAR
(C)	HEAVY DUTY UNDER SLIP RACK BY HOOKLEY BROS

PAVEMENT LEGEND	
[Symbol]	OVERLAY BITUMINOUS PAVEMENT
[Symbol]	STANDARD BITUMINOUS PAVEMENT
[Symbol]	HEAVY DUTY BITUMINOUS PAVEMENT
[Symbol]	CONCRETE PAVEMENT
[Symbol]	HEAVY DUTY CONCRETE PAVEMENT
[Symbol]	CONCRETE WALK
[Symbol]	REVERSE 1/2" CONCRETE CURB AND GUTTER

NOTE: PROVIDE FINISH SLAB TO ALL CURB AND GUTTERS AND FENCES EXCEPT FOR THE EAST GATE AND FENCE SECTION IN THE REAR (NORTH SIDE) OF THE BUILDING

PRELIMINARY NOT FOR CONSTRUCTION



DATE: 11/11/2014  
 I.C. NO.: 60537  
 SHEET NOT VALID UNLESS THIS TEXT IS COLOR.  
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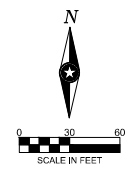
**ROLLS ROYCE SOLUTIONS AMERICA, INC**  
**LUNDIN LPR**  
 MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-32426  
 FILE NAME: 25-32426-SITE  
 DRAWN BY: AND  
 DESIGNED BY: AND/BMP  
 REVIEWED BY: BMP  
 ORIGINAL ISSUE DATE: 11/11/2014  
 CLIENT PROJECT NO.: 1150

TITLE  
**SITE AND UTILITY PLAN**

SHEET  
**C3-10**





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PROJECT  
**ROLLS ROYCE SOLUTIONS AMERICA, INC. LUNDIN LPR #1180**

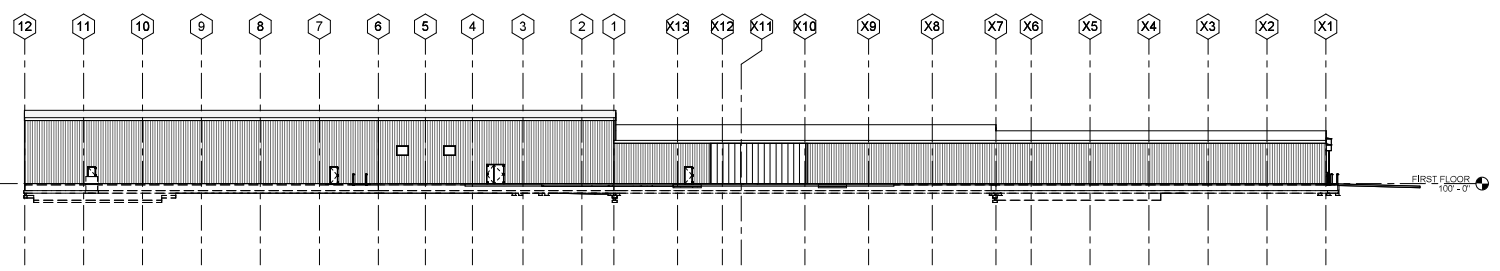
MANKATO MINNESOTA

REVISION SCHEDULE		BY
DATE	DESCRIPTION	
05/28/25	CUP SUBMITTAL	

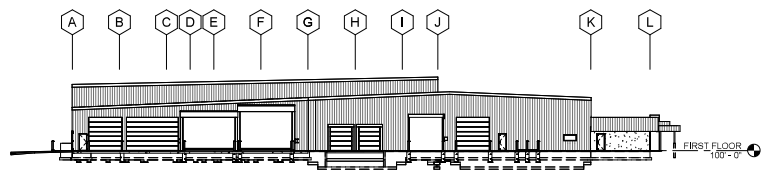
PROJECT NO. 25-32426  
 FILE NAME  
 DRAWN BY Author  
 DESIGNED BY Design  
 REVIEWED BY Checker  
 ORIGINAL ISSUE DATE 06/07/2025  
 CLIENT PROJECT NO. 1180

TITLE  
**EXTERIOR ELEVATIONS**

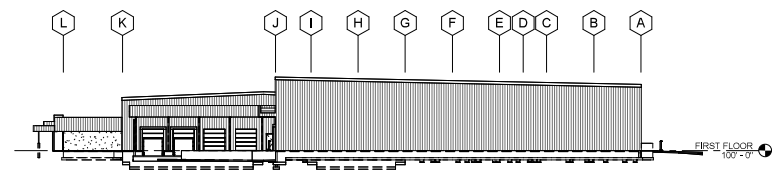
SHEET  
**A2-11CUP**



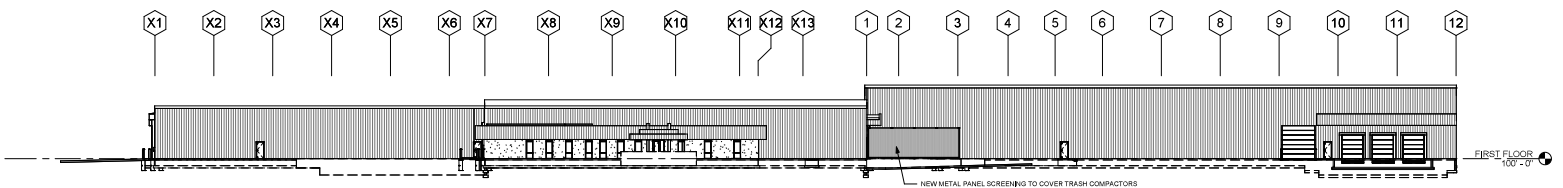
1 NORTH ELEVATION  
3/64" = 1'-0"



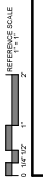
2 WEST ELEVATION  
3/64" = 1'-0"



3 EAST ELEVATION  
3/64" = 1'-0"



4 SOUTH ELEVATION  
3/64" = 1'-0"

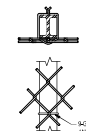
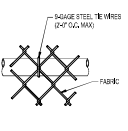
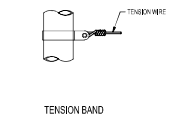
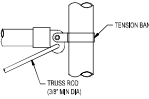
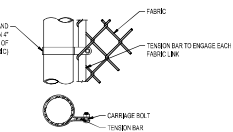
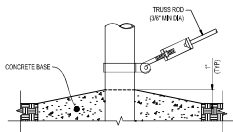




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**NOTES:**

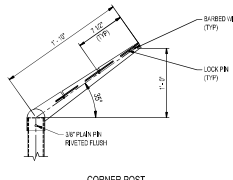
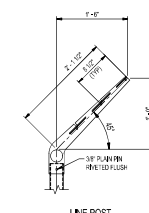
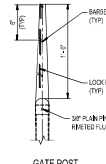
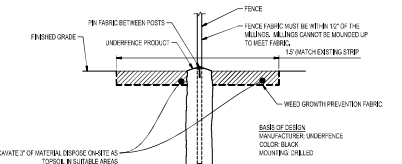
- PERIMETER FENCE SHALL BE SECURED AT ALL TIMES. THE FENCE IS CONSIDERED SECURE WHEN IT IS IN ITS FULL UPRIGHT POSITION INCLUDING BARBED WIRE.
- FENCE SHALL BE GROUNDED IN ACCORDANCE TO STANDARD SPECIFICATIONS, AND AT ALL LOCATIONS WHERE THE FENCE CROSSES TO OTHER POWER LINES.
- CONTRACTOR IS REQUIRED TO LOCATE ALL UTILITIES INCLUDING PRIVATE UTILITIES, CROSSING WHERE AND PROPOSED FENCE LINE.
- EQUIVALENT MATERIALS TO BE SPECIFIED ON SITE SHALL BE THINLY SPREAD TO THE FENCE LINE.
- DETAILS SHOWN ARE TO CLARIFY REQUIREMENTS AND ARE NOT INTENDED TO LIMIT OTHER TYPES OF FENCE SECTIONS AND METHODS OF INSTALLATION THAT COMPLY WITH THE SPECIFICATIONS.
- WIRE TIE PINS POSTS AND BRACES SHALL BE CONSTRUCTED ON THE SECURE SIDE OF THE FENCE ALIGNMENT. CHAIN-LINK FABRIC SHALL BE PLACED ON THE SIDE OPPOSITE THE SECURE AREA.
- UNLESS SPECIFICALLY SHOWN OR SPECIFIED ALL FENCE SHALL HAVE APPROXIMATELY 2" CLEARANCE FROM THE AREA BEING PROTECTED.
- CORNER POSTS SHALL BE INSTALLED SO THAT THE VOID INSIDE THE POST IS COMPLETELY FILLED WITH CONCRETE UP TO THE TOP OF THE FOUNDATION.
- ALL CORNER, END, PULL, AND LINE POSTS SHALL BE SET AND CONCREDED BY FENCE SUPPLIER USING THE WIND LOAD CRITERIA SET FORTH IN THE SPECIFICATIONS. TO THE FENCE SHALL NOT BE DESIGNED FOR ANY COVERINGS OR PROTECTIVE MATERIALS, WHICH COULD AFFECT OR BE SUBJECT TO DAMAGE TO THE FENCE.
- ALL MAIN GATES SHALL HAVE CRASH-BAR HARDWARE INSTALLED ON THE INTERIOR SIDE OF THE GATE.
- FENCE SHALL HAVE FABRIC PIN STAKE BETWEEN POSTS.
- MATCH-ENDING ADJACENT PILES IN ALL ASPECTS.



TOP OR BRACE RAIL ATTACHMENT

LINE POST ATTACHMENT

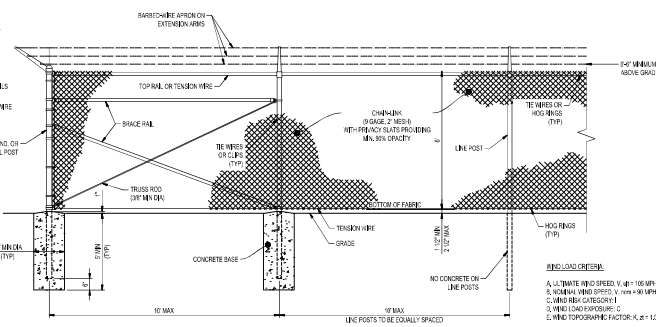
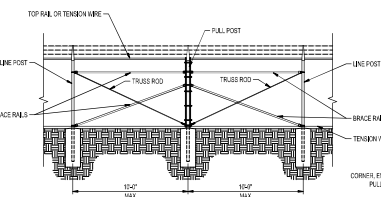
**CHAIN-LINK FENCE FASTENING DETAILS**



MAINTENANCE STRIP DETAIL

EXTENSION ARM DETAILS

CORNER POST



**NOTES:**

- PROVIDE BRACE PANEL WHENEVER STRAIGHT RUNS EXCEED 50 FEET.

BRACE PANEL

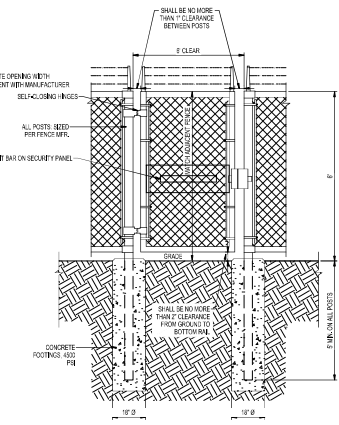
**NOTES:**

- ALL GATE AND CORNER POSTS SHALL BE SET IN CONCRETE.
- PROVIDE CONTACT SURFACE FOR ALL HORIZONTAL BARS WHEN BARS ARE BENT AS HAVING NO SLATS ON THE PLANE.

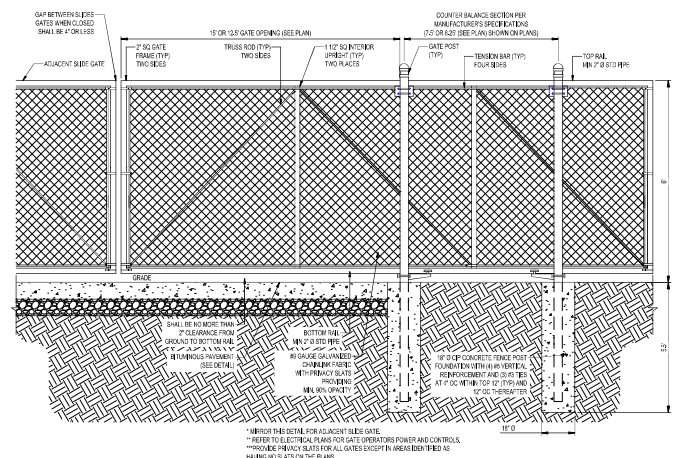
BARBED WIRE CHAIN-LINK FENCE NTS

**NOTE:**

- VERIFY GATE OPENING MEETS REQUIREMENT WITH MANUFACTURER.



MAIN GATE NTS



15' OR 12.5' (SEE PLAN) AUTOMATED SLIDING GATE NTS

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BRYAN M. PETZEL

DATE: 11/11/2019  
LIC. NO.: 53191

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BRETT A. HARRIS

DATE: 11/11/2019  
LIC. NO.: 80037

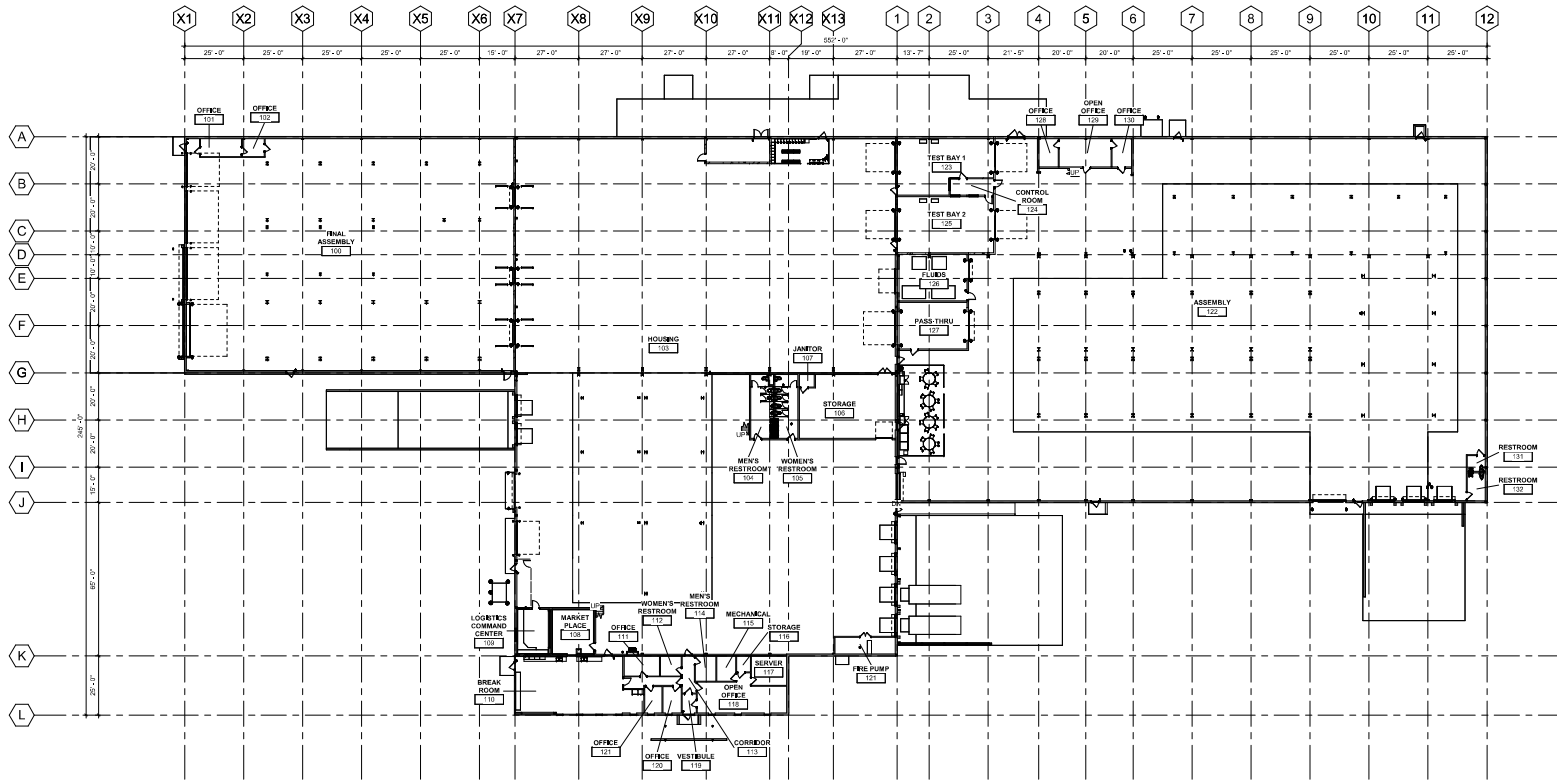
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**LUNDIN LPR**  
MANKATO MINNESOTA

DATE	REVISION SCHEDULE	BY

PROJECT NO.: 25-32-026  
FILE NAME: 25-32-026-01-01-01  
DRAWN BY: AAD  
DESIGNED BY: AAD/BMP  
REVIEWED BY: BMP  
ORIGINAL ISSUE DATE: 11/11/2019  
CLIENT PROJECT NO.: 1189

TITLE: **DETAILS**  
SHEET: **C0-21**



1 FIRST FLOOR PLAN  
3/64" = 1'-0"

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PROJECT  
**ROLLS ROYCE SOLUTIONS AMERICA, INC. LUNDIN LPR #1180**

MANKATO MINNESOTA

DATE	REVISION SCHEDULE	BY
06/26/25	CUP SUBMITTAL	

PROJECT NO.	25-32426
FILE NAME	Author
DRAWN BY	Designer
DESIGNED BY	Checker
REVIEWED BY	06/27/25
ORIGINAL ISSUE DATE	1180
CLIENT PROJECT NO.	

TITLE  
**FIRST FLOOR PLAN - OVERALL**

SHEET  
**A1-21CUP**



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REFERENCE SCALE



**REMOVAL LEGEND**

SYMBOL	DESCRIPTION
[Diagonal lines /]	REMOVE BITUMINOUS PAVEMENT (FULL SECTION)
[Diagonal lines \]	MIL BITUMINOUS PAVEMENT
[Cross-hatch]	REMOVE CONCRETE PAVEMENT
[Stippled]	REMOVE LACED ASPHALT
[Tree symbols]	CLEAR AND GRUB TREES AND LANDSCAPE

CONTING OF SHALL VERIFY THE EXISTING PAVEMENT SECTION AND NOTIFY OWNER OF ANY OBSERVANCES. PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.

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.  
**BRYAN M. PETZEL**

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**BRETT A. HARRIS**

DATE: \_\_\_\_\_ I.C. NO.: 60537

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**ROLLS ROYCE SOLUTIONS AMERICA, INC**

**LUNDIN LPR**

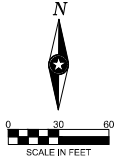
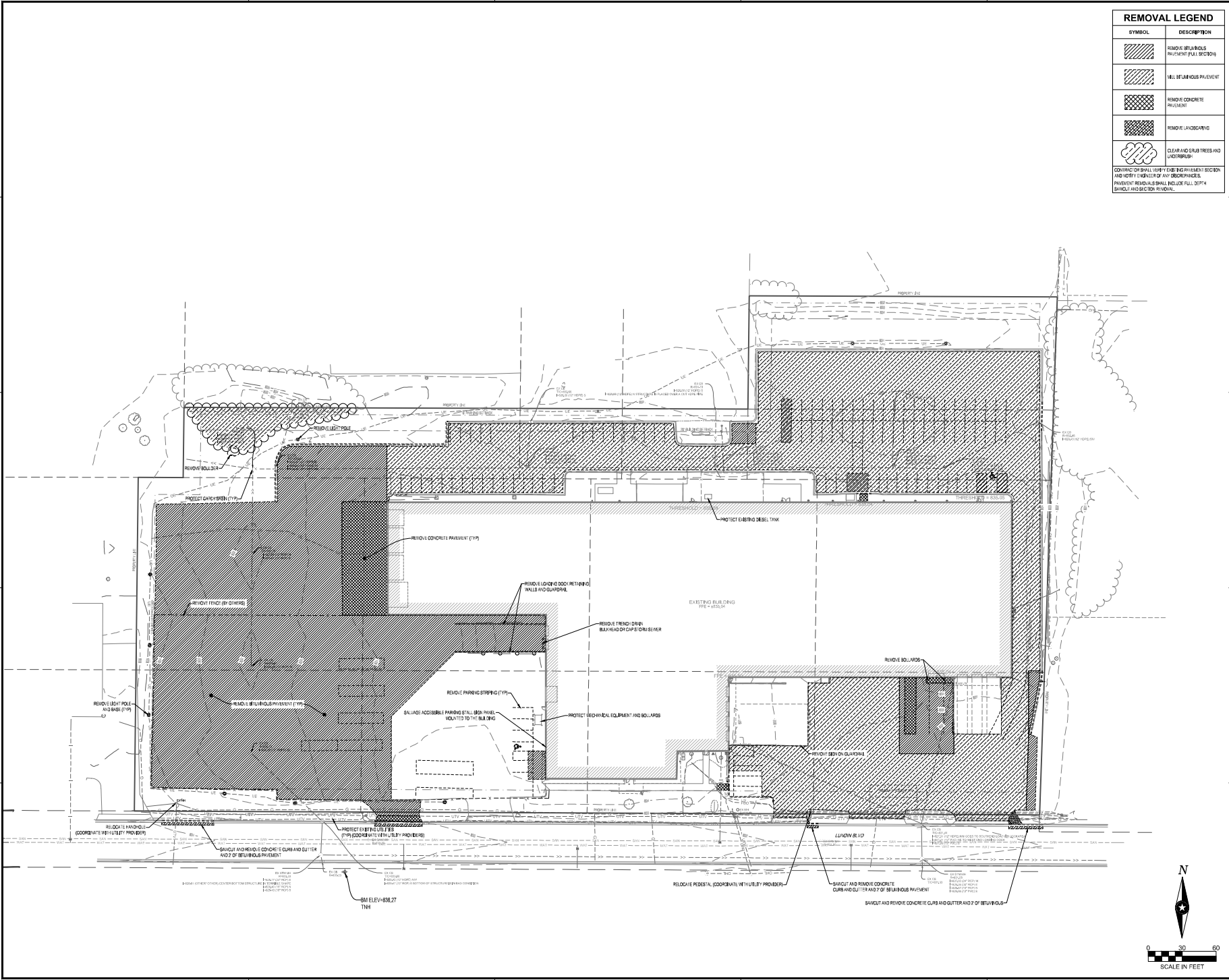
DATE	REVISION	SCHEDULE	BY

PROJECT NO.	25-32426
FILE NAME	25-32426-BIT
DRAWN BY	AND
DESIGNED BY	AM/SMP
APPROVED BY	SMP
ORIGINAL ISSUE DATE	---
CLIENT PROJECT NO.	1150

TITLE

**EXISTING SITE AND REMOVAL PLAN**

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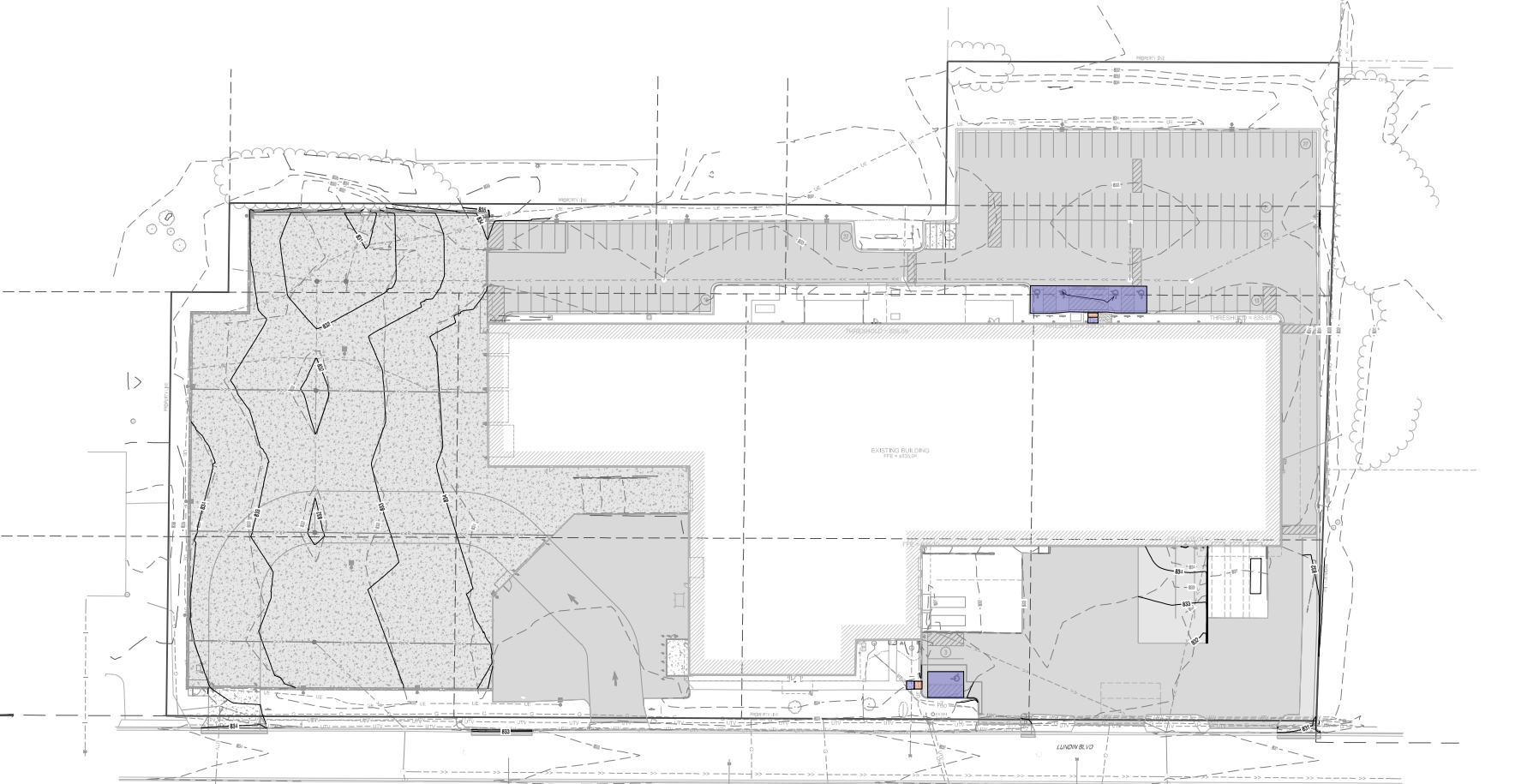




ADA ACCESSIBILITY LEGEND	
	ACCESSIBLE PARKING/LOADING AREA (MINIMUM 2.0% SLOPE IN ALL DIRECTIONS)
	ACCESSIBLE CURB (SLOPE GREATER THAN 5.0% LESS THAN 8.0%)
	2' HEIGHT CURB/WALK (FLUSH WITH PAVEMENT)

GRADING LEGEND	
	EXISTING CONTOUR (MAJOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
	PROPOSED SPOT ELEVATION
	PROPOSED TOP BACK OF CURB SPOT ELEVATION
	PROPOSED TOP OF RETAINING WALL (TIR) AND BOTTOM OF RETAINING WALL (BOW)
	SURFACE GRADE DIRECTION

**GENERAL GRADING NOTES**  
 PROPOSED CONTOURS SHOWN FOR PROPOSED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWN ARE NOT INDICATED. SURFACE GRADE SHALL BE BUILT UP WITH A HOLD-DOWN GRADE. AREAS TO ENLARGE PER THE BUILDING PROGRAM.



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.  
 BREYAN M. PETZEL

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DATE: \_\_\_\_\_ LIC. NO.: 62637  
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**LUNDIN LPR**  
 MANKATO MINNESOTA

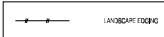
DATE	REVISION SCHEDULE	DESCRIPTION	BY

PROJECT NO. 25-32426  
 FILE NAME: 25-32426-GRS  
 DRAWN BY: AAD  
 DESIGNED BY: AM2BMP  
 REVIEWED BY: BMP  
 ORIGINAL ISSUE DATE: 11/14  
 CLIENT PROJECT NO.: 1150

TITLE  
**GRADING PLAN**

SHEET  
**C4-10**

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### ZONING LANDSCAPE REQUIREMENTS

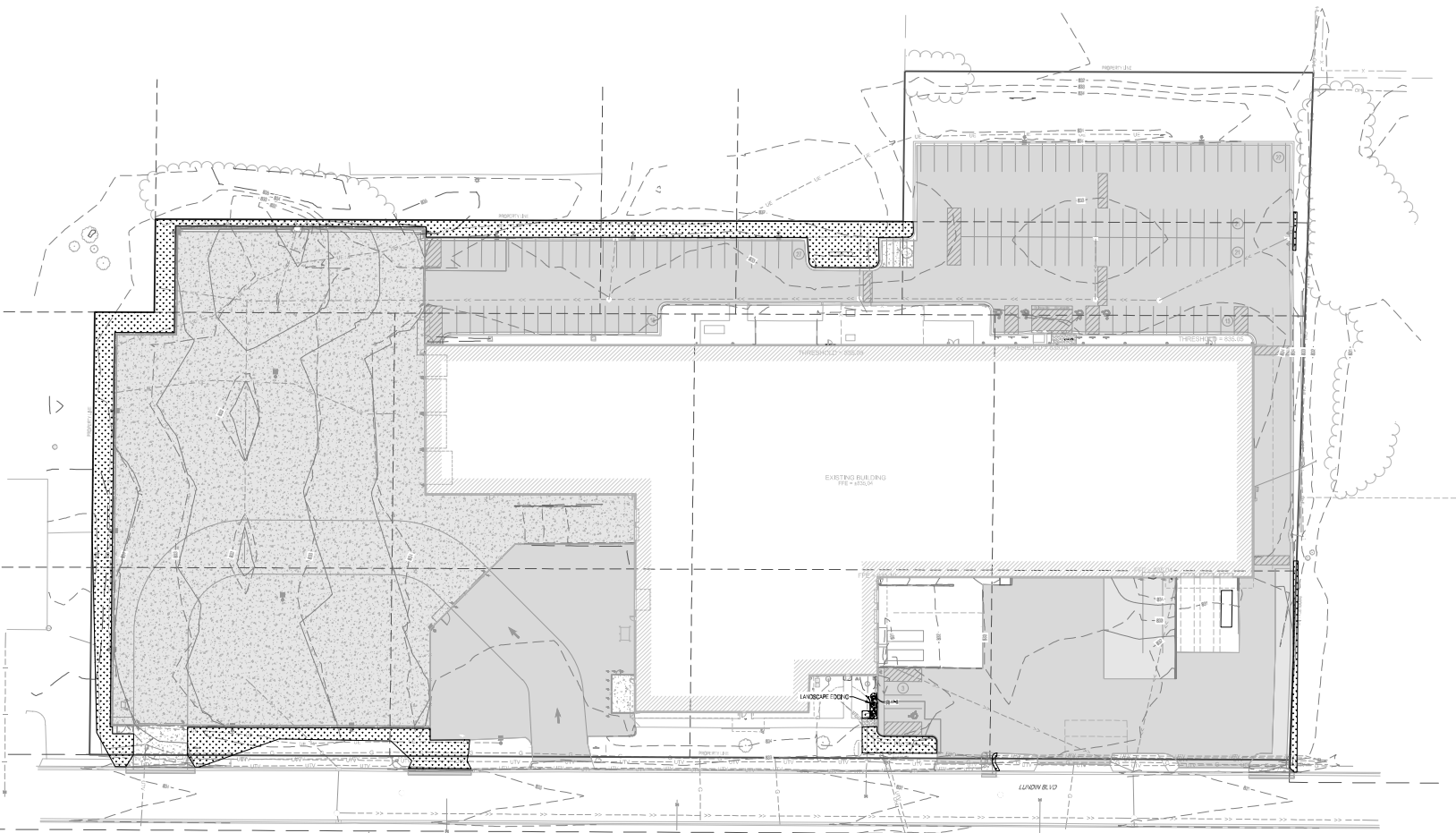
ZONING: P1 - PLANNED INDUSTRIAL

#### SEC. 10-1742 - OFF-STREET LOADING AREAS

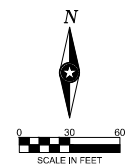
EVERY OFF-STREET LOADING AREA VISIBLE FROM ANY LOT ZONED FOR RESIDENTIAL USE OR VISIBLE FROM ANY PUBLIC STREET, SHALL BE SCREENED ON ALL SIDES VISIBLE FROM SUCH LOT OR STREET BY AN ORNATE FENCE, WALL, OR BODILY PLANTED EVERGREEN HEDGE OF NOT LESS THAN SIX FEET IN HEIGHT, EXCEPT AS NECESSARY FOR ACCESS.

### PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
	SP4	3	HYDRANGEA PINK DELATA 5" POT STRAWBERRY SWALE <sup>TM</sup> PAWLE HYDRANGEA	5" DL	CON <sup>TM</sup>
SYMBOL	QTY	BOTANICAL / COMMON NAME			
GROUND COVERS					
	81 SF	LANDSCAPE ROCK <sup>TM</sup> DEPTH 1.5" (S)			
	14.30 SF	PERIVIA TURF 500			



9M ELEV=838.27  
1N4



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**ROLLS ROYCE SOLUTIONS AMERICA, INC**

**LUNDIN LPR**  
 MANKATO MINNESOTA

DATE	REVISION	SCHEDULE	BY

PROJECT NO. 25-32426  
 FILE NAME: 25-32426-AND  
 DRAWN BY: AH2  
 DESIGNED BY: AM2BMP  
 REVIEWED BY: BMP  
 ORIGINAL ISSUE DATE: ---  
 CLIENT PROJECT NO.: 1150

TITLE

**SITE RESTORATION AND PLANTING PLAN**

SHEET  
**C5-10**

PRELIMINARY NOT FOR CONSTRUCTION

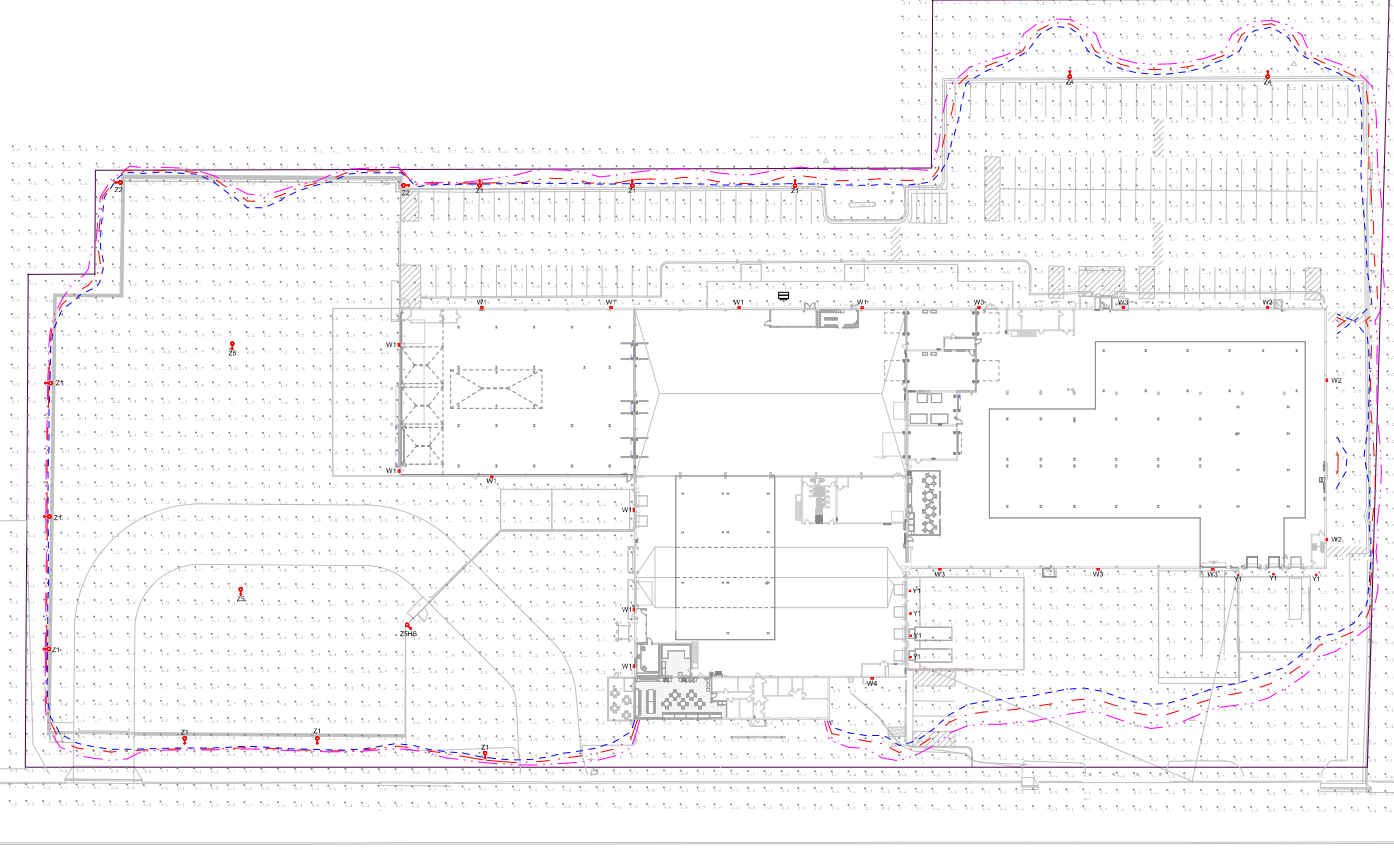


**SHEET NOTES**

1. ALL EXISTING ELECTRICAL EQUIPMENT INDICATED ON PLANS ARE BASED ON INFORMATION FROM CONSTRUCTION DOCUMENTS AND FIELD OBSERVATION OF THE EXISTING BUILDING.
2. "X" INDICATES EXISTING DEVICE TO REMAIN.
3. MAINTAIN FIRE RATING OF ALL WALLS AND FLOORS. PROVIDE FIRE PROOFING FOR ALL WALL AND FLOOR PENETRATIONS PER CODE.
4. COORDINATE WORK WITH OTHER TRADES.
5. CIRCUIT NUMBERS ARE USED FOR DISCONNECT TO EXISTING PANEL BOARDS. ELECTRICAL CONTRACTOR SHALL VERIFY EXACT CIRCUIT NUMBERS IN THE FIELD.
6. RECEPTACLES AND LOW VOLTAGE DEVICES SHALL BE FLOOR MOUNTED IN PRECAST AND MASONRY WALLS AT ALL PUBLIC SPACES.
7. RACEWAYS SHALL BE CONCEALED IN NEW WALLS. INCLUDE RACEWAY FROM TECHNOLOGY PLANS.
8. ALL NON-ARCKING TYPE 125-VOLT, SINGLE PHASE 15 AND 20 AMPERE RECEPTACLES MOUNTED 5'-6" AND BELOW, SHALL BE Labeled TAMPER-RESISTANT.

**SITE PHOTOMETRIC LEGEND**

- 0.4 Footcandle
- 0.5 Footcandle
- 0.6 Footcandle



1 SITE PHOTOMETRIC PLAN  
1" = 30'-0"

**SITE LIGHT FIXTURE SCHEDULE**

TYPE	DESCRIPTION	MANUFACTURER	MODEL	LAMP	WATTS	TYPE COMMENTS
W1	LED WALL PACK	ETHRONA LIGHTING	DSXWZP5-30K-2000RTPM2804P81HTFSVSD000	15,000M - 3000K - 800R	70 W	ROCKY FEATURE AT 25' OF AFF.
W2	LED WALL PACK	ETHRONA LIGHTING	DSXWZP5-30K-2000RTPM2804P81HTFSVSD000	15,000M - 3000K - 800R	70 W	ROCKY FEATURE AT 25' OF AFF.
W3	LED WALL PACK	ETHRONA LIGHTING	DSXWZP7-50K-4000RTPM2804P81HTFSVSD000	14,500M - 5000K - 800R	70 W	ROCKY FEATURE AT 25' OF AFF.
W4	LED WALL PACK	ETHRONA LIGHTING	DSXWZP5-30K-2000RTPM2804P81HTFSVSD000	15,000M - 3000K - 800R	70 W	ROCKY FEATURE AT 25' OF AFF.
W5	CANOPY LIGHT	ETHRONA LIGHTING	DSXWZP5-30K-2000RTPM2804P81HTFSVSD000	15,000M - 3000K - 800R	70 W	SET ADJUSTABLE LUMEN OUTPUT TO 5000 LUMENS, SET SWITCHABLE CCT TO 3000K.
Z1	SITE LIGHT	ETHRONA LIGHTING	DSX111E4P5-30K-6000RSLC2AWDCL14P4P4HSD000	30,000M - 3000K - 600R	150 W	ROCKY FEATURE AT 25' OF AFF. WITH RTA22-03B155VSD000000, F8 WITH APPLICABLE FUSE OPTION, F8 WITH MOTION SENSOR OPTION, F8 WITH VIBRATION DAMPER & IFC BASE COVER.
Z2	SITE LIGHT	ETHRONA LIGHTING	DSX111E4P5-30K-6000RSLC2AWDCL14P4P4HSD000	30,000M - 3000K - 600R	150 W	ROCKY FEATURE AT 25' OF AFF. WITH RTA22-03B155VSD000000, F8 WITH APPLICABLE FUSE OPTION, F8 WITH MOTION SENSOR OPTION, F8 WITH VIBRATION DAMPER & IFC BASE COVER.
Z3	SITE LIGHT	ETHRONA LIGHTING	DSX111E4P5-30K-6000RSLC2AWDCL14P4P4HSD000	30,000M - 3000K - 600R	150 W	ROCKY FEATURE AT 25' OF AFF. WITH RTA22-03B155VSD000000, F8 WITH APPLICABLE FUSE OPTION, F8 WITH MOTION SENSOR OPTION, F8 WITH VIBRATION DAMPER & IFC BASE COVER.
Z4	SITE LIGHT	ETHRONA LIGHTING	DSX111E4P5-30K-6000RSLC2AWDCL14P4P4HSD000	30,000M - 3000K - 600R	150 W	ROCKY FEATURE AT 25' OF AFF. WITH RTA22-03B155VSD000000, F8 WITH APPLICABLE FUSE OPTION, F8 WITH MOTION SENSOR OPTION, F8 WITH VIBRATION DAMPER & IFC BASE COVER.
Z5B	SITE LIGHT	ETHRONA LIGHTING	DSX111E4P5-30K-6000RSLC2AWDCL14P4P4HSD000	30,000M - 3000K - 600R	150 W	ROCKY FEATURE AT 25' OF AFF. WITH RTA22-03B155VSD000000, F8 WITH HOUSEHOLD SHIELD OPTION, F8 WITH APPLICABLE FUSE OPTION, F8 WITH MOTION SENSOR OPTION, F8 WITH VIBRATION DAMPER & IFC BASE COVER.

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PROJECT  
**ROLLS ROYCE SOLUTIONS AMERICA, INC LUNDIN PPR**  
MANKATO MINNESOTA

DATE	REVISION SCHEDULE	BY

PROJECT NO. 25-32426  
FILE NAME 2503ELEC1634.rvt  
DRAWN BY RLS  
DESIGNED BY RLS  
REVIEWED BY NDN  
ORIGINAL ISSUE DATE 11/04/2025  
CLIENT PROJECT NO.

TITLE

**SITE PHOTOMETRIC PLAN**



SHEET  
**E2-01**

PRELIMINARY NOT FOR CONSTRUCTION

**August 26, 2025**

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



**RE: Conditional Use Permit Request  
Rolls Royce Solutions America, Inc. – Lundin LPR  
304 Lundin Blvd – Mankato, MN**

Molly,

Thank you for reviewing the attached materials in support of a Conditional Use Permit request being submitted on behalf of Rolls-Royce Solutions America, Inc.

## **PROJECT NARRATIVE**

On behalf of Rolls-Royce Solutions America, Inc., we respectfully request review in support of approval for construction of this project. RRSA looks forward to enhancing their facility to continue delivering and servicing powerful and reliable systems worldwide and providing a quality workplace for their staff.

RRSA is a wholly owned subsidiary of Rolls-Royce PLC (Darby, England). RRSA is a manufacturer of low and high-power range (LPR/HPR) engine-generator sets (Gensets) ranging from 30kW to 3.2MW branded under "mtu, A Rolls-Royce Solution" product offering. The prime movers vary by Genset size and include Series 1600, Series 2000, and Series 4000 mtu engines from 450kW – 3.2MW. RRSA also provides specialized Military Gensets referred to as FFG which provide ship power for the US Navy.

Since 1952, RRSA has been producing Gensets in the Mankato community and currently provides jobs to over 475+ employees with approximately 70 employees anticipated to be located at the Lundin site. Production and Logistics operations run on a 4 day/week 10 hour/day shift model working Monday through Thursday. Office staff operate on a 5 day/week 8 hour/day shift model working Monday through Friday.

RRSA is redeveloping a 91,300 sq ft. existing building to accommodate assembly of the LPR Gensets. Interior modifications will consist of concrete floor slab replacement, additional bridge cranes, break room and office/command center renovations and loading dock upgrades. The project will also include exterior fuel and fluids storage on site including an existing liquid propane tank, existing 500-gallon diesel tank, and two new 500-gallon diesel tanks as shown and annotated on the site plans. Based on the scope described, Rolls-Royce is requesting a CUP for the following uses:

- Exterior Storage
- Fluid Storage to accommodate proposed fuel tanks

Employees will enter the site off Lundin Blvd along the east side of the site and park in the northern parking lot. Incoming small and large parts for assembly will enter through loading docks and at grade overhead doors on the southeastern side of the site. Finished product will exit the west side of the building and be stored in the exterior fenced in paved area. Flat bed semis will enter the western portion of site, off Lundin Blvd, into a designated area for drivers to park and check into the facility. From there, they will enter the fenced storage area through sliding gates to load finished products and exit the site through another set of sliding gates at the west side of Lundin Blvd.

## CONDITIONAL USE PERMIT

Further, the proposed project will meet the conditional use criteria of Sec. 10-883 (1-10).

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

The proposed uses are conditional uses listed under the P-I Planned Industrial District as stated in Sec. 10-971 (6 & 7) of the City of Mankato's Code.

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

The proposed uses align with the goals and intentions of the City of Mankato's Comprehensive Land Use Plan and the P-I Planned Industrial District which encourages industrial development to support local employment and economic growth. The supporting uses of this site for outdoor storage and assembly work are consistent with the City's goal of promoting industrial and manufacturing activities in the Planned Industrial District, thus supporting the City's broader economic and land use objectives.

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

The proposed uses are compatible with surrounding industrial properties. The uses will not negatively impact neighboring properties, and appropriate site screening, fencing, and setbacks will be implemented to minimize visual impacts and noise. The proposed activities will not interfere with existing nearby operations or diminish the use or value of surrounding properties.

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

The site will be adequately served by existing public infrastructure, including roadways, water, sewer, and emergency services. Any necessary upgrades will be coordinated with City staff. The proposed uses will not create an excessive burden on public services, and the facility's operation will be well within the capacity of available resources.

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

The anticipated traffic impact is expected to be minimal. Adequate on-site parking and safe access will be designed to meet city requirements, ensuring safe and efficient use of the facility. Vehicle trips associated with employee traffic, deliveries, and shipping activities will be consistent with other industrial uses within the area. Access to the property will continue to be provided via existing roadways designed to accommodate industrial traffic.

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

There are no known significant historical or architectural resources on the site or in the immediate vicinity that would be impacted by the proposed uses. No demolition or modification of historical structures is proposed as part of this request.



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

The site is currently developed and located within an industrial area. No significant natural or environmental features will be impacted. Any outdoor storage will be maintained in a clean, organized manner consistent with City requirements. Additionally, any stormwater runoff will be managed according to City and state regulations to prevent adverse environmental impacts.

**8. 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 uses are consistent with other existing industrial activities in the area and will not result in a negative cumulative impact. The site will remain compatible with the surrounding Planned Industrial District and will not adversely affect the neighborhood. The proposed uses support industrial activity in an appropriate location without negatively affecting residential or commercial areas.

**9. 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 proposed project will comply with all applicable zoning and ordinance requirements for the Planned Industrial District, including setbacks, lot coverage, screening, and stormwater management. Any additional reviews will be coordinated with City staff.

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

The proposed uses will not pose a risk to the public's health, safety, or general welfare. The site will operate in compliance with all applicable local, state, federal, and environmental regulations. Adequate fire protection, emergency access, fencing, lighting, and security measures will be provided on site.

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,

Emily Nepp  
Development Services Coordinator  
Emily.Nepp@ISGInc.com

Sincerely,

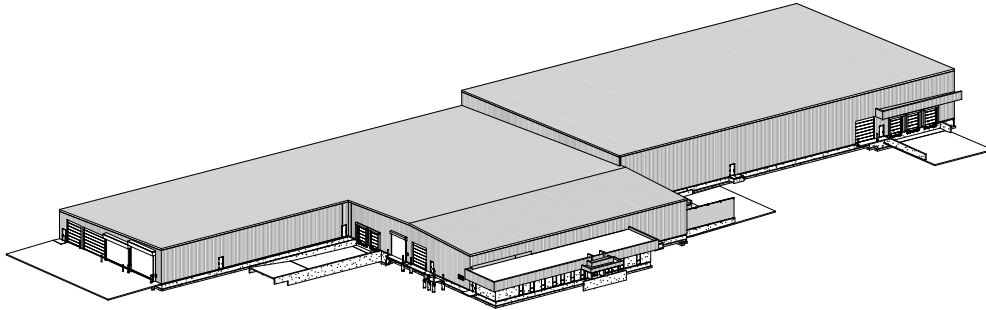
Randy Potter  
Director of Production Operations  
Randy.Potter@ISGInc.com

# ROLLS ROYCE SOLUTIONS AMERICA, INC.

## LUNDIN LPR #1180

MANKATO, MINNESOTA

ISG PROJECT # 25-32426




- PROJECT GENERAL NOTES**
1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER-CONTRACTOR AGREEMENT, THE PROJECT MANUAL WHICH INCLUDES GENERAL AND SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS, DRAWINGS OF ALL TRADES AND ALL ADDENDA, MODIFICATIONS AND CLARIFICATIONS ISSUED BY THE ARCHITECT / ENGINEER.
  2. CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK. CONTRACTORS RESPONSIBLE FOR COORDINATING AND CORRELATING QUANTITIES AND DIMENSIONS.
  3. ARCHITECT/ENGINEER TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
  4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
  5. DETAILS SHOWN ARE INTENDED TO INDICATE THE TYPE OF THE PROCESS AND TYPE OF DETAILS REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SHOWN IN CONTRACT TO OBTAIN SHOWN ABOVE SPECIFIC DIMENSIONS. DETAILS OF DESIGN INTENT CANNOT BE DETERMINED. NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
  6. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, SERVICED, CLEANED AND COMMISSIONED ACCORDING TO MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS. NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
  7. LARGE SCALE, MORE SPECIFIC DETAILS TAKE PRECEDENCE OVER SMALLER SCALE, LESS SPECIFIC DETAILS AND INFORMATION. MORE STRINGENT REQUIREMENTS FOR CODE, PRODUCTS AND INSTALLATION TAKE PRECEDENCE OVER LESS STRINGENT REQUIREMENTS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
  8. PROVIDE CONTROLS SEQUENT REFERTO ALL MATERIALS AT ALL INTERIOR AND EXTERIOR WALL PENETRATIONS. REFER TO SPECIFICATIONS FOR APPROPRIATE SEQUANT.
  9. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
  10. SEAL ALL OPENINGS IN WALLS, FLOORS, CEILING, AND ROOFS, AROUND DUCTS, PIPES, VENTS, TRAPS, CONDUR AND ALL OTHER PENETRATIONS WITH FIRE STOPPING AS SPECIFIED AND REQUIRED BY CODES. IF FIRE STOPPING IS NOT REQUIRED AT PENETRATIONS PER CODE, SEAL WITH CONTINUOUS SEALANT.
  11. PROVIDE TEMPORARY WALLS, ENCLOSURES, DUST SHIELDS AND WALKOFF MATS AS REQUIRED TO SEPARATE DEMOLITION AND CONSTRUCTION FROM EXISTING BUILDING.
  12. PROVIDE BRACING AND SHORING AS REQUIRED TO PROTECT EXISTING STRUCTURE TO REMAIN. PROVIDE SECURE AND WEATHERPROOF ENCLOSURE OF TEMPORARY OPENINGS IN EXTERIOR WALLS. PROTECT ALL BUILDING COMPONENTS FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.
  13. RESTORE ALL EXTERIOR SURFACES AFFECTED BY DEMOLITION AND RELATED REPAIR CONSTRUCTION TO THEIR ORIGINAL CONDITION, INCLUDING BUT NOT LIMITED TO WALLS, FLOORS, AND CEILING AND THEREAFTER TO FINISH.
  14. PROVIDE SOLID WALL BACKING WITH METAL OR FIRE RESISTANT WOOD BLOCKING BEHIND DOOR HARDWARE SUCH AS WALL STOPS, BUMPERS, HOLD OPENERS, ETC. AND AT ALL ITEMS REQUIRING FASTENING THROUGH GYP SD TO BE BLOCKING.
  15. RENDERED FINISHES MAY NOT BE AN ACCURATE REPRESENTATION OF BUILDING CONDITIONS. REFER TO PLANS AND DETAILS CONFIRMED WITHIN FOR SCOPE OF WORK.

**SHEET INDEX**

SHEET #	SHEET TITLE
GENERAL	TITLE SHEET, SHEET INDEX, PROJECT GENERAL NOTES
CIVIL	
CS-00	SITE DATA
CS-01	DETAILS
CS-02	DETAILS
CS-03	EXISTING SITE AND REMOVAL PLAN
CS-04	SITE AND UTILITY PLAN
CS-05	GRAZING PLAN
CS-06	SITE REDEMPTION AND PLANTING PLAN
CS-07	LANDSCAPE DETAILS
CS-08	SITE PHOTOGRAPHIC PLAN
ARCHITECTURAL	
AS-100P	FLOOR PLAN - OVERALL
AS-101P	EXTERIOR ELEVATIONS

**PROJECT INDEX:**

<b>OWNER:</b> ROLLS ROYCE SOLUTIONS AMERICA, INC. MARCUS PETERSON 100 POWER DRIVE MANKATO, MINNESOTA 56001 (507) 385-8692	<b>PROJECT ADDRESS:</b> LUNDIN LPR 304 LUNDIN BLVD MANKATO, MINNESOTA 56001	<b>MANAGING OFFICE:</b> I & S GROUP, INC. (ISG)   MANKATO OFFICE 115 EAST HICKORY ST. SUITE 300 MANKATO, MINNESOTA 56001 PHONE: 507.387.6651 FAX: 507.540.3665 PROJECT MANAGER: RANDY POTTER EMAIL: RANDY.POTTER@ISGCONG.COM
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**PROJECT**

**ROLLS ROYCE SOLUTIONS AMERICA, INC.**  
**LUNDIN LPR #1180**

MANKATO MINNESOTA

DATE	REVISION	SCHEDULE	BY
07/22/25	30% DESIGN		
08/26/25	CLIP SUBMITTAL		

PROJECT NO. 25-32426

FILE NAME

DRAWN BY JS

DESIGNED BY JS

REVIEWED BY GR

ORIGINAL ISSUE DATE 05/29/25

CLIENT PROJECT NO. 1180

**TITLE SHEET, SHEET INDEX, PROJECT GENERAL NOTES**

SHEET

**G1-10**

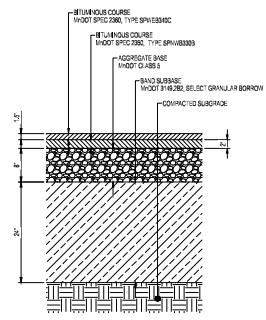
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REVISION SCALE

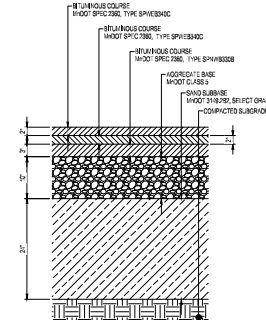




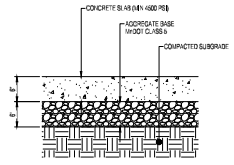
PRELIMINARY NOT FOR CONSTRUCTION



**STANDARD BITUMINOUS PAVEMENT**  
NTS

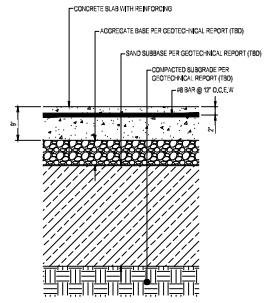


**HEAVY DUTY BITUMINOUS PAVEMENT**  
NTS

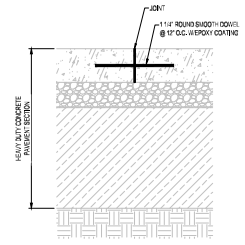


**NOTE:**  
1. CONCRETE SHALL BE 4\"/>

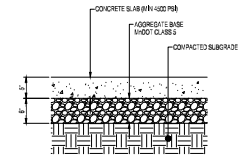
**STANDARD CONCRETE PAVEMENT**  
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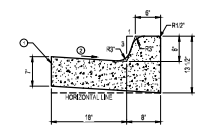
**HEAVY DUTY CONCRETE PAVEMENT**  
NTS



**HEAVY DUTY CONCRETE JOINTING DETAIL**  
NTS

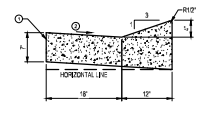


**CONCRETE WALK**  
NTS



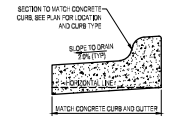
**KEY NOTES:**  
 1. CURB AND GUTTER FOUNDATION SHALL CONSIST OF MINIMUM 4\"/>

**B618 CONCRETE CURB & GUTTER**  
NTS

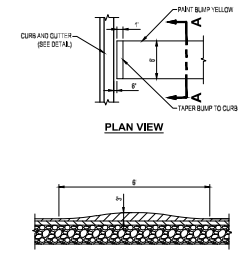


**KEY NOTES:**  
 1. CURB AND GUTTER FOUNDATION SHALL CONSIST OF MINIMUM 4\"/>

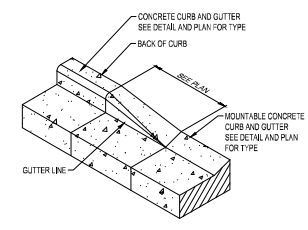
**D418 CONCRETE CURB & GUTTER**  
NTS



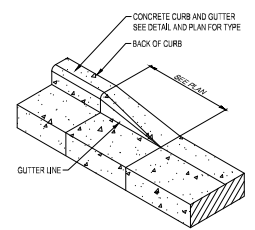
**REVERSE PITCH CONCRETE CURB AND GUTTER**  
NTS



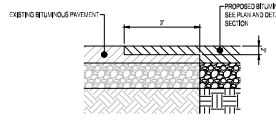
**BITUMINOUS SPEED BUMP**  
NTS



**CURB TRANSITION**  
NTS

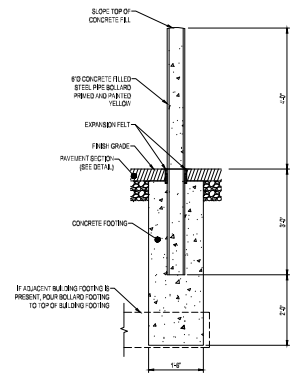


**CURB TAPER**  
NTS



**NOTE:**  
1. USE WHENEVER NEW BITUMINOUS ABUTS EXISTING BITUMINOUS.

**EDGE MILLING**  
NTS



**PIPE BOLLARD - PAINTED**  
NTS

WE 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.  
 BREYAN M. PETZEL  
 LIC. NO. 53181

WE 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.  
 BRETT A. HARRIS  
 LIC. NO. 60537

DATE: \_\_\_\_\_  
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**PROJECT**  
**ROLLS ROYCE SOLUTIONS AMERICA, INC**  
**LUNDIN LPR**  
 MANKATO MINNESOTA

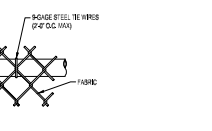
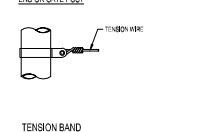
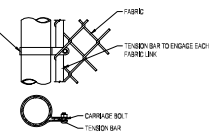
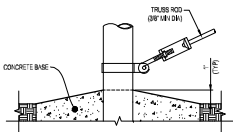
DATE	DESCRIPTION	BY

PROJECT NO. 25-32426  
 FILE NAME: 25R324-DETAILS  
 DRAWN BY: AND  
 DESIGNED BY: ANDRMP  
 NO. REVIEWED BY: BMP  
 ORIGINAL ISSUE DATE: ---  
 CLIENT PROJECT NO.: 1150

**TITLE**  
**DETAILS**



- NOTES:**
- PERMITS/FENCE SHALL BE SECURED AT ALL TIMES. THE FENCE IS CONSIDERED SECURE WHEN IT IS FULLY UNFURLED AND LOCKED IN POSITION.
  - FENCE SHALL BE INSTALLED IN ACCORDANCE TO STANDARD SPECIFICATIONS AND AT ALL LOCATIONS WHERE THE FENCE CROSSING OF OPEN POWER LINES.
  - CONTRACTOR IS REQUIRED TO LOCATE ALL UTILITIES INCLUDING PRIVATE UTILITIES, CROSSING EXISTING AND PROPOSED FENCE LINE.
  - CONTRACTOR IS TO BE RESPONSIBLE TO EXPOSE ON SITE SHALL BE TO BE SPREADER/BACK FENCE LINE.
  - DETAILS SHOWN ARE TO CLARIFY REQUIREMENTS AND ARE NOT INTENDED TO LIMIT OTHER TYPES OF FENCE SECTIONS AND METHODS OF INSTALLATION THAT COMPLY WITH THE SPECIFICATIONS.
  - WIRE TIES SHALL POSTER AND BRACES SHALL BE CONSTRUCTED ON THE SECURE SIDE OF THE FENCE ALIGNMENT. OVER-40# FABRIC SHALL BE PLACED ON THE REAR OPPOSITE THE SECURE AREA.
  - UNLESS SPECIFICALLY SHOWN OR SPECIFIED, ALL FENCE SHALL HAVE A MINIMUM EXTENSION OUTWARD FROM THE AREA BEING PROTECTED.
  - SECTION POSTS SHALL BE INSTALLED SO THAT THE WIRE INSIDE THE POST IS COMPLETELY FILLED WITH CONCRETE UP TO THE TOP OF THE EQUATION.
  - ALL CORNER, END, PULL AND LINE POSTS SHALL BE SET IN CONCRETE BY FENCE SUPPLIER USING THE WIND LOAD OPTION SET TO BEYOND WIND FORCE AND 70% FENCE SHALL NOT BE DESIGNED FOR ANY COVERSORS OR PRESSURE LOADS, WIND OR COLLISION LOADS OR BE SUBJECT TO HARBOR TON.
  - ALL MAIN GATES SHALL HAVE OVER-SHAFT HARDWARE INSTALLED ON THE INTERIOR SIDE OF THE GATE.
  - FENCE SHALL HAVE FABRIC 4# STAKE BETWEEN POSTS.
  - WIND FASTENING ADJACENT FENCE IN ALL ASPECTS.

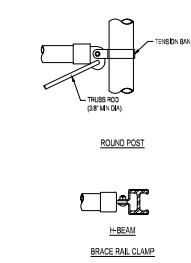


TRUSS ROD & BAND

END OR GATE POST

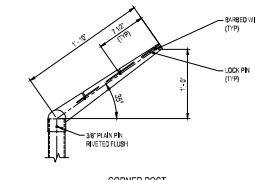
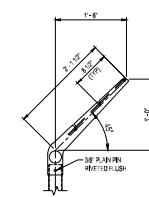
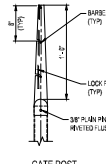
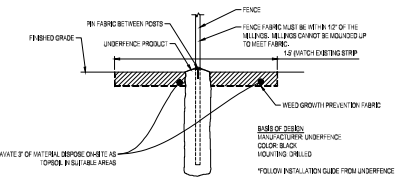
TENSION BAND

LINE POST ATTACHMENT



TOP OR BRACE RAIL ATTACHMENT

**CHAIN-LINK FENCE FASTENING DETAILS**

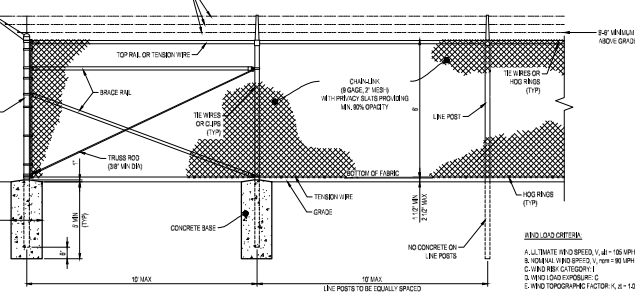
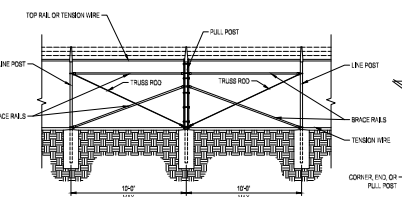


MAINTENANCE STRIP DETAIL

GATE POST

EXTENSION ARM DETAILS

CORNER POST



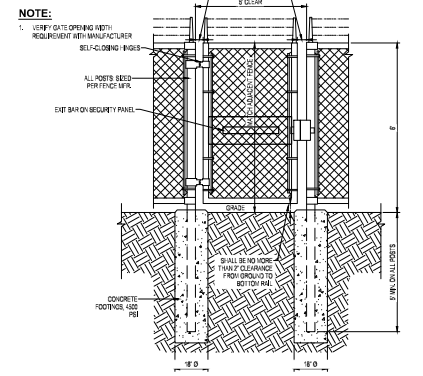
- NOTES:**
- PROVIDE BRACE PANEL WHENEVER 8' WIDTH RAILS EXCEED 80' FEET.

BRACE PANEL

- NOTES:**
- ALL GATE AND CORNER POSTS SHALL BE SET IN CONCRETE.
  - PROVIDE PNEUMATIC SLATS FOR ALL FENCES EXCEPT WHERE IDENTIFIED AS HAVING NO SLATS ON THE PLAN.

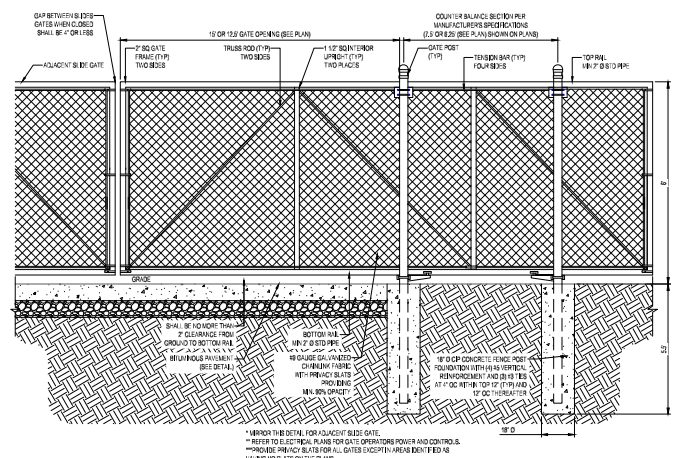
BARBED WIRE CHAIN-LINK FENCE NTS

- MINIMUM SPECIFICATIONS:**
- A. ALL WIRE SHALL BE 18 GAUGE (1.41" DIA) 180 LB/100 YD (180 LB/100 YD) 18 GAUGE
  - B. WIND LOAD CATEGORY I
  - C. WIND LOAD CATEGORY I
  - D. WIND TOP WIND SPEED: 110 MPH
  - E. WIND TOP WIND SPEED: 110 MPH



- NOTE:**
- UNLESS OTHERWISE NOTED, REQUIREMENT FROM MANUFACTURER.

MAIN GATE NTS



15' OR 12.5' (SEE PLAN) AUTOMATED SLIDING GATE NTS

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

BRYAN M. PETZEL

WE HEREBY CERTIFY THAT THE 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.

BRETT A. HARRIS

DATE: 11/11/2023  
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PROJECT: ROLLS ROYCE SOLUTIONS AMERICA, INC LUNDIN LPR MANKATO MINNESOTA

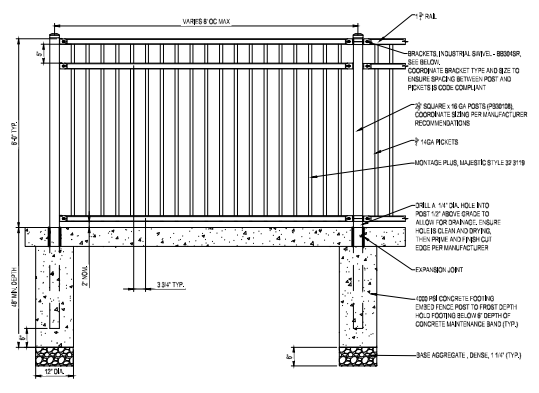
DATE	REVISION	SCHEDULE	BY

PROJECT NO.: 25-32426  
 FILE NAME: 25-32426-DETAILS  
 DRAWN BY: AND  
 DESIGNED BY: AND  
 CHECKED BY: BMP  
 ORIGINAL ISSUE DATE: 11/11/2023  
 CLIENT PROJECT NO.: 1150

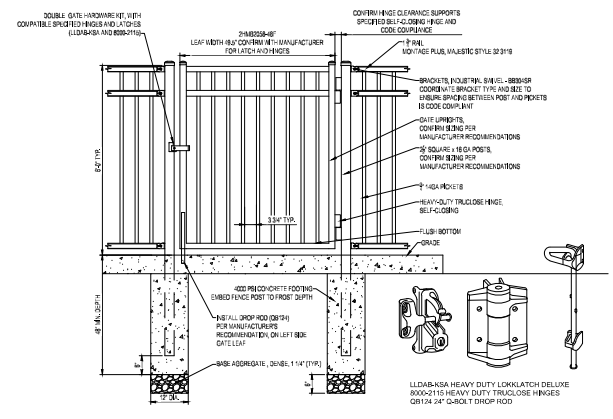
TITLE: DETAILS

SHEET: C0-21

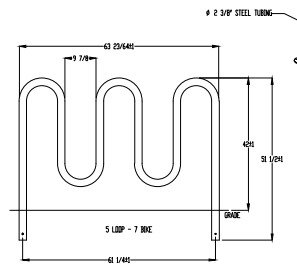
PRELIMINARY NOT FOR CONSTRUCTION



PATIO FENCE  
NTS



PATIO FENCE  
SWING GATE (SINGLE)  
NTS



PRODUCT: MADRAX-7-10501  
DESCRIPTION: HEAVY DUTY UNDER GROUND MOUNT  
DATE: 05-16-18  
LINE NO.

NOTE: ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED.  
SEE THE PLAN FOR CLEARANCE AND SPACING.

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.  
BRYAN M. PETZEL

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BRETT A. HARRIS

DATE: 05-16-18  
SHEET NOT VALID UNLESS THIS TEXT IS COLOR.  
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PROJECT:  
**ROLLS ROYCE SOLUTIONS AMERICA, INC**

**LUNDIN LPR**  
MANKATO MINNESOTA

DATE	REVISION	SCHEDULE	BY

PROJECT NO. 25-32426  
FILE NAME: 25-32426-DETAILS  
DRAWN BY: AND  
DESIGNED BY: ANDRAMP  
REVIEWED BY: BMP  
ORIGINAL ISSUE DATE: 05-16-18  
CLIENT PROJECT NO.: 1150

TITLE

**DETAILS**

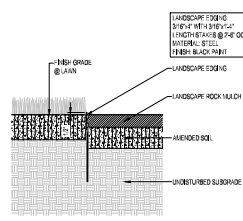
SHEET  
**C0-22**

PRELIMINARY NOT FOR CONSTRUCTION

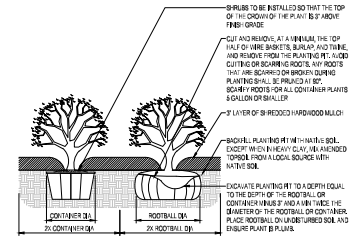


**PLANTING NOTES**

- COORDINATE LOCATION OF ALL UTILITIES (GAS, DUCTS, CONDUITS, SEWER'S, 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.
- SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
- REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS NUISANCIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
- REFER TO PLANTING DETAILS FOR AMENDED SOIL DEPTH IN PLANTING BEDS AND SURROUNDING TREES.
- FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REEVALUATE PLANTING LAYOUT AT TIME OF INSTALLATION.
- ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
- 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.
- 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.
- ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z602.1), 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 Z602.1.
- 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 SPECIES AND SPECIES.
- ALL TREES SHALL HAVE A STRONG CENTRAL LEADER. ANY TREES DEEMED NOT TO HAVE A STRONG CENTRAL LEADER SHALL BE REJECTED.
- 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.
- PROVIDE LANDSCAPE ROCK MULCH SURROUNDING ALL PROPOSED TREES (1" @) AND WITH PLANTING BEDS TO A 2" MINIMUM DEPTH AS SHOWN IN THE PLANTING DETAIL. DO NOT USE AN UNDERLAMENT SUCH AS PLASTIC SHEET OR LANDSCAPE FABRIC. APPLY PRESERVEMENT TO ALL PLANTING BEDS PRIOR TO MULCHING. REFER TO PLANS FOR ADDITIONAL DETAILS. REFER TO STORMWATER DETAILS FOR BASIN CONSTRUCTION AND MULCH APPLICATION.
- MULCHING MATERIAL SHALL BE LANDSCAPE ROCK MULCH WITH NO INDIVIDUAL PIECES LARGER THAN 2" FREE OF GROWTH OR GERMINATING SEEDS AND INHIBITING INGREDIENTS. 2" MINIMUM DEPTH. MINIMUM DEPTHS AT LOCATIONS INDICATED ON DRAWINGS.
- CONTRACTOR SHALL PROVIDE SAMPLE OF MULCH TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- INDICATED QUANTITIES ARE ESTIMATES AND SHALL BE CONFIRMED BY THE CONTRACTOR.
- ADJUST SPACING OF PLANT MATERIALS AROUND ADJACENT UTILITY STRUCTURES.



**LANDSCAPE EDGING**  
NTS



**SHRUB PLANTING**  
NTS

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BY: BYRAN M. PETZEL

DATE: 11/11/2024

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BY: BRETT A. HARRIS

DATE: 11/11/2024

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PROJECT

**ROLLS ROYCE SOLUTIONS AMERICA, INC**

**LUNDIN LPR**

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-32426

FILE NAME 25R32426-LAND

DRAWN BY AWJ

DESIGNED BY AWJ/BMP

REVIEWED BY BMP

ORIGINAL ISSUE DATE 11/11/2024

CLIENT PROJECT NO. 1150

TITLE

**LANDSCAPE DETAILS**

SHEET

**C5-20**

PRELIMINARY NOT FOR CONSTRUCTION



# D-Series Size 2 LED Wall Luminaire



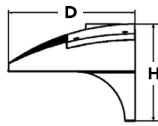
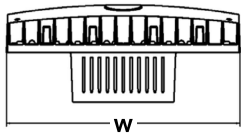
d<sup>+</sup>series

## Specifications Luminaire

**Width:** 18-1/2" (47.0 cm) **Weight:** 21 lbs (9.5 kg)

**Depth:** 10" (25.4 cm)

**Height:** 7-5/8" (19.4 cm)

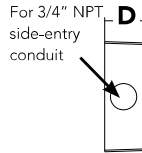
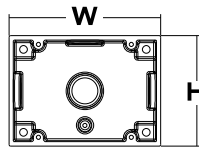


## Back Box (BBW)

**Width:** 5-1/2" (14.0 cm) **BBW Weight:** 1 lbs (0.5 kg)

**Depth:** 1-1/2" (3.8 cm)

**Height:** 4" (10.2 cm)



Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

## A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability<sup>1</sup>
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background<sup>1</sup>

To learn more about A+, visit [www.acuitybrands.com/aplus](http://www.acuitybrands.com/aplus).

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)



A+ Capable options indicated by this color background.

## Ordering Information

EXAMPLE: DSXW2 LED P2 40K 70CRI T3M MVOLT SRM DDBTXD

DSXW2 LED	W2, W4				W2					
Series	Lumen Package	CCT	CRI	Distribution	Voltage	Mounting	Control Options			
DSXW2 LED	P1 4200 Lumens P2 5300 Lumens P3 6100 Lumens P4 7200 Lumens P5 8200 Lumens	27K	2700K	70CRI	70CRI	T2S	Type 2 Short	MVOLT	<b>Shipped included</b> <b>SRM</b> Surface mounting bracket  <b>Shipped separately<sup>15</sup></b> <b>BBW</b> Surface-mounted back box (for conduit entry)	<b>Shipped installed</b> <b>PE</b> Photoelectric cell, button type <sup>7</sup> <b>PER</b> NEMA twist-lock receptacle only (control ordered separately) <sup>8</sup> <b>PER5</b> Five-wire receptacle only (control ordered separate) <sup>8,9</sup> <b>PER7</b> Seven-wire receptacle only (control ordered separate) <sup>8,9</sup> <b>DMG</b> 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) <b>PIR</b> 180° motion/ambient light sensor, <15' mtg ht <sup>10,11</sup> <b>PIRH</b> 180° motion/ambient light sensor, 15-30' mtg ht <sup>10,11</sup> <b>PIR1FC3V</b> Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc <sup>11,12</sup> <b>PIRH1FC3V</b> Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc <sup>11,12</sup>
		30K	3000K	80CRI	80CRI <sup>3</sup>	T2M	Type 2 Medium	120 <sup>5</sup>		
		35K	3500K	AMCRI	Amber CRI	T3LG	Type 3 Low Glare <sup>4</sup>	208 <sup>5</sup>		
		40K	4000K	W1, W3, W4	T3M	Type 3 Medium	240 <sup>5</sup>			
		50K	5000K		T4M	Type 4 Medium	277 <sup>5</sup>			
	57K	5700K	TFTM	Forward Throw Medium	347 <sup>5,6</sup>					
	AMBPC	Amber PC <sup>1</sup>	BLC3	Back Light Control Type 3 <sup>4</sup>	480 <sup>5,6</sup>					
AMBLW	Amber LW <sup>2</sup>	BLC4	Back Light Control Type 4 <sup>4</sup>	HVOLT <sup>6</sup>						
W1	P6 10000 Lumens									
W3	P7 14300 Lumens									

Other Options	Finish (required)
<b>Shipped installed</b> <b>SF</b> Single fuse (120, 277, 347V) <sup>5</sup> <b>DF</b> Double fuse (208, 240, 480V) <sup>5</sup> <b>HS</b> House-side shield <b>W2 ONLY</b> <b>SPD</b> Separate surge protection <sup>13</sup>	<b>Shipped separately<sup>15</sup></b> <b>BSW</b> Bird-deterrent spikes <b>VG</b> Vandal guard  <b>DDBXD</b> Dark bronze <b>DBLXD</b> Black <b>DNAXD</b> Natural aluminum <b>DWHXD</b> White  <b>DSSXD</b> Sandstone <b>DBBTD</b> Textured dark bronze <b>DBLBXD</b> Textured black <b>DNATXD</b> Textured natural aluminum  <b>DWHGXD</b> Textured white <b>DSSTXD</b> Textured sandstone



## Ordering Information

### Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) <sup>14</sup>
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) <sup>14</sup>
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) <sup>14</sup>
DSHORT SBK U	Shorting cap (Included when ordering PER, PER5 or PER7) <sup>14</sup>
DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW2VG U	Vandal guard accessory
DSXW2BBW DDBXD U	Back box accessory (specify finish)

For more control options, visit [DTL](#) and [ROAM](#) online.

### NOTES

- 1 AMBPC only available with AMCRI
- 2 AMBLW only available in P1 and P6 Packages and AMBCRI
- 3 Not available with 57K
- 4 Not available with HS Option
- 5 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- 6 Not available with P1 Option
- 7 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- 8 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- 9 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- 10 Reference Motion Sensor table on page 3.
- 11 Reference PER Table on page 3 for functionality.
- 12 PIR and PIR1FC3V specify the SensorSwitch SBGR-10-ODP control; PIRH and PIRH1FC3V specify the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with PER5 or PER7. Separate on/off required.
- 13 See the electrical section on page 2 for more details.
- 14 Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item. See PER Table.
- 15 Also available as a separate accessory; see Accessories information.

## Performance Data

### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08.

Package	Dist. Type	System Watts	30K, 70CRI		40K, 70CRI		50K, 70CRI	
			Lumens	LPW	Lumens	LPW	Lumens	LPW
P1	T2M	27	4,030	150	4,305	160	4,365	163
	T3M	27	3,913	146	4,180	156	4,238	158
	T4M	27	3,990	149	4,262	159	4,322	161
	TFTM	27	3,978	148	4,250	158	4,309	161
	BLC4	27	3,028	113	3,234	121	3,279	122
P2	T2M	35	5,090	146	5,438	156	5,513	158
	T3M	35	4,942	142	5,279	152	5,352	154
	T4M	35	5,040	145	5,384	155	5,458	157
	TFTM	35	5,024	144	5,367	154	5,442	156
	BLC4	35	3,824	110	4,085	117	4,142	119
P3	T2M	41	5892	143	6,294	153	6,381	155
	T3M	41	5720	139	6,110	148	6,195	150
	T4M	41	5833	142	6,231	151	6,318	153
	TFTM	41	5816	141	6,212	151	6,299	153
	BLC4	41	4426	107	4,728	115	4,794	116
P4	T2M	49	6,932	141	7,405	151	7,508	153
	T3M	49	6,730	137	7,189	146	7,289	148
	T4M	49	6,863	139	7,331	149	7,433	151
	TFTM	49	6,842	139	7,309	149	7,411	151
	BLC4	49	5,207	106	5,563	113	5,640	115
P5	T2M	57	7,882	138	8,420	148	8,536	150
	T3M	57	7,652	134	8,174	143	8,288	145
	T4M	57	7,803	137	8,336	146	8,452	148
	TFTM	57	7,780	136	8,311	146	8,426	148
	BLC4	57	5,921	104	6,325	111	6,413	112
P6	T2M	71	9,697	137	10,359	146	10,503	148
	T3M	71	9,415	133	10,057	142	10,197	144
	T4M	71	9,601	135	10,256	145	10,399	147
	TFTM	71	9,572	135	10,225	144	10,367	146
	BLC4	71	7,285	103	7,782	110	7,890	111
P7	T2M	104	13,812	133	14,755	142	14,960	144
	T3M	104	13,410	129	14,325	138	14,524	140
	T4M	104	13,675	132	14,608	141	14,811	143
	TFTM	104	13,634	131	14,565	140	14,767	142
	BLC4	104	10,376	100	11,084	107	11,238	108

#### Note:

Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.



## Performance Data

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

### Electrical Load

Performance Package	LEDs	Drive Current (mA)	System Watts	Current (A)					
				120V	208V	240V	277V	347V	480V
DSXW2 P1	20	425	27	0.22	0.13	0.11	0.09	-	-
DSXW2 P2	20	550	35	0.29	0.17	0.14	0.12	0.10	0.07
DSXW2 P3	20	650	41	0.34	0.20	0.17	0.15	0.12	0.09
DSXW2 P4	20	775	49	0.41	0.24	0.21	0.18	0.14	0.10
DSXW2 P5	20	900	57	0.47	0.27	0.24	0.20	0.16	0.12
DSXW2 P6	30	725	71	0.56	0.33	0.29	0.25	0.19	0.14
DSXW2 P7	30	1100	104	0.86	0.49	0.42	0.37	0.30	0.22

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW2 LED P7** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.91	0.82

### Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photozell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

\*For use when motion sensor is used as dusk to dawn control

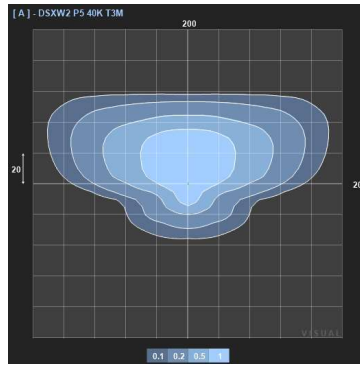
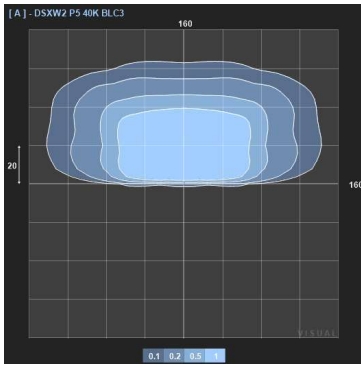
### PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion	⊘	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof*	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof* with Motion	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture

- ✓ Recommended
- ⊘ Will not work
- ⚠ Alternate

\*Futureproof means: Ability to change controls in the future.

Isofootcandle plots for the DSXW2 LED P5 40K. Distances are in units of mounting height (20').



## FEATURES & SPECIFICATIONS

### INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 2 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

### CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. IP66 rated light engine.

### FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

### OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in multiple CCTs and CRIs including Amber for specialized applications.

### ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L87/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 6KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

### INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

### LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

### GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to [www.acuitybrands.com/buy-american](http://www.acuitybrands.com/buy-american) for additional information.

### WARRANTY

Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at [www.acuitybrands.com/support/warranty/terms-and-conditions](http://www.acuitybrands.com/support/warranty/terms-and-conditions)

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



Catalog Number
Notes
Type

Contractor Select™

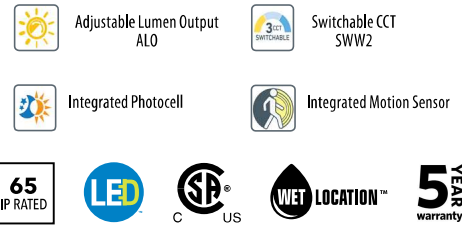
# CNY LED ALO

Canopy Luminaire  
Adjustable+Switchable+Photocell  
+Occupancy Sensor

The Lithonia Lighting CNY LED ALO canopy luminaire is a versatile, energy-efficient solution for surface-mount applications for walkways, overhangs, and parking garages. Adjustable switch panel easily changes lumen output, color temperature, integrated photocell, and integrated motion sensor. The low profile frosted lens creates a visually comfortable illumination and even distribution.

### FEATURES:

- 3 power levels deliver 5,000 - 10,000 lumens.
- Switchable CCT (30K/40K/50K) offers warm, cool, and daylight in a single fixture
- Integrated On/Off photocell
- Integrated occupancy sensor can be turned on, off, or set to 10% dim
- Install by surface mount, junction box, or pendant mount
- IK08 Impact resistant polycarbonate frosted lens
- IP65 rated, die cast aluminum housing



Catalog Number	Adjustable Lumen Output ALO			Switchable CCT SWW2	Photocell Operation	Occupancy Sensor	Input Voltage	CRI	Finish
CNY LED ALO SWW2 UVOLT PE PIR DDB M2	5,000 Lumens	7,500 Lumens	10,000 Lumens	Switchable 3000K, 4000K, 5000K	Included Standard, Selectable On/Off	Included Standard, Selectable On/Off/10% Dim	120-347V	80CRI	Dark Bronze
CNY LED ALO SWW2 UVOLT PE PIR WH M2	5,000 Lumens	7,500 Lumens	10,000 Lumens	Switchable 3000K, 4000K, 5000K	Included Standard, Selectable On/Off	Included Standard, Selectable On/Off/10% Dim	120-347V	80CRI	White

### CNY Stock Options

Catalog Number	UPC	Ci Code	Number of fixtures per pallet	Traditional Replacement
CNY LED ALO SWW2 UVOLT PE PIR DDB M2	00197589495041	*284HU8	180	Up to 250W HID
CNY LED ALO SWW2 UVOLT PE PIR WH M2	00197589495126	*284HUH	180	Up to 250W HID

Accessories: Order as separate catalog number.	
CNYBCP DDB	14 Inch x 14 Inch Beauty Cover Plate
CNYEK E7WC M12	Field installable emergency battery; 7W, UVOLT compatible, Minimum operating temp of 0°C

### Lumen Output:

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79.

Lumen Output	Input Wattage	CCT/80CRI	Delivered Lumens	Lumens Per Watt
5,000	34	3000K	4709	139
		4000K	4794	147
		5000K	4777	143
7,500	52	3000K	7169	133
		4000K	7403	144
		5000K	7291	137
10,000	75	3000K	9504	123
		4000K	9894	136
		5000K	9529	125



## Specifications

### INTENDED USE:

The CNY LED ALO canopy luminaire is ideal for surface mount application such as canopies over building entrances, walkways, loading docks, and covered parking areas. The products traditional style does not detract from current building aesthetics, creating a seamless upgrade. These products are energy-efficient replacements of existing surface mount products; up to 250W metal halide.

CNY LED ALO features adjustable lumen output include low, medium, and high. Switchable CCT includes 3000K (warm), 4000K (neutral), or 5000K (daylight), a selectable integral photocell that automatically turns the fixture on in the evening and off the next morning, and a selectable integral occupancy sensor that can turn on the fixture when motion is detected and be set to maintain 10% illumination or fully off when no motion is detected.

### CONSTRUCTION:

The CNY LED ALO has a cast-aluminum housing with powder coat finish for lasting durability. The IK08 impact rated frosted lens is designed for uniform light distribution while providing visually comfortable illumination. The lens is sealed with a one piece gasket creating an IP65 rated fixture. Rated for temps -40C to 25C.

### ELECTRICAL:

Standard 6KV surge protection tested in accordance to ANSI/IEEE C62.41.2 Category C. CNY LED ALO luminaires use UVOLT (120-347V). Adjustable lumen output is achieved with 0-10V continuous dimming capable drivers, ensuring system power factor >90% and THD <20%. High-efficiency LEDs maintains over 70% of light output at 100,000 hours (L70 > 100,000 hours).

### INSTALLATION:

The CNY LED ALO canopy luminaire features a quick-mount plate that makes mounting to a recessed junction box or conduit entry point both quick and trouble free. The quick-mount plate can be separated for surface mounting and reattached via a hinge for support while wiring. Four 3/4" NPS conduit entry points are built into the quick-mount plate to allow fast and confident alignment for surface-conduit wiring.

### LISTINGS:

UL Listed to U.S. and Canadian safety standards for wet locations. Tested in accordance with IESNA LM-79 and LM-80 standards.

DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified.

Can be used to comply with California Title 24, Part 6 High Efficacy LED Light Source Requirements

### WARRANTY:

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: [www.acuitybrands.com/support/warranty/terms-and-conditions](http://www.acuitybrands.com/support/warranty/terms-and-conditions)

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

## Dimensions

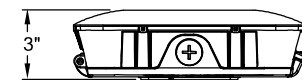
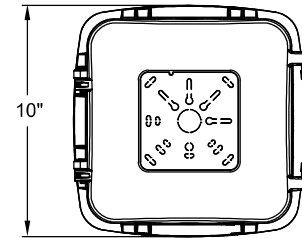
### CNY LED ALO

Width: 10" (25.4cm)

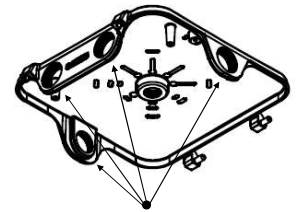
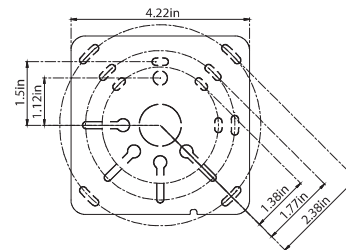
Height: 3" (7.62cm)

Depth: 10" (25.4cm)

Weight: 4.8lbs (2.18kg)



All dimensions are inches (centimeters) unless otherwise indicated.

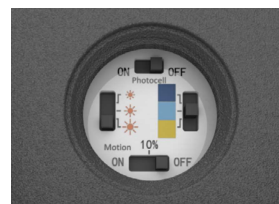


Location of Side Conduit KO Holes

## Occupancy Sensor Settings



Time to Off with No Occupancy is 10 minutes



Factory Settings	
Lumen Output	10,000
CCT	4000K
Photocell	Off
Occupancy Sensor	Off



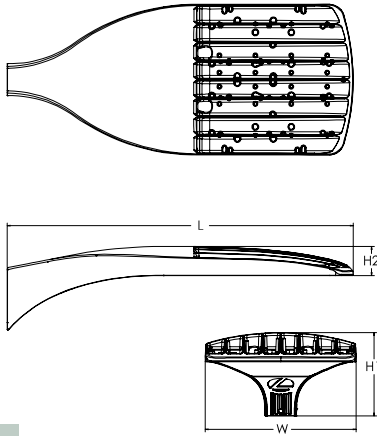
# D-Series Size 1 LED Area Luminaire



d#series

## Specifications

EPA:	0.69 ft <sup>2</sup> (0.06 m <sup>2</sup> )
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



**ds** Design Select options indicated by this color background.

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

## Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit [www.acuitybrands.com/designselect](http://www.acuitybrands.com/designselect).  
\*See ordering tree for details

## Ordering Information

**EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD**

DSX1 LED	Series	LEDs	Color temperature <sup>2</sup>	Color Rendering Index <sup>2</sup>	Distribution	Voltage	Mounting
<b>DSX1 LED</b>		Z5,Z5HS			Z5,Z5HS		
	<b>Forward optics</b>	(this section 70CRI only)					<b>Shipped included</b>
	P1 P6	30K 3000K	70CRI	AFR Automotive front row	T5M Type V medium	MVOLT (120V-277V) <sup>4</sup>	SPA Square pole mounting (#8 drilling)
	P2 P7	40K 4000K	70CRI	T1S Type I short	TSLG Type V low glare	HVOLT (347V-480V) <sup>5,6</sup>	RPA Round pole mounting (#8 drilling)
	P3 P8	50K 5000K	70CRI	T2M Type II medium	T5W Type V wide	XVOLT (277V - 480V) <sup>7,8</sup>	SPA5 Square pole mounting #5 drilling <sup>9</sup>
	P4 P9			T3M Type III medium	BLC3 Type III backlight control <sup>3</sup> Z1	120 <sup>15,26</sup>	RPA5 Round pole mounting #5 drilling <sup>9</sup>
	P5	27K 2700K	80CRI	T3LG Type III low glare <sup>3</sup>	BLC4 Type IV backlight control <sup>3</sup>	208 <sup>16,26</sup>	SPA8N Square narrow pole mounting #8 drilling
	<b>Rotated optics</b>	30K 3000K	80CRI	T4M Type IV medium	LCCO Left corner cutoff <sup>3</sup> Z2	240 <sup>16,26</sup>	WBA Wall bracket <sup>10</sup>
	P10 <sup>1</sup> P12 <sup>1</sup>	35K 3500K	80CRI	T4LG Type IV low glare <sup>3</sup>	RCCO Right corner cutoff <sup>3</sup>	277 <sup>16,26</sup>	MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
	P11 <sup>1</sup> P13 <sup>1</sup>	40K 4000K	80CRI	TFTM Forward throw medium Z4		347 <sup>16,26</sup>	
		50K 5000K	80CRI			480 <sup>16,26</sup>	

Control options	Other options	Finish (required)
<b>Shipped installed</b>	<b>Shipped installed</b>	<b>DDBXD Dark Bronze</b>
NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. <sup>11,12,20,21</sup>	SPD20KV 20KV surge protection	DBLXD Black
PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. <sup>13,20,21</sup>	HS Houseside shield (black finish standard) <sup>22</sup> Z5HS ONLY	DNAXD Natural Aluminum
PER NEMA twist-lock receptacle only (controls ordered separately) <sup>14</sup>	L90 Left rotated optics <sup>1</sup>	DWHXD White
PER5 Five-pin receptacle only (controls ordered separate) <sup>14,21</sup>	R90 Right rotated optics <sup>1</sup>	DDBTXD Textured dark bronze
PER7 Seven-pin receptacle only (controls ordered separate) <sup>14,21</sup>	CCE Coastal Construction <sup>23</sup>	DBLTXD Textured black
FAO Field adjustable output <sup>15,21</sup>	HA 50°C ambient operation <sup>24</sup>	DNATXD Textured natural aluminum
BL30 Bi-level switched dimming, 30% <sup>16,21</sup>	BAA Buy America(n) Act and/or Build America Buy America Qualified	DWHGXD Textured white
BL50 Bi-level switched dimming, 50% <sup>16,21</sup>	SF Single fuse (120, 277, 347V) <sup>26</sup>	
DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) <sup>17</sup>	DF Double fuse (208, 240, 480V) <sup>26</sup>	
DS Dual switching <sup>18,19,21</sup>	<b>Shipped separately</b>	
	EGSR External Glare Shield (reversible, field install required, matches housing finish)	
	BSDB Bird Spikes (field install required)	



## Ordering Information

### Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) <sup>25</sup>
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) <sup>25</sup>
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) <sup>25</sup>
DSHORT SBK	Shorting cap <sup>25</sup>
DSX1HS P#	House-side shield (enter package number 1-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXSPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSX1EGSR (FINISH)	External glare shield (specify finish)
DSX1BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

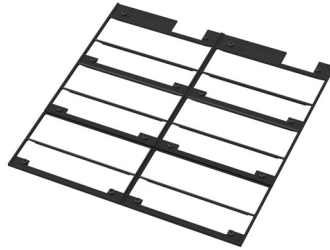
### NOTES

- Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
- 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
- T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
- XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
- XVOLT not available in packages P1 or P10. XVOLT not available with fusing (SF or DF).
- SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
- WBA cannot be combined with Type 5 distributions plus photocell (PER).
- NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this [link](#).
- NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 and P10 using XVOLT.
- PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO BL30, BL50, DMG and DS. PIR not available with P1 and P10 using HVOLT. PIR not available with P1 and P10 using XVOLT.
- PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
- BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120 or 277V.
- DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
- DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
- DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P8, P9, P10, P11, P12 and P13.
- Reference Motion Sensor Default Settings table on page 4 to see functionality.
- Reference Controls Options table on page 4.
- HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- CCE option not available with option BS and EGSR. Contact Technical Support for availability.
- Option HA not available with performance packages P4, P5, P7, P8, P9 and P13.
- Requires Luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
- Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

## Shield Accessories



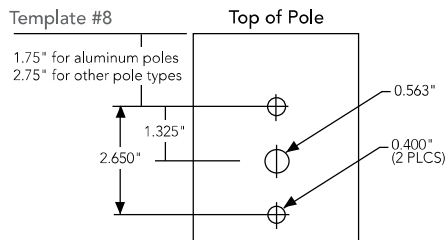
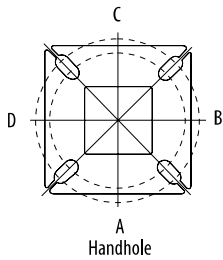
External Glare Shield (EGSR)



House Side Shield (HS)

## Drilling

### HANDHOLE ORIENTATION



### Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5190	AS3-5280	AS3-5290	AS3-5390	AS3-5320	AS3-5490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
<b>Minimum Acceptable Outside Pole Dimension</b>							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

### DSX1 Area Luminaire - EPA

\*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 with SPA	0.69	1.38	1.23	1.54	---	1.58
DSX1 with SPA5, SPA8N	0.70	1.40	1.30	1.66	---	1.68
DSX1 with RPA, RPA5	0.70	1.40	1.30	1.66	1.60	1.68
DSX1 with MA	0.83	1.66	1.50	2.09	2.09	2.09



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • [www.lithonia.com](http://www.lithonia.com)  
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DSX1-LED  
Rev. 04/29/25  
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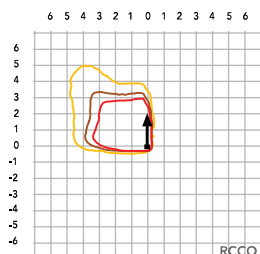
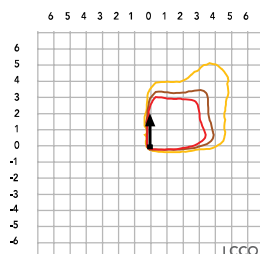
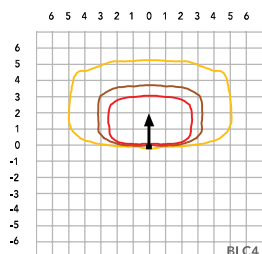
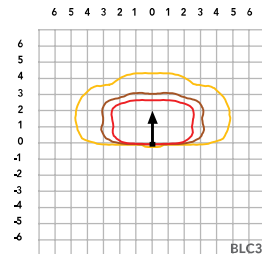
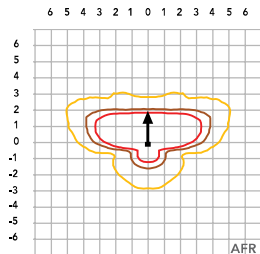
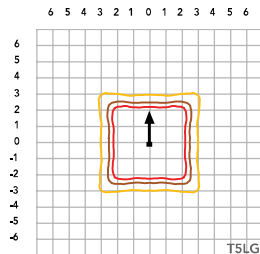
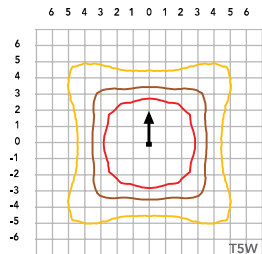
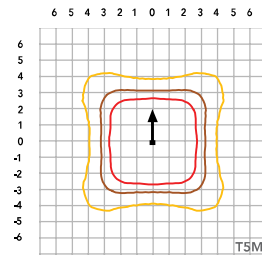
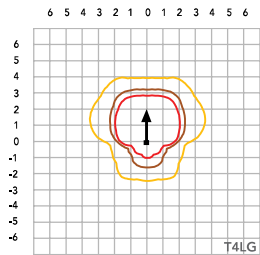
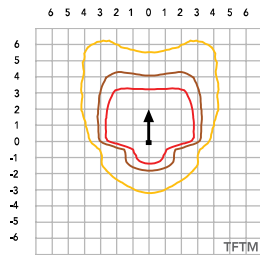
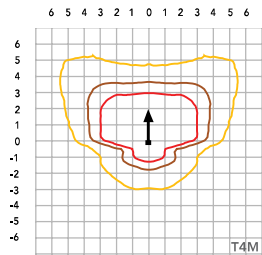
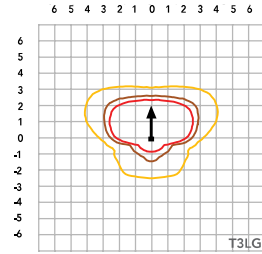
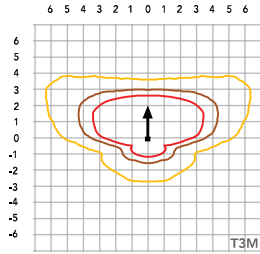
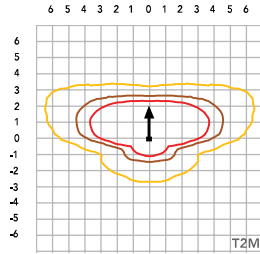
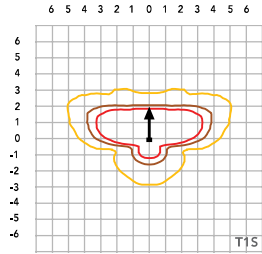
# Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [homepage](#).

Isofootcandle plots for the DSX1 LED P9 40K 70CRI. Distances are in units of mounting height (25').

## LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



## Performance Data

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
<b>25°C</b>	<b>77°C</b>	<b>1.00</b>
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.81

### FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

\*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use maximum published values by package listed on specification sheet (input watts and lumens by optic type).

### Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

### Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Edypse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

### Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A)					
					120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P2	30	700	68	0.56	0.33	0.28	0.24	0.20	0.14
	P3	30	1050	104	0.85	0.49	0.43	0.37	0.29	0.21
	P4	30	1250	125	1.03	0.60	0.52	0.45	0.36	0.26
	P5	30	1400	142	1.15	0.66	0.58	0.50	0.40	0.29
	P6	40	1250	167	1.38	0.79	0.69	0.60	0.48	0.34
	P7	40	1400	188	1.54	0.89	0.77	0.67	0.53	0.38
	P8	60	1100	216	1.80	1.04	0.90	0.78	0.62	0.45
	P9	60	1400	279	2.31	1.33	1.15	1.00	0.80	0.58
Rotated Optics (Requires L90 or R90)	P10	60	530	101	0.84	0.49	0.42	0.37	0.29	0.21
	P11	60	700	135	1.12	0.65	0.56	0.49	0.39	0.28
	P12	60	1050	206	1.72	0.99	0.86	0.74	0.59	0.43
	P13	60	1400	279	2.30	1.33	1.15	1.00	0.79	0.57

### LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

# Performance Data

## Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics																			
Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	30	530	T1S	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
				T2M	7,203	1	0	3	142	7,507	2	0	3	147	7,653	2	0	3	150
				T3M	7,287	1	0	3	143	7,594	1	0	3	149	7,742	1	0	3	152
				T3LG	6,509	1	0	1	128	6,783	1	0	1	133	6,916	1	0	1	136
				T4M	7,395	1	0	3	145	7,707	1	0	3	151	7,857	1	0	3	154
				T4LG	6,726	1	0	1	132	7,010	1	0	1	138	7,146	1	0	1	140
				TFTM	7,446	1	0	3	146	7,760	1	0	3	152	7,912	1	0	3	155
				T5M	7,609	3	0	2	149	7,930	3	0	2	156	8,084	3	0	2	159
				T5W	7,732	3	0	2	152	8,058	4	0	2	158	8,215	4	0	2	161
				T5LG	7,631	3	0	1	150	7,953	3	0	1	156	8,108	3	0	1	159
				BLC3	5,300	0	0	2	104	5,524	0	0	2	109	5,631	0	0	2	111
				BLC4	5,474	0	0	3	108	5,705	0	0	3	112	5,816	0	0	3	114
				RCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				LCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				AFR	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
				P2	68W	30	700	T1S	9,997	1	0	2	147	10,418	1	0	2	154	10,621
T2M	9,260	2	0					3	137	9,651	2	0	3	142	9,839	2	0	3	145
T3M	9,368	2	0					3	138	9,763	2	0	3	144	9,953	2	0	3	147
T3LG	8,368	1	0					2	123	8,721	1	0	2	129	8,891	1	0	2	131
T4M	9,507	2	0					3	140	9,909	2	0	3	146	10,102	2	0	3	149
T4LG	8,647	1	0					2	128	9,012	1	0	2	133	9,187	1	0	2	136
TFTM	9,573	2	0					3	141	9,977	2	0	3	147	10,172	2	0	3	150
T5M	9,782	4	0					2	144	10,195	4	0	2	150	10,393	4	0	2	153
T5W	9,940	4	0					2	147	10,360	4	0	2	153	10,562	4	0	2	156
T5LG	9,810	3	0					1	145	10,224	3	0	1	151	10,423	3	0	1	154
BLC3	6,814	0	0					2	101	7,101	0	0	2	105	7,240	0	0	2	107
BLC4	7,038	0	0					3	104	7,334	0	0	3	108	7,477	0	0	3	110
RCCO	6,875	1	0					2	101	7,165	1	0	2	106	7,305	1	0	2	108
LCCO	6,875	1	0					2	101	7,165	1	0	2	106	7,305	1	0	2	108
AFR	9,997	1	0					2	147	10,418	1	0	2	154	10,621	1	0	2	157
P3	102W	30	1050					T1S	14,093	2	0	2	138	14,687	2	0	2	144	14,973
				T2M	13,055	2	0	3	128	13,605	2	0	3	133	13,871	2	0	3	136
				T3M	13,206	2	0	4	129	13,763	2	0	4	135	14,031	2	0	4	137
				T3LG	11,797	2	0	2	115	12,294	2	0	2	120	12,534	2	0	2	123
				T4M	13,403	2	0	4	131	13,968	2	0	4	137	14,241	2	0	4	139
				T4LG	12,190	2	0	2	119	12,704	2	0	2	124	12,952	2	0	2	127
				TFTM	13,496	2	0	4	132	14,065	2	0	4	138	14,339	2	0	4	140
				T5M	13,790	4	0	2	135	14,371	4	0	2	141	14,652	4	0	2	143
				T5W	14,013	4	0	3	137	14,605	4	0	3	143	14,889	4	0	3	146
				T5LG	13,830	3	0	2	135	14,413	3	0	2	141	14,694	3	0	2	144
				BLC3	9,606	0	0	2	94	10,011	0	0	2	98	10,206	0	0	2	100
				BLC4	9,921	0	0	3	97	10,340	0	0	3	101	10,541	0	0	3	103
				RCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				LCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				AFR	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147

# Performance Data

## Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics																			
Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P4	124W	30	1250	T1S	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141
				T2M	15,207	3	0	4	123	15,849	3	0	4	128	16,158	3	0	4	130
				T3M	15,383	2	0	4	124	16,032	2	0	4	129	16,345	2	0	4	132
				T3LG	13,742	2	0	2	111	14,321	2	0	2	116	14,600	2	0	2	118
				T4M	15,613	2	0	4	126	16,272	2	0	4	131	16,589	2	0	4	134
				T4LG	14,200	2	0	2	115	14,799	2	0	2	119	15,087	2	0	2	122
				TFTM	15,721	2	0	4	127	16,384	2	0	4	132	16,703	2	0	4	135
				T5M	16,063	4	0	2	130	16,741	4	0	2	135	17,067	4	0	2	138
				T5W	16,324	5	0	3	132	17,013	5	0	3	137	17,344	5	0	3	140
				T5LG	16,110	3	0	2	130	16,790	4	0	2	135	17,117	4	0	2	138
				BLC3	11,190	0	0	3	90	11,662	0	0	3	94	11,889	0	0	3	96
				BLC4	11,557	0	0	3	93	12,044	0	0	3	97	12,279	0	0	3	99
				RCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97
				LCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97
				AFR	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141
P5	138W	30	1400	T1S	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139
				T2M	16,723	3	0	4	121	17,428	3	0	4	126	17,768	3	0	4	129
				T3M	16,917	3	0	4	122	17,630	3	0	4	128	17,974	3	0	4	130
				T3LG	15,111	2	0	2	109	15,749	2	0	2	114	16,055	2	0	2	116
				T4M	17,169	3	0	5	124	17,893	3	0	5	130	18,242	3	0	5	132
				T4LG	15,615	2	0	2	113	16,274	2	0	2	118	16,591	2	0	2	120
				TFTM	17,288	2	0	4	125	18,017	2	0	5	130	18,368	3	0	5	133
				T5M	17,664	5	0	3	128	18,410	5	0	3	133	18,768	5	0	3	136
				T5W	17,951	5	0	3	130	18,708	5	0	3	135	19,073	5	0	3	138
				T5LG	17,716	4	0	2	128	18,463	4	0	2	134	18,823	4	0	2	136
				BLC3	12,305	0	0	3	89	12,824	0	0	3	93	13,074	0	0	3	95
				BLC4	12,709	0	0	4	92	13,245	0	0	4	96	13,503	0	0	4	98
				RCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95
				LCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95
				AFR	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139
P6	165W	40	1250	T1S	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135
				T2M	19,482	3	0	4	118	20,303	3	0	4	123	20,699	3	0	4	125
				T3M	19,708	3	0	5	119	20,539	3	0	5	124	20,939	3	0	5	127
				T3LG	17,604	2	0	2	107	18,347	2	0	2	111	18,704	2	0	2	113
				T4M	20,001	3	0	5	121	20,845	3	0	5	126	21,251	3	0	5	129
				T4LG	18,191	2	0	2	110	18,959	2	0	2	115	19,328	2	0	2	117
				TFTM	20,140	3	0	5	122	20,989	3	0	5	127	21,398	3	0	5	129
				T5M	20,579	5	0	3	125	21,447	5	0	3	130	21,865	5	0	3	132
				T5W	20,912	5	0	3	127	21,795	5	0	3	132	22,219	5	0	3	134
				T5LG	20,638	4	0	2	125	21,509	4	0	2	130	21,928	4	0	2	133
				BLC3	14,335	0	0	3	87	14,940	0	0	3	90	15,231	0	0	3	92
				BLC4	14,805	0	0	4	90	15,430	0	0	4	93	15,731	0	0	4	95
				RCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93
				LCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93
				AFR	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135

# Performance Data

## Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

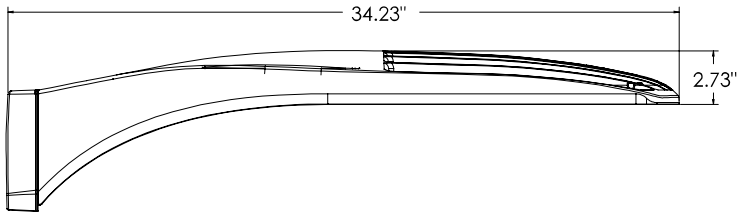
Forward Optics																			
Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P7	184W	40	1400	T1S	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
				T2M	21,066	3	0	4	114	21,955	3	0	4	119	22,383	3	0	4	121
				T3M	21,311	3	0	5	116	22,210	3	0	5	120	22,642	3	0	5	123
				T3LG	19,036	2	0	2	103	19,839	2	0	3	108	20,226	2	0	3	110
				T4M	21,628	3	0	5	117	22,541	3	0	5	122	22,980	3	0	5	125
				T4LG	19,671	2	0	2	107	20,501	2	0	3	111	20,900	2	0	3	113
				TFTM	21,778	3	0	5	118	22,697	3	0	5	123	23,139	3	0	5	125
				T5M	22,252	5	0	3	121	23,191	5	0	3	126	23,643	5	0	3	128
				T5W	22,613	5	0	3	123	23,567	5	0	4	128	24,027	5	0	4	130
				T5LG	22,317	4	0	2	121	23,258	4	0	2	126	23,712	4	0	2	129
				BLC3	15,501	0	0	3	84	16,155	0	0	4	88	16,470	0	0	4	89
				BLC4	16,010	0	0	4	87	16,685	0	0	4	90	17,010	0	0	4	92
				RCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				LCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				AFR	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
				P8	216W	60	1100	T1S	28,701	3	0	3	133	29,912	3	0	4	139	30,495
T2M	26,587	3	0					5	123	27,709	3	0	5	128	28,249	3	0	5	131
T3M	26,895	3	0					5	125	28,030	3	0	5	130	28,576	3	0	5	132
T3LG	24,025	3	0					3	111	25,038	3	0	3	116	25,526	3	0	3	118
T4M	27,296	3	0					5	127	28,448	3	0	5	132	29,002	3	0	5	134
T4LG	24,826	3	0					3	115	25,873	3	0	3	120	26,378	3	0	3	122
TFTM	27,485	3	0					5	127	28,645	3	0	5	133	29,203	3	0	5	135
T5M	28,084	5	0					4	130	29,269	5	0	4	136	29,839	5	0	4	138
T5W	28,539	5	0					4	132	29,743	5	0	4	138	30,323	5	0	4	141
T5LG	28,165	4	0					2	131	29,354	4	0	2	136	29,926	4	0	2	139
BLC3	19,563	0	0					4	91	20,388	0	0	4	94	20,786	0	0	4	96
BLC4	20,205	0	0					5	94	21,057	0	0	5	98	21,468	0	0	5	99
RCCO	19,740	1	0					4	91	20,572	1	0	4	95	20,973	1	0	4	97
LCCO	19,740	1	0					4	91	20,572	1	0	4	95	20,973	1	0	4	97
AFR	28,701	3	0					3	133	29,912	3	0	4	139	30,495	3	0	4	141
P9	277W	60	1400					T1S	34,819	3	0	4	126	36,288	3	0	4	131	36,996
				T2M	32,255	3	0	5	116	33,616	3	0	5	121	34,271	3	0	5	124
				T3M	32,629	3	0	5	118	34,006	3	0	5	123	34,668	3	0	5	125
				T3LG	29,146	3	0	3	105	30,376	3	0	4	110	30,968	3	0	4	112
				T4M	33,116	3	0	5	120	34,513	3	0	5	125	35,185	3	0	5	127
				T4LG	30,119	3	0	3	109	31,389	3	0	4	113	32,001	3	0	4	116
				TFTM	33,345	3	0	5	120	34,751	3	0	5	125	35,429	3	0	5	128
				T5M	34,071	5	0	4	123	35,509	5	0	4	128	36,201	5	0	4	131
				T5W	34,624	5	0	4	125	36,084	5	0	4	130	36,788	5	0	4	133
				T5LG	34,170	5	0	3	123	35,612	5	0	3	129	36,306	5	0	3	131
				BLC3	23,734	0	0	4	86	24,735	0	0	4	89	25,217	0	0	4	91
				BLC4	24,513	0	0	5	88	25,547	0	0	5	92	26,045	0	0	5	94
				RCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				LCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				AFR	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134

**Lumen Output**

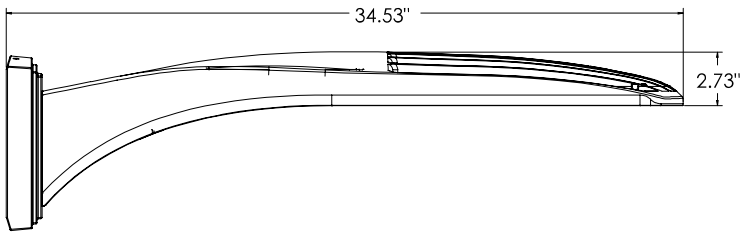
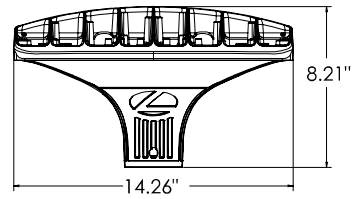
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Rotated Optics																			
Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	101W	60	530	T1S	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
				T2M	14,047	4	0	4	139	14,640	4	0	4	145	14,925	4	0	4	147
				T3M	14,208	4	0	4	140	14,807	4	0	4	146	15,096	4	0	4	149
				T3LG	12,693	3	0	3	125	13,229	3	0	3	131	13,487	3	0	3	133
				T4M	14,420	4	0	4	142	15,028	4	0	4	148	15,321	4	0	4	151
				T4LG	13,115	3	0	3	129	13,668	3	0	3	135	13,934	3	0	3	138
				TFTM	14,522	4	0	4	143	15,134	4	0	4	149	15,429	4	0	4	152
				T5M	14,836	4	0	2	146	15,462	4	0	2	153	15,763	4	0	2	156
				T5W	15,076	4	0	3	149	15,712	5	0	3	155	16,019	5	0	3	158
				T5LG	14,879	3	0	2	147	15,507	3	0	2	153	15,809	3	0	2	156
				BLC3	10,335	3	0	3	102	10,771	4	0	4	106	10,981	4	0	4	108
				BLC4	10,674	4	0	4	105	11,124	4	0	4	110	11,341	4	0	4	112
				RCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				LCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
AFR	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159				
P11	135W	60	700	T1S	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
				T2M	18,005	4	0	4	133	18,765	4	0	4	139	19,131	4	0	4	142
				T3M	18,211	4	0	4	135	18,980	4	0	4	141	19,350	4	0	4	143
				T3LG	16,270	3	0	3	121	16,957	3	0	3	126	17,287	4	0	4	128
				T4M	18,483	4	0	4	137	19,263	5	0	5	143	19,638	5	0	5	146
				T4LG	16,810	3	0	3	125	17,519	3	0	3	130	17,861	3	0	3	132
				TFTM	18,614	4	0	4	138	19,399	4	0	4	144	19,777	5	0	5	147
				T5M	19,017	5	0	3	141	19,819	5	0	3	147	20,205	5	0	3	150
				T5W	19,325	5	0	3	143	20,140	5	0	3	149	20,533	5	0	3	152
				T5LG	19,072	4	0	2	141	19,876	4	0	2	147	20,264	4	0	2	150
				BLC3	13,247	4	0	4	98	13,806	4	0	4	102	14,075	4	0	4	104
				BLC4	13,682	4	0	4	101	14,259	4	0	4	106	14,537	4	0	4	108
				RCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				LCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
AFR	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153				
P12	206W	60	1050	T1S	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
				T2M	25,436	5	0	5	124	26,509	5	0	5	129	27,025	5	0	5	131
				T3M	25,727	5	0	5	125	26,812	5	0	5	130	27,335	5	0	5	133
				T3LG	22,984	4	0	4	112	23,954	4	0	4	116	24,421	4	0	4	119
				T4M	26,110	5	0	5	127	27,212	5	0	5	132	27,742	5	0	5	135
				T4LG	23,747	4	0	4	115	24,749	4	0	4	120	25,231	4	0	4	123
				TFTM	26,295	5	0	5	128	27,404	5	0	5	133	27,938	5	0	5	136
				T5M	26,864	5	0	4	130	27,997	5	0	4	136	28,543	5	0	4	139
				T5W	27,299	5	0	4	133	28,451	5	0	4	138	29,006	5	0	4	141
				T5LG	26,942	4	0	2	131	28,078	4	0	2	136	28,626	4	0	2	139
				BLC3	18,714	4	0	4	91	19,504	4	0	4	95	19,884	4	0	4	97
				BLC4	19,327	5	0	5	94	20,143	5	0	5	98	20,535	5	0	5	100
				RCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				LCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
AFR	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142				
P13	276W	60	1400	T1S	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133
				T2M	31,900	5	0	5	116	33,246	5	0	5	121	33,894	5	0	5	123
				T3M	32,265	5	0	5	117	33,626	5	0	5	122	34,282	5	0	5	124
				T3LG	28,826	4	0	4	105	30,042	4	0	4	109	30,628	4	0	4	111
				T4M	32,746	5	0	5	119	34,128	5	0	5	124	34,793	5	0	5	126
				T4LG	29,782	4	0	4	108	31,039	4	0	4	113	31,644	5	0	4	115
				TFTM	32,978	5	0	5	120	34,369	5	0	5	125	35,039	5	0	5	127
				T5M	33,692	5	0	4	122	35,113	5	0	4	127	35,797	5	0	4	130
				T5W	34,238	5	0	4	124	35,682	5	0	4	129	36,378	5	0	4	132
				T5LG	33,789	5	0	3	122	35,215	5	0	3	128	35,901	5	0	3	130
				BLC3	23,471	5	0	5	85	24,461	5	0	5	89	24,937	5	0	5	90
				BLC4	24,240	5	0	5	88	25,262	5	0	5	92	25,755	5	0	5	93
				RCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				LCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
AFR	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133				

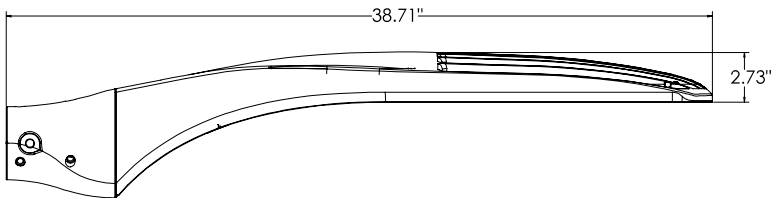
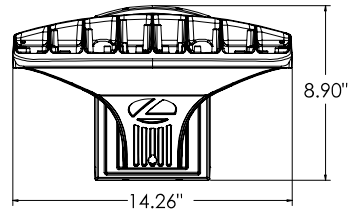
# Dimensions



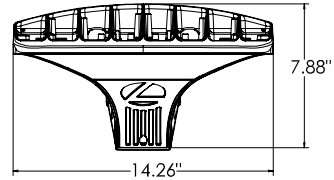
**DSX1 with RPA, RPA5, SPA5, SPA8N mount**  
**Weight: 36 lbs**



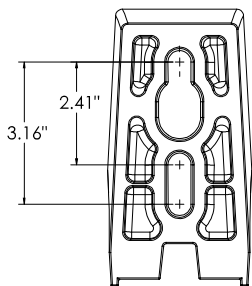
**DSX1 with WBA mount**  
**Weight: 38 lbs**



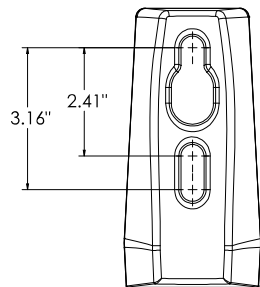
**DSX1 with MA mount**  
**Weight: 39 lbs**



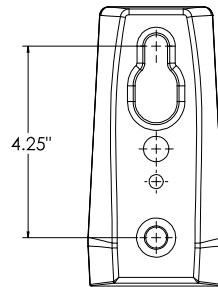
**SPA (STANDARD ARM)**



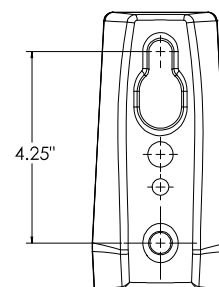
**RPA**



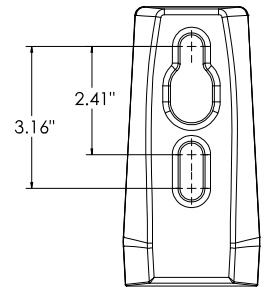
**SPA5**



**RPA5**

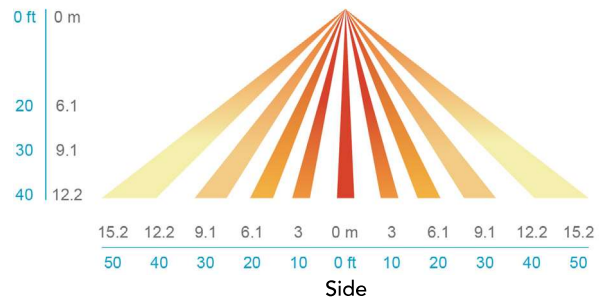
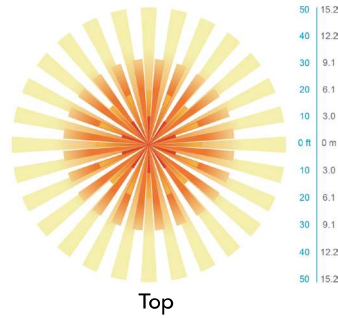


**SPA8N**



## nLight Sensor Coverage Pattern

NLTAIR2 PIRHN



## FEATURES & SPECIFICATIONS

### INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

### CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 3G for SPA and MA. 1.5G for mountings RPA, RPA5, SPA5 and SPA8N. Low EPA (0.69 ft<sup>2</sup>) for optimized pole wind loading.

### FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

### Coastal Construction (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

### OPTICS

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

### ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L81/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

### STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensor with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

### nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found here.

### INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

### LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

### GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to [www.acuitybrands.com/buy-american](http://www.acuitybrands.com/buy-american) for additional information.

### WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: [www.acuitybrands.com/support/warranty/terms-and-conditions](http://www.acuitybrands.com/support/warranty/terms-and-conditions)

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

**Meeting Date:** 09/09/2025

**Title**

CY 48-25

**Request of Bolton and Menk, with permission of the property owner, for a final plat review of Victory Ridge Apartments; for a conditional use permit to allow a grouped housing project in the O-R, Office Residential zoning district; and for a conditional use permit for a wetland sequencing and replacement request. The subject property is described as Outlot B, Kearney Addition No. 2, City of Mankato (Blue Earth County PID R010909301015).**

**Applicant**

The applicant is Bolton and Menk, with permission of the property owner.

**Request**

The applicant is requesting a wetland replacement plan, a conditional use permit to allow a multiple apartment buildings on one lot, and a final plat review of Victory Ridge subdivision.

**Location**

The subject property is described as Outlot B, Kearney Addition No. 2, City of Mankato (Blue Earth County PID R010909301015).

**Existing Land Use**

The property is currently vacant with the most recent use being row crops.

**Zoning**

The property is zoned OR, Office Residential.

**Other Board or Commission**

The Planning Commission recommended approval of the preliminary plat with the following conditions:

1. Payment in lieu of parkland dedication in the amount of \$69,734.00 will be required prior to affixing signatures on the final plat.
2. A conditional use permit will be required for the proposed housing development based on the conditional uses defined in the Office Residential district.
3. The applicant shall submit a hydrology report and drainage analysis at the time of submission of the final plat. The applicant shall be aware that no drainage outlet shall be constructed at the top of the bluff.
4. Applicant shall submit a final traffic memo at the time of submission of the conditional use permit.
5. The applicant shall be aware of the wooded areas and any removal of trees shall be evaluated by the Mankato City Code.
6. The applicant shall be aware that a public watercourse exists on the subject property and any development that occurs within 300' will be subject to the City's Shoreland Ordinance.
7. The applicant shall make a payment-in-lieu of parkland dedication in the amount of \$69,734.00. This number is based on the assessed unimproved value of the property multiplied by 7 percent per the Mankato City Code requirements.

**Environmentally Sensitive Areas**

The Environmentally Sensitive Areas Map indicates that there are existing bluff zones, wooded areas, and is included in the shoreland district zone. No development is planned in the designated areas.

**Public Utilities**

Utility connection points are currently located on the property.

**City Code**

The City Code pertaining to the OR-Office Residential may be viewed at the link below.

[https://library.municode.com/mn/mankato/codes/code\\_of\\_ordinances?nodeId=CH10LAUSDE\\_ARTIIREDI\\_DIV8OROFSDI](https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSDE_ARTIIREDI_DIV8OROFSDI)

**Site Plan Review Comments**

The Site Plan Review Committee met on August 12, 2025, and submitted the following comments:

1. The applicant shall submit a traffic study at the time of submission for the CUP.
2. The applicant shall submit a drainage study as soon as possible.
3. The applicant shall be aware that no drainage shall outlet on top of the bluff. The application should also include a bluff stability study.
4. The applicant shall schedule a pre-submittal meeting prior to construction to address the slopes and setbacks of the bluff.
5. The applicant shall be aware that wetlands must be shown on the plat unless a sequencing and replacement plan has been approved by Mankato City Council.
6. The applicant shall be aware that woodlands are contained on site, and any removal of trees shall be evaluated by the Mankato City Code.

### **Review**

The applicant is currently requesting a review for a wetland replacement plan, a conditional use permit to allow for the construction of multiple apartment buildings on one lot, and a final plat review of Victory Ridge subdivision. The subject property is legally described as Outlot B, Kearney Addition No. 2.

The final plat proposes the creation of a one-lot, one-block subdivision encompassing approximately 14.83 acres. The property has been evaluated for woodlands, shoreland, and wetlands. The applicant has shifted the development to minimize impacts to the wooded areas and the shoreland areas. The wetlands will be reviewed in conjunction with the final plat.

The applicant has requested wetland flexibility and submitted for review a wetland sequencing and replacement plan to allow for impacts to the wetland located on the upper areas of the site.

The applicant will be required to conduct a hydrology study for the site. The review shall also include development of pond areas adjacent to the slopes on the site.

Site plans for the Victory Ridge Subdivision illustrate a grouped housing development consisting of four apartment buildings with a total of 180 residential units. Supporting site improvements include four garages, on-site parking designed to provide two stalls per unit, and associated residential amenities. The property is currently zoned O-R, Office Residential, where grouped housing projects are classified as conditional uses. As such, additional review and approval through the conditional use permit process will be required before the project may proceed.

Public utilities are available within the Dublin Road corridor to serve the proposed development.

Site access is proposed from Dublin Road and will be required to conform to the City's engineering and access management standards. The applicant is in the process of preparing a traffic memorandum, which will be submitted with the conditional use permit application for further review. At the Planning Commission, there was discussion about the ability to make a left-turning movement from Adam's Street onto Victory Dr. This analysis will be included in the review. If improvements are warranted to the Adams Street and Victory Drive intersection, the City will enter into agreements with previous developments to participate in the costs associated with modifications to the system.

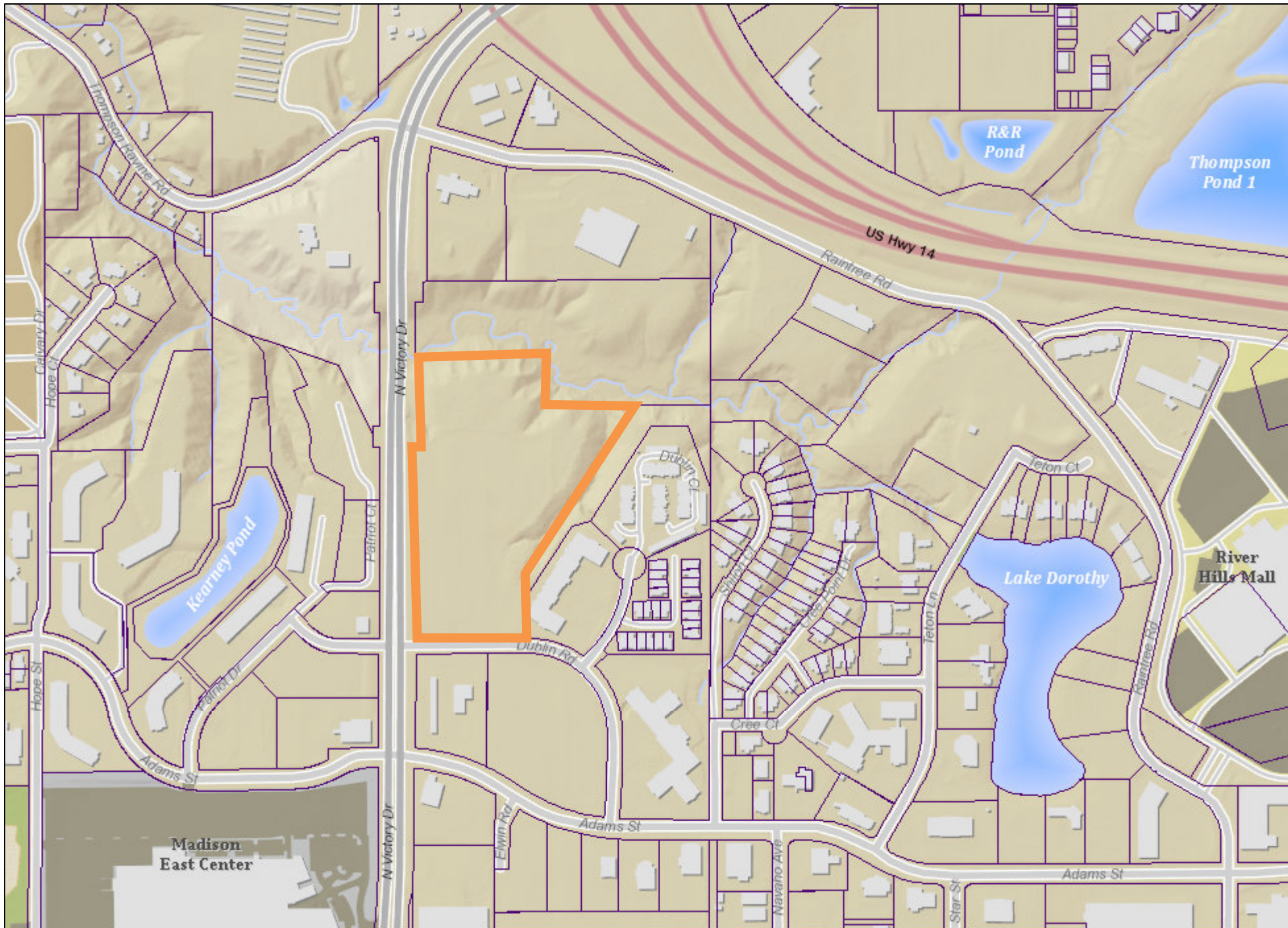
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### **Attachments**

General Location Map  
Aerial Plan  
Preliminary Plat  
Final Plat  
Site Plan  
Renderings  
Wetland Replacement Application

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# 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.



# Aerial Map

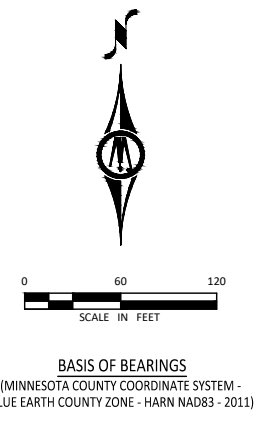
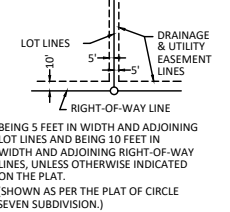
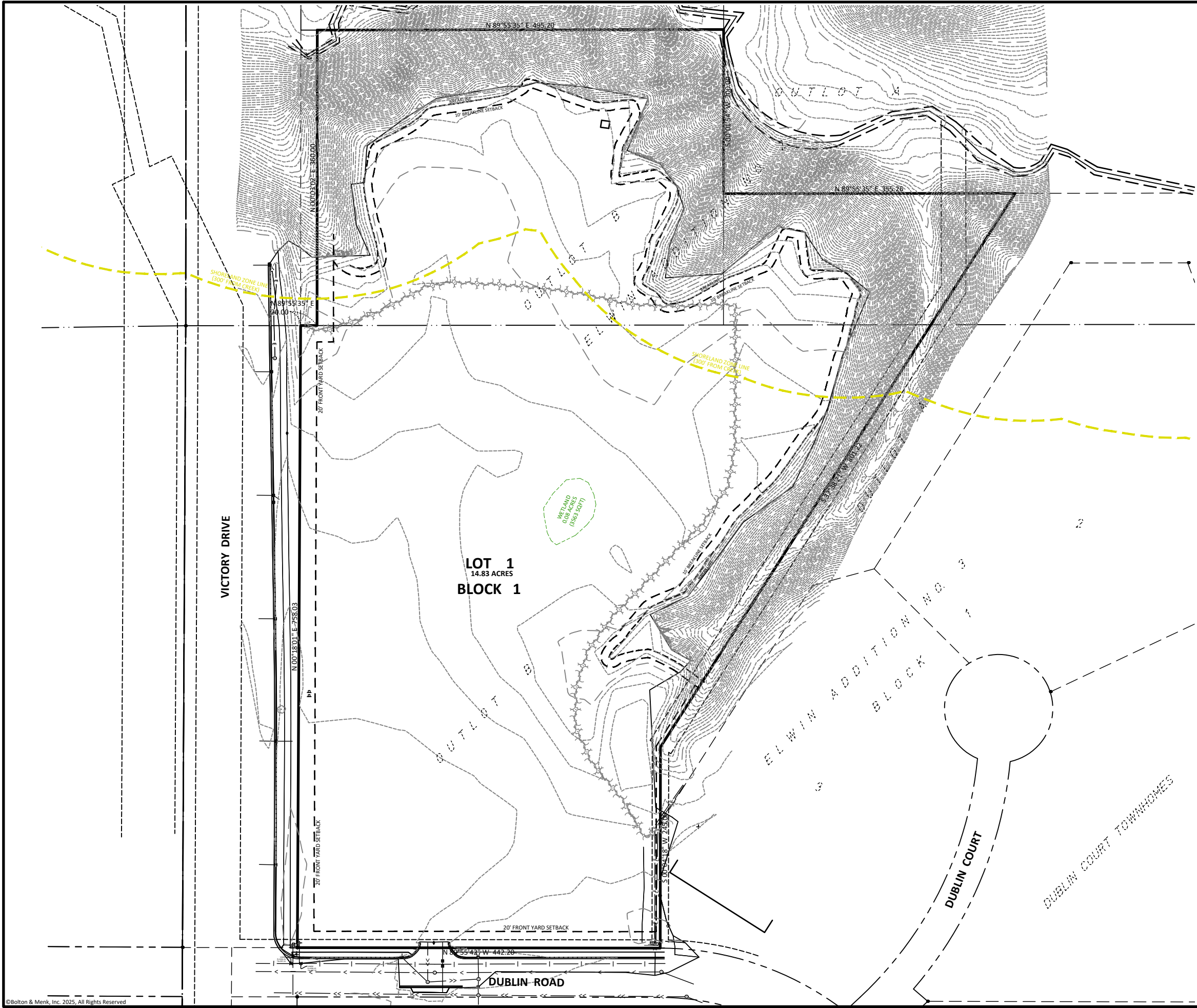


Date: July 2025

Author:

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**UTILITY & SITE DATA**

All Zoning, Setback, and Flood Zone 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 - OR, Office-Residential District

SETBACKS:

Front	
Main and Accessory Building	20 feet
Parking Areas	20 feet
Side	
Main and Accessory Buildings	5 feet
Parking Areas	3 feet
Rear	
Main and Accessory Building	10 feet
Parking Areas	3 feet

Lot Area (minimum) = 10,000 sq.ft. plus 600 sq.ft. for each unit over 6 units.  
 Lot Width (minimum) = 80 feet  
 Ground Coverage by all structures (maximum) = 60%  
 Building Height (maximum) = 45 feet (main) & 20 feet (accessory)

**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*  
 Michael M. Eichers  
 License Number 46564  
 07/22/2025  
 Date

**VICTORY RIDGE APARTMENTS**

<p><b>BOLTON &amp; MENK</b>          1960 PREMIER DRIVE          MANKATO, MN 56001          (507) 625-4171</p>	<p>PRELIMINARY PLAT          MANKATO, MINNESOTA</p>	<p>OUTLOT B, KEARNEY ADDITION NO. 2</p>
	<p>FOR: KUEPERS, INC.</p>	

# VICTORY RIDGE APARTMENTS

### INSTRUMENT OF DEDICATION

Know all men by these presents that we, Victory Ridge Apartments, LLC, a Minnesota limited liability company, fee owner of the following described property to wit:

Outlot B, ELWIN ADDITION NO. 2, according to the plat thereof on file and of record with the Blue Earth County Recorder, except the West 20 feet of the North 360 feet thereof, Blue Earth County, Minnesota.

Containing XX 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 VICTORY RIDGE APARTMENTS, and that we dedicate to the public use the easements as shown hereon.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by Steven D. Kuepers, chief manager of Victory Ridge Apartments, LLC a Minnesota limited liability company.

By: Steven D. Kuepers, chief manager

### NOTARY CERTIFICATES

State of Minnesota  
County of \_\_\_\_\_

On this the \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me a Notary Public within and for said County, personally appeared Steven D. Kuepers, who being duly sworn did say that he is the chief manager of Victory Ridge Apartments, LLC, a Minnesota limited liability company, the company named in the foregoing instrument, and that said instrument was signed in behalf of said company by authority of its Board of Governors, and said Steven D. Kuepers acknowledged said instrument to be the free act and deed of said company.

\_\_\_\_\_, 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 \_\_\_\_\_, 2025, the Planning Commission of the City of Mankato did duly review this plat of VICTORY RIDGE APARTMENTS.

Chair person: \_\_\_\_\_

Secretary: \_\_\_\_\_

Be it known that on this the \_\_\_\_\_ day of \_\_\_\_\_, 2025, the City Council of the City of Mankato did duly approve this plat of VICTORY RIDGE APARTMENTS.

Mayor: \_\_\_\_\_

Clerk: \_\_\_\_\_

### TITLE OPINION

I, Scott Hamak, 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.

Scott Hamak, 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

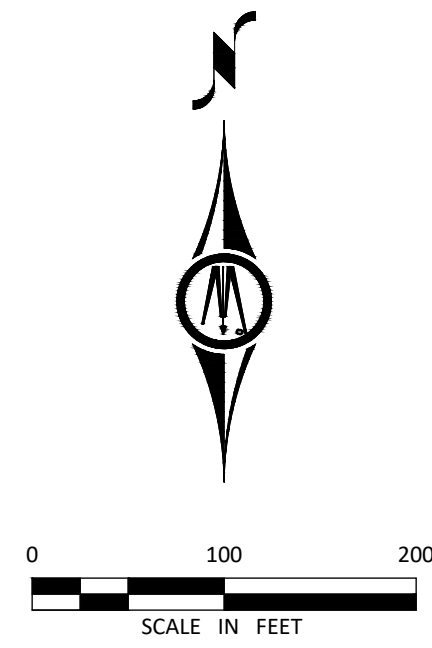
**FINAL PLAT**  
**PENDING FINAL REVIEW**  
**(08-26-2025)**

THIS PLAT PREPARED BY BOLTON & MENK, INC.

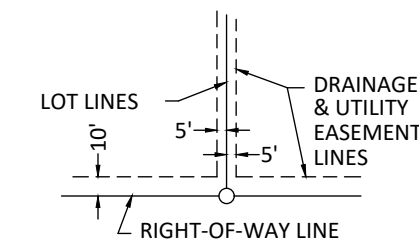
JOB NUMBER:

FIELD BOOK:

DRAWN BY:



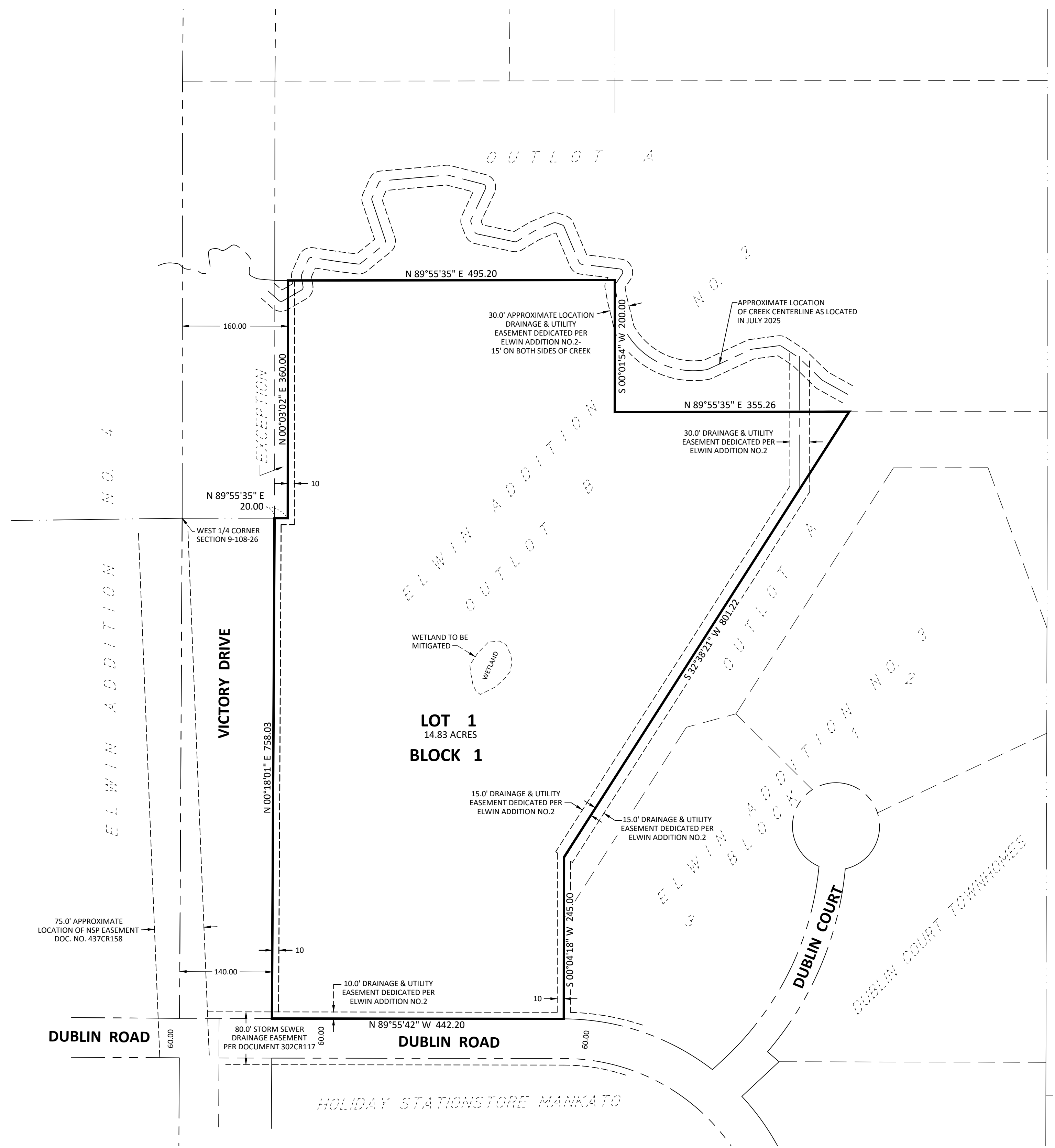
**BASIS OF BEARINGS**  
(MINNESOTA COUNTY COORDINATE SYSTEM -  
BLUE EARTH COUNTY ZONE - HARN NAD83 - 2011)



BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES, UNLESS OTHERWISE INDICATED ON THE PLAT.

### LEGEND

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



# VICTORY RIDGE APARTMENTS

### INSTRUMENT OF DEDICATION

Know all men by these presents that we, Victory Ridge Apartments, LLC, a Minnesota limited liability company, fee owner of the following described property to wit:

Outlot B, ELWIN ADDITION NO. 2, according to the plat thereof on file and of record with the Blue Earth County Recorder, except the West 20 feet of the North 360 feet thereof, Blue Earth County, Minnesota.

Containing XX 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 VICTORY RIDGE APARTMENTS, and that we dedicate to the public use the easements as shown hereon.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2025 by Steven D. Kuepers, chief manager of Victory Ridge Apartments, LLC a Minnesota limited liability company.

By: Steven D. Kuepers, chief manager

### NOTARY CERTIFICATES

State of Minnesota  
County of \_\_\_\_\_

On this the \_\_\_\_ day of \_\_\_\_\_, 2025, before me a Notary Public within and for said County, personally appeared Steven D. Kuepers, who being duly sworn did say that he is the chief manager of Victory Ridge Apartments, LLC, a Minnesota limited liability company, the company named in the foregoing instrument, and that said instrument was signed in behalf of said company by authority of its Board of Governors, and said Steven D. Kuepers acknowledged said instrument to be the free act and deed of said company.

\_\_\_\_\_, 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.

\_\_\_\_\_, 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.

\_\_\_\_\_, 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 VICTORY RIDGE APARTMENTS.

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 VICTORY RIDGE APARTMENTS.

Mayor: \_\_\_\_\_

Clerk: \_\_\_\_\_

### TITLE OPINION

I, Scott Hamak, 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.

\_\_\_\_\_, 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

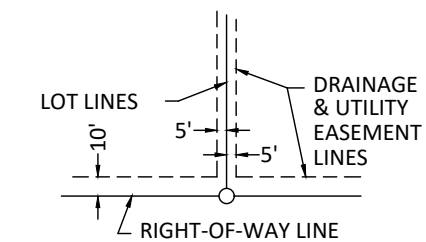
I hereby certify that this instrument was filed in my office for record on this, the \_\_\_\_ day of \_\_\_\_\_, 2025, at \_\_\_\_ o'clock, \_\_m., and that it was duly recorded on \_\_\_\_\_ Plats, Number \_\_\_\_\_.

\_\_\_\_\_, County Recorder

**FINAL PLAT**  
**PENDING FINAL REVIEW**  
**(08-26-2025)**  
THIS PLAT PREPARED BY **BOLTON & MENK, INC.**



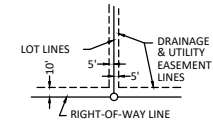
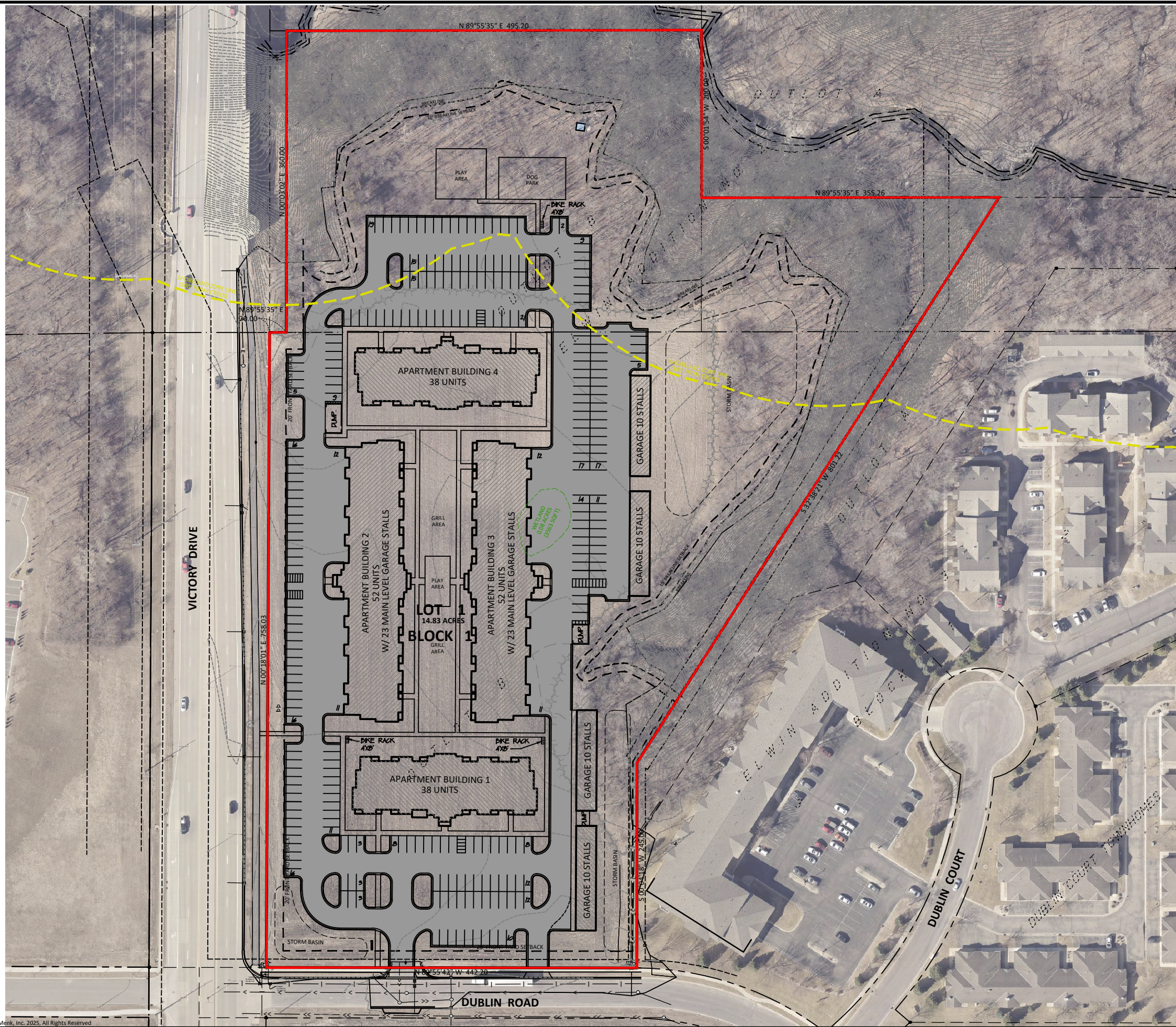
**BASIS OF BEARINGS**  
(MINNESOTA COUNTY COORDINATE SYSTEM -  
BLUE EARTH COUNTY ZONE - HARN NAD83 - 2011)



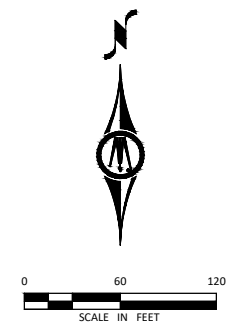
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### LEGEND

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



BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES, UNLESS OTHERWISE INDICATED ON THE PLAT.  
(SHOWN AS PER THE PLAT OF CIRCLE SEVEN SUBDIVISION.)



**BASIS OF BEARINGS**  
(MINNESOTA COUNTY COORDINATE SYSTEM - BLUE EARTH COUNTY ZONE - HARN NAD83 - 2011)

**UTILITY & SITE DATA**

All Zoning, Setback, and Flood Zone 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 - OR, Office-Residential District

**SETBACKS:**  
Front  
Main and Accessory Building 20 feet  
Parking Areas 20 feet

Side  
Main and Accessory Buildings 5 feet  
Parking Areas 3 feet

Rear  
Main and Accessory Building 10 feet  
Parking Areas 3 feet

Lot Area (minimum) = 10,000 sq.ft. plus 600 sq.ft. for each unit over 6 units.  
Lot Width (minimum) = 80 feet  
Ground Coverage by all structures (maximum) = 60%  
Building Height (maximum) = 45 feet (main) & 20 feet (accessory)

**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*  
Michael M. Eichers  
License Number 46564

07/22/2025  
Date

**VICTORY RIDGE APARTMENTS**

<p><b>BOLTON &amp; MENK</b> 1960 PREMIER DRIVE MANKATO, MN 56001 (507) 625-4171</p>	<p>PROPOSED SITE PLAN MANKATO, MINNESOTA</p>	<p>OUTLOT B, KEARNEY ADDITION NO. 2</p>
	<p>FOR: KUEPERS, INC.</p>	<p>FOR: KUEPERS, INC.</p>



Victory Ridge Apartments | Renderings  
MANKATO, MN | 08.26.2025 | #25-1111



\*RENDERINGS ARE FOR CONCEPTUAL USE ONLY\*

## Victory Ridge Apartments | Renderings

MANKATO, MN | 08.26.2025 | #25-1111



\*RENDERINGS ARE FOR CONCEPTUAL USE ONLY\*

# Victory Ridge Apartments | Renderings

MANKATO, MN | 08.26.2025 | #25-1111



# Victory Ridge Apartments

BMI Project No. 25X.139464.000

Replacement Plan

Mankato, Blue Earth County, Minnesota

Steve Kuepers

July 30, 2025



**Prepared by:**

Bolton & Menk, Inc.  
1960 Premier Dr  
Mankato, MN 56001  
P: (507) 625-4171



**BOLTON  
& MENK**

Real People. Real Solutions.

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## PART ONE: Applicant Information

If applicant is an entity (company, government entity, partnership, etc.), an authorized contact person must be identified. If the applicant is using an agent (consultant, lawyer, or other third party) and has authorized them to act on their behalf, the agent's contact information must also be provided.

**Applicant/Landowner Name:** Steve Kuepers, Owner, Kuepers Inc.  
**Mailing Address:** 17018 Commercial Park Road, Brainerd, MN 65401  
**Phone:** (218) 829-0707  
**E-mail Address:** invoices@kuepers.com

**Authorized Contact (do not complete if same as above):**

**Mailing Address:**  
**Phone:**  
**E-mail Address:**

**Agent Name:** Chad Ponce, Natural Resources Specialist, Bolton & Menk  
**Mailing Address:** 1960 Premier Dr., Mankato, MN 56001  
**Phone:** (507) 625-4171  
**E-mail Address:** chad.ponce@bolton-menk.com

## PART TWO: Site Location Information

**County:** Blue Earth **City/Township:** City of Mankato  
**Parcel ID and/or Address:** R010909301015  
**Legal Description (Section, Township, Range):** Section 9, Township 108N, Range 26W  
**Lat/Long (decimal degrees):**  
**Attach a map showing the location of the site in relation to local streets, roads, highways.**  
**Approximate size of site (acres) or if a linear project, length (feet):** 14.6

If you know that your proposal will require an individual Permit from the U.S. Army Corps of Engineers, you must provide the names and addresses of all property owners adjacent to the project site. This information may be provided by attaching a list to your application or by using block 25 of the Application for Department of the Army permit which can be obtained at:

[http://www.mvp.usace.army.mil/Portals/57/docs/regulatory/RegulatoryDocs/engform\\_4345\\_2012oct.pdf](http://www.mvp.usace.army.mil/Portals/57/docs/regulatory/RegulatoryDocs/engform_4345_2012oct.pdf)

## PART THREE: General Project/Site Information

If this application is related to a delineation approval, exemption determination, jurisdictional determination, or other correspondence submitted *prior to* this application then describe that here and provide the Corps of Engineers project number.

*A Type & Boundary application documenting boundaries of aquatic resources at the site was submitted in November 2024. A WCA Notice of Decision approving the boundaries was received on December 17, 2024.*

Describe the project that is being proposed, the project purpose and need, and schedule for implementation and completion. The project description must fully describe the nature and scope of the proposed activity including a description of all project elements that effect aquatic resources (wetland, lake, tributary, etc.) and must also include plans and cross section or profile drawings showing the location, character, and dimensions of all proposed activities and aquatic resource impacts.

**Project Summary**

*Kuepers, Inc. plans to develop a portion of an approximately 14.6-acre property located at the northeast corner of Victory Drive and Dublin Road in Mankato, MN. The property will be improved with a multi-family development including 180 units, parking lot, parking garage, and amenities. Access to the site will be constructed on the north side of Dublin Road. The location of the Proposed Project is depicted on Exhibit 1, "Project Location Map."*

*The existing property is primarily of agricultural use. An unnamed Public Water Inventory tributary (Tributary 1) is located primarily off-site to the north (DNR Hydro ID 125281). One isolated wetland (Wetland 1) is located within the agricultural field and an stormwater erosional feature (Tributary 2) is located on the east side of the site. The aquatic features are shown on Exhibit B, "Approved Wetland Delineation Map." The development plans for the Proposed Project are depicted on Figure 3, "Proposed Layout Map."*

*The construction of the development would utilize traditional construction methods such as earth-moving equipment. Utilities within the Study Area would be installed as per the City of Mankato guidelines. Construction is anticipated to commence in 2025.*

**Project Purpose and Need**

*The purpose of the Proposed Project is to provide additional housing in the City of Mankato. The proposed mixed-use development follows the City of Mankato's Land Use Plan for the development of multiple-family residential. According to the Mankato Area Housing Study Update, dated August 2022, the City of Mankato will have an estimated growth of 335 to 350 households per year. Vacancy rates for multiple-family units within the City of Mankato are currently low, necessitating the construction of additional multiple-family units.*

*In November 2022, the Mankato City Council adopted Ordinance No. O-2022-1114-16, creating Mankato City Code Chapter 10, Section 10.65, "Shoreland Overlay District." Effective as of January 1, 2023, the purpose of this Ordinance is to guide the subdivision, use, and development of shorelands of public waters in Minnesota. A portion of the Study Area is located within a Shoreland Overlay District, as defined in Minnesota Rules, Parts 6120.2500 – 6120.3900, as land located within 1,000 feet from the ordinary high water level (OHWL) of a lake, pond, or flowage.*

*All local and State regulations—including a 150-foot setback from the OHWL of public waters, depicted on Figure 3, "Site Layout Map"—related to Shoreland Overlay Districts would be followed throughout the implementation of the Proposed Project.*

*Approximately 1.35 acres of trees will be cleared for this project. Clearing will be completed in the inactive season for the northern long eared bat.*

**Hydrology Study**

*A hydrology study was completed in July 2025 (Attachment A). The model of peak flow conditions indicates proposed conditions result in reduced peak flows in both Tributary 2 (Stormwater Erosional Feature) and the Unnamed PWI aka Thompson Ravine. The reduced peak flows are due to the peak flow mitigation being mitigated by the proposed stormwater basin. Models also showed that downstream culverts have lower 10-year peak flows than the maximum allowable.*

**8420.0515 Special Considerations:**

*Subpart 1. Scope.*

*Subp. 2. Endangered and Threatened Species*

*The United States Fish and Wildlife Service's (USFWS) online Information for Planning and Consultation (IPaC) tool identified one Federally-listed endangered species (Northern Long-Eared Bat), one proposed threatened (Monarch Butterfly), and one proposed endangered (Salamander Mussel) as potentially occurring in the vicinity of the project. Technical Assistance Letters were generated for the species resulted in a "No effect" determination for monarch butterfly. "May affect" determinations were determined for the salamander mussel and northern long-eared bat.*

*Correspondences with Nick Utrup of UWFWS indicate a concurrence with a revised determination of “May Affect, Not Likely to Adversely Affect” for the northern long eared bat and a “No Effect” determination for the salamander mussel (Attachment B).*

*A review of state-listed species and natural communities was reviewed using the Minnesota’s Department of Natural Resources Minnesota Conservation Explorer. Based on the Natural Heritage Review, no State-listed threatened species, endangered species, species of special concern were identified within the Study Area. Since northern long-eared bats occur throughout the state of Minnesota, the NHIS report recommends avoiding tree removals from June 1 through August 15.*

*Subp. 3. Rare natural communities*

*A Minnesota Biological Survey (MBS) area of local conservation value was identified as forested areas on the north and east sides of the site. A calcareous fen was also identified as occurring in the vicinity of the project. Upon review of DNR’s calcareous fen data, the nearest occurrence of a calcareous fen is located approximately 3.3 miles to the northwest.*

*Subp. 4. Special fish and wildlife resources*

*No other impacts to fish or wildlife are proposed.*

*Subp. 5. Archaeological, historic, or cultural resources sites*

*A review of the Office of the State Archaeologist (OSA) Online Portal identified site 21BE0261 located within the proposed project area. This site is currently unevaluated for the National Register of Historic Places. A review of the Minnesota Statewide Historic Inventory Portal (MnSHIP) from the State Historic Preservation Office (SHPO) identified no eligible or listed historic properties.*

*Subp. 6. Groundwater sensitivity*

*Activities at the site will not have an adverse effect on groundwater quality.*

*Subp. 7. Sensitive surface waters*

*No waters on the 303d list are located within a mile of the subject site.*

*Subp. 8. Education or research use*

*Not applicable.*

*Subp. 9. Waste disposal sites.*

*No waste disposal sites are located within ¼-mile of the subject site.*

*Subp. 10. Consistency with other plans*

*The contents of this replacement plan are consistent with the City of Mankato’s Land Use Plan.*

**Mitigation**

*Tributary 2 is a stormwater erosional feature, not a jurisdictional tributary. For this reason, no impacts are associated with placement of fill for the stormwater outfall structure including riprap placement. All fill will be installed above the top of bank and ordinary high water level of the unnamed PWI tributary aka Thompson Ravine. No impacts to features under the jurisdiction of the Corps or MNDNR are planned for this project.*

*Wetland 1 is isolated and not federally jurisdictional. Wetland impacts will be permitted through Wetland Conservation Act of Minnesota (WCA). Historically, this wetland has been in crop rotation and has been heavily degraded by the removal of wetland hydrology and hydrophytic plant communities. Due to the degradation that has occurred, this wetland is eligible for sequencing flexibility. MN Rule 8420.0520, Subpart 7a.A.1, allows for flexibility in sequencing if the wetlands to be impacted have been degraded to the point where replacement of it would result in a certain gain in functional and public value. The chosen mitigation bank is within the same BSA and Major Watershed. Impacts to Wetland 1 as a result of this project will result in a functional lift to the watershed.*

*Permanent wetland impacts planned for this project total 0.08 acres of Type 1 – Seasonally Flooded Basin (Wetland 1, Exhibit D). These impacts will be mitigated at a 2:1 ratio for a total of 0.16 credits. Wetland impacts will be mitigated through a state-approved wetland bank with approved credits available. The following citing was used to determine the bank:*

- *On-site mitigation was not a viable option due to spatial constraints and the low viability of success for a small project specific mitigation effort.*
- *Bank # 1651 is in the same major watershed (No. 28) and Bank Service Area (BSA 9) as the wetland impacts. All needed wetland credits will be drawn from this bank at the required 2:1 ratio.*

## PART FOUR: Aquatic Resource Impact<sup>1</sup> Summary

If your proposed project involves a direct or indirect impact to an aquatic resource (wetland, lake, tributary, etc.) identify each impact in the table below. Include all anticipated impacts, including those expected to be temporary. Attach an overhead view map, aerial photo, and/or drawing showing all of the aquatic resources in the project area and the location(s) of the proposed impacts. Label each aquatic resource on the map with a reference number or letter and identify the impacts in the following table.

Aquatic Resource ID (as noted on overhead view)	Aquatic Resource Type (wetland, lake, tributary etc.)	Type of Impact (fill, excavate, drain, or remove vegetation)	Duration of Impact Permanent (P) or Temporary (T) <sup>1</sup>	Size of Impact <sup>2</sup>	Overall Size of Aquatic Resource <sup>3</sup>	Existing Plant Community Type(s) in Impact Area <sup>4</sup>	County, Major Watershed #, and Bank Service Area # of Impact Area <sup>5</sup>
Wetland 1	Wetland	Fill	P	0.08	NA	Type 1 Seasonally Flooded Basin	Blue earth, 28, 9

<sup>1</sup>If impacts are temporary; enter the duration of the impacts in days next to the "T". For example, a project with a temporary access fill that would be removed after 220 days would be entered "T (220)".

<sup>2</sup>Impacts less than 0.01 acre should be reported in square feet. Impacts 0.01 acre or greater should be reported as acres and rounded to the nearest 0.01 acre. Tributary impacts must be reported in linear feet of impact and an area of impact by indicating first the linear feet of impact along the flowline of the stream followed by the area impact in parentheses). For example, a project that impacts 50 feet of a stream that is 6 feet wide would be reported as 50 ft (300 square feet).

<sup>3</sup>This is generally only applicable if you are applying for a de minimis exemption under MN Rules 8420.0420 Subp. 8, otherwise enter "N/A".

<sup>4</sup>Use *Wetland Plants and Plant Community Types of Minnesota and Wisconsin* 3<sup>rd</sup> Ed. as modified in MN Rules 8420.0405 Subp. 2.

<sup>5</sup>Refer to Major Watershed and Bank Service Area maps in MN Rules 8420.0522 Subp. 7.

If any of the above identified impacts have already occurred, identify which impacts they are and the circumstances associated with each:

N/A

## PART FIVE: Applicant Signature

Check here if you are requesting a pre-application consultation with the Corps and LGU based on the information you have provided. Regulatory entities will not initiate a formal application review if this box is checked.

By signature below, I attest that the information in this application is complete and accurate. I further attest that I possess the authority to undertake the work described herein.

Signature:  Date: 7/29/25

I hereby authorize Bolton & Menk to act on my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this application.

<sup>1</sup> The term "impact" as used in this joint application form is a generic term used for disclosure purposes to identify activities that may require approval from one or more regulatory agencies. For purposes of this form it is not meant to indicate whether or not those activities may require mitigation/replacement.

## Attachment A

# Request for Delineation Review, Wetland Type Determination, or Jurisdictional Determination

By submission of the enclosed wetland delineation report, I am requesting that the U.S. Army Corps of Engineers, St. Paul District (Corps) and/or the Wetland Conservation Act Local Government Unit (LGU) provide me with the following (check all that apply):

**Wetland Type Confirmation**

**Delineation Concurrence.** Concurrence with a delineation is a written notification from the Corps and a decision from the LGU concurring, not concurring, or commenting on the boundaries of the aquatic resources delineated on the property. Delineation concurrences are generally valid for five years unless site conditions change. Under this request alone, the Corps will not address the jurisdictional status of the aquatic resources on the property, only the boundaries of the resources within the review area (including wetlands, tributaries, lakes, etc.).

**Preliminary Jurisdictional Determination.** A preliminary jurisdictional determination (PJD) is a non-binding written indication from the Corps that waters, including wetlands, identified on a parcel may be waters of the United States. For purposes of computation of impacts and compensatory mitigation requirements, a permit decision made on the basis of a PJD will treat all waters and wetlands in the review area as if they are jurisdictional waters of the U.S. PJDs are advisory in nature and may not be appealed.

**Approved Jurisdictional Determination.** An approved jurisdictional determination (AJD) is an official Corps determination that jurisdictional waters of the United States are either present or absent on the property. AJDs can generally be relied upon by the affected party for five years. An AJD may be appealed through the Corps administrative appeal process.

In order for the Corps and LGU to process your request, the wetland delineation must be prepared in accordance with the 1987 Corps of Engineers Wetland Delineation Manual, any approved Regional Supplements to the 1987 Manual, and the *Guidelines for Submitting Wetland Delineations in Minnesota* (2013).

<http://www.mvp.usace.army.mil/Missions/Regulatory/DelineationJDGuidance.aspx>

Wetland 1 is an isolated, non-jurisdictional, wetland located within an agricultural field. It is seasonally flooded or saturated but does not have a surface connection to other aquatic features. Tributary 2 is a non-jurisdictional ephemeral stormwater feature. It lacks an ordinary high water mark and bed and bank (See photographs below). We are requesting an approved jurisdictional determination to confirm that impacts to the wetland and ephemeral stormwater feature do not require a permit with the Army Corps of Engineers.



*Photo 3: View of Tributary 2, viewing north.*



*Photo 4: View of Tributary 2, viewing northeast.*



*Photo 5: View of Tributary 2 headcut. Viewing north.*

## Attachment C

### Avoidance and Minimization

**Project Purpose, Need, and Requirements.** Clearly state the purpose of your project and need for your project. Also include a description of any specific requirements of the project as they relate to project location, project footprint, water management, and any other applicable requirements. Attach an overhead plan sheet showing all relevant features of the project (buildings, roads, etc.), aquatic resource features (impact areas noted) and construction details (grading plans, storm water management plans, etc.), referencing these as necessary:

*Sequencing flexibility is applicable to Wetland 1 per MN Rule 8420.0520, Subpart 7a.A.1*

**Avoidance.** Both the CWA and the WCA require that impacts to aquatic resources be avoided if practicable alternatives exist. Clearly describe all on-site measures considered to avoid impacts to aquatic resources and discuss at least two project alternatives that avoid all impacts to aquatic resources on the site. These alternatives may include alternative site plans, alternate sites, and/or not doing the project. Alternatives should be feasible and prudent (see MN Rules 8420.0520 Subp. 2 C). Applicants are encouraged to attach drawings and plans to support their analysis:

*1. No Build: The no build alternative was considered for this project to avoid impacts to wetlands. The no build alternative would avoid impacts to wetlands. This project is in accordance with the City of Mankato's Land Use Plan and is designed to meet the continued growth of the City. Additional multiple-family units are needed to meet the growing population in this area. If this project is not completed, the City will not receive the benefit of the expanded residential capacity that this project would provide. The no build alternative is not considered feasible for these reasons.*

*2. Alternative Site Layout –Wetland Avoidance: It was considered to avoid impacts to Wetland 1 by designing the development around the small wetland. The alternative site layout would result in at least a 25% reduction in total units. Additional multiple-family units are needed to meet the growing population in this area. With the reduced housing in the alternative site plan, the City would not meet the demands of the projected growth of 335 to 350 households per year. Reducing units would render this development infeasible.*

*Wetland 1 is an isolated and degraded seasonally flooded basin. These basins receive hydrology primarily from spring rains and snow melt. Development on the property (increased impervious surface) in the vicinity of the wetlands and diversion of stormwater would result in losing the hydrology necessary to maintain the wetland hydrology (water table within 12-inches of the surface for 14 consecutive days during the growing season).*

*For all of the above reasons, the alternative site plan is not considered a feasible alternative.*

**Minimization.** Both the CWA and the WCA require that all unavoidable impacts to aquatic resources be minimized to the greatest extent practicable. Discuss all features of the proposed project that have been modified to minimize the impacts to water resources (see MN Rules 8420.0520 Subp. 4):

*Minimization efforts were included through the design process, including the following:*

- *Sediment and erosion control procedures will followed as shown in the attached plan set*
- *Stormwater ponds were designed to MPCA standards*
- *Buffers will be maintained from the Shoreland Protection Zone of the PWI tributary to the north*
- *Disturbed areas will be revegetated as soon as possible*

**Off-Site Alternatives.** An off-site alternatives analysis is not required for all permit applications. If you know that your proposal will require an individual permit (standard permit or letter of permission) from the U.S. Army Corps of Engineers, you may be required to provide an off-site alternatives analysis. The alternatives analysis is not required for a complete application but must be provided during the review process in order for the Corps to complete the evaluation of your application and reach a final decision. Applicants with questions about when an off-site alternatives analysis is required should contact their Corps Project Manager.

*This site was chosen for development because of its proximity to area schools, parks, other residential neighborhoods, and commercial facilities. This is one of the few remaining parcels available for development in the area. The proposed parcel is the only available option for development with easy access to US Highway 14 and TH 22, the main arteries in the eastern portion of the City of Mankato.*

## Attachment D

### Replacement/Compensatory Mitigation

Complete this part *if* your application involves wetland replacement/compensatory mitigation not associated with the local road wetland replacement program. Applicants should consult Corps mitigation guidelines and WCA rules for requirements.

**Replacement/Compensatory Mitigation via Wetland Banking.** Complete this section if you are proposing to use credits from an existing wetland bank (with an account number in the State wetland banking system) for all or part of your replacement/compensatory mitigation requirements.

Wetland Bank Account #	County	Major Watershed #	Bank Service Area #	Credit Type (if applicable)	Number of Credits
1651	Nicollet	28	9	2 – Fresh (wet) Meadow	0.16

Applicants should attach documentation indicating that they have contacted the wetland bank account owner and reached at least a tentative agreement to utilize the identified credits for the project. This documentation could be a signed purchase agreement, signed application for withdrawal of credits or some other correspondence indicating an agreement between the applicant and the bank owner. *However, applicants are advised not to enter into a binding agreement to purchase credits until the mitigation plan is approved by the Corps and LGU.*

**Project-Specific Replacement/Permittee Responsible Mitigation.** Complete this section if you are proposing to pursue actions (restoration, creation, preservation, etc.) to generate wetland replacement/compensatory mitigation credits for this proposed project.

WCA Action Eligible for Credit <sup>1</sup>	Corps Mitigation Compensation Technique <sup>2</sup>	Acres	Credit % Requested	Credits Anticipated <sup>3</sup>	County	Major Watershed #	Bank Service Area #

<sup>1</sup>Refer to the name and subpart number in MN Rule 8420.0526.

<sup>2</sup>Refer to the technique listed in *St. Paul District Policy for Wetland Compensatory Mitigation in Minnesota*.

<sup>3</sup>If WCA and Corps crediting differs, then enter both numbers and distinguish which is Corps and which is WCA.

Explain how each proposed action or technique will be completed (e.g. wetland hydrology will be restored by breaking the tile.....) and how the proposal meets the crediting criteria associated with it. Applicants should refer to the Corps mitigation policy language, WCA rule language, and all associated Corps and WCA guidance related to the action or technique:

NA

Attach a site location map, soils map, recent aerial photograph, and any other maps to show the location and other relevant features of each wetland replacement/mitigation site. Discuss in detail existing vegetation, existing landscape features, land use (on and surrounding the site), existing soils, drainage systems (if present), and water sources and movement. Include a topographic map showing key features related to hydrology and water flow (inlets, outlets, ditches, pumps, etc.):

NA

Attach a map of the existing aquatic resources, associated delineation report, and any documentation of regulatory review or approval. Discuss as necessary:

NA

For actions involving construction activities, attach construction plans and specifications with all relevant details. Discuss and provide documentation of a hydrologic and hydraulic analysis of the site to define existing conditions, predict project outcomes, identify specific project performance standards and avoid adverse offsite impacts. Plans and specifications should be prepared by a licensed engineer following standard engineering practices. Discuss anticipated construction sequence and timing:

NA

For projects involving vegetation restoration, provide a vegetation establishment plan that includes information on site preparation, seed mixes and plant materials, seeding/planting plan (attach seeding/planting zone map), planting/seeding methods, vegetation maintenance, and an anticipated schedule of activities:

NA

For projects involving construction or vegetation restoration, identify and discuss goals and specific outcomes that can be determined for credit allocation. Provide a proposed credit allocation table tied to outcomes:

NA

Provide a five-year monitoring plan to address project outcomes and credit allocation:

NA

Discuss and provide evidence of ownership or rights to conduct wetland replacement/mitigation on each site:

NA

Quantify all proposed wetland credits and compare to wetland impacts to identify a proposed wetland replacement ratio. Discuss how this replacement ratio is consistent with Corps and WCA requirements:

NA

By signature below, the applicant attests to the following (only required if application involves project-specific/permittee responsible replacement):

- All proposed replacement wetlands were not:
  - Previously restored or created under a prior approved replacement plan or permit
  - Drained or filled under an exemption during the previous 10 years
  - Restored with financial assistance from public conservation programs
  - Restored using private funds, other than landowner funds, unless the funds are paid back with interest to the individual or organization that funded the restoration and the individual or organization notifies the local government unit in writing that the restored wetland may be considered for replacement.
- The wetland will be replaced before or concurrent with the actual draining or filling of a wetland.
- An irrevocable bank letter of credit, performance bond, or other acceptable security will be provided to guarantee successful completion of the wetland replacement.
- Within 30 days of either receiving approval of this application or beginning work on the project, I will record the Declaration of Restrictions and Covenants on the deed for the property on which the replacement wetland(s) will be located and submit proof of such recording to the LGU and the Corps.

Applicant or Representative: NA

Title:

Signature: \_\_\_\_\_

Date:



# Standard Credit Withdrawal Form

## Minnesota Wetland Bank Program

(Incomplete forms may be returned unprocessed)

<b>1. Credit User</b>		<i>This space for BWSR use only.</i>
<b>Name:</b> Steve Kuepers	<b>Organization/Company (if any):</b> Kuepers, Inc.	
<b>Address:</b> 17018 Commercial Park Road Brainerd, MN 65401	<b>Phone:</b> (218)829-0707	
	<b>E-mail:</b> invoices@kuepers.com	
If others should receive withdrawal verification email, please include their email below (e.g., Consultants, partners, etc.):		

<b>2. Wetland Impact Information</b>			
<b>Project Name:</b> Victory Court Development		<b>Project Type:</b> Commercial	<b>ACRES of Impact:</b> 0.08
<b>City (if applicable):</b> Mankato	<b>County:</b> Blue Earth	<b>Sec/Twp/Range: (Project Center)</b> Sec. 9 T. 108 R. 26	<b>Major Watershed No./Bank Service Area (BSA):</b> 28 / 9
<b>WCA LGU Name:</b> City of Mankato		<b>Majority Impact Wetland Type:</b> 1 - Seasonally Flooded Basin	<b>Majority HGM Class:</b> Depression
<b>Corps of Engineers Letter/Email Received?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>If Yes, Corps File No.: (e.g. 2021-00101-ABC)</b> MVP-		<b>If Yes, is Corps Replacement Required?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
<b>Comments:</b>			

<b>3. Credits to be Withdrawn</b>				
<b>Bank Account No./Name:</b> 1651		<b>Bank County:</b> Nicollet		<b>Bank BSA:</b> 9
Credit Subgroup	Wetland Type/Plant Community Type	Federally Approved?	Cost per Credit	Credit Amounts
A	2 - Wet Meadow	Yes	\$70,000	0.16
---Select---	---Select---	---Select---	\$	
---Select---	---Select---	---Select---	\$	
---Select---	---Select---	---Select---	\$	
---Select---	---Select---	---Select---	\$	
<b>Per Credit Withdrawal Fee by BSA</b>			<b>Total Credits:</b> 0.1600	
BSA 1 \$520	BSA 6 \$1,083	<b>Enter Bank Account's BSA</b>		
BSA 2 \$371	BSA 7 \$1,992	<b>Withdrawal Fee and hit Tab key:</b> <input type="text" value="2628"/> <small>(Withdrawal Fee X total credits)</small>		
BSA 3 \$725	BSA 8 \$2,577	<b>Easement Stewardship Fee:</b> <input type="text" value="\$302"/> <small>(Easement Stewardship fee x total credits)</small>		
BSA 4 \$1,412	BSA 9 \$2,628	<b>Stewardship Fee:</b> \$48.32		
BSA 5 \$685	BSA 10 \$3,099	<b>Total Fees:</b> \$468.80		

Please make checks payable to the Minnesota Board of Water and Soil Resources. BWSR does not accept cash.

**Project Name:** Victory Court Development

After completing all necessary fields, select "Request Signatures" option in the Home tab of your toolbar to convert your agreement to a PDF version and add your digital signature. See these [instructions](#) if you do not know how to create a digital signature.

#### 4. WCA Authorization *(Must include representative's name and email address)*

By signing below, the identified Wetland Conservation Act Local Government Unit (LGU) representative attests that the LGU has approved the use of the credits in Box 3 for wetland replacement/mitigation.

<b>WCA LGU:</b> City of Mankato	<b>Representative's Name:</b>	<b>Email Address:</b>
Signature:		Date:

#### 5. Other Agency/Program Authorization *(Must include representative's name and email address)*

By signing below, the identified agency representative attests that the agency has approved the use of the credits in Box 3 for wetland replacement/mitigation.

<b>Agency:</b>	<b>Representative's Name:</b>	<b>Email Address:</b>
Signature:		Date:

#### 6. Credit User Signature

By signing below the credit user attests that they have secured use of the credits in Box 3 from the account holder for wetland replacement/mitigation.

Signature:	Date:
------------	-------

#### 7. Account Holder Signature *(Must include seller/manager name and email address)*

By signing below the account holder authorizes BWSR to withdraw the credits identified in Box 3 from their account to satisfy wetland replacement/mitigation requirements for the credit user indicated in Box 1. The account holder attests that the identified credits have not been sold or used by a different credit user.

<b>Seller/Manager:</b>	<b>Email Address:</b>	
Signature:		Date:

**SEND COMPLETED FORM AND FEE PAYMENT TO:**

Wetland Bank Administration  
Minnesota Board of Water and Soil Resources  
520 Lafayette Road North  
Saint Paul, MN 55155

## PURCHASE AGREEMENT FOR WETLAND BANKING CREDITS

THIS AGREEMENT is made this **22nd** of July between  
**Barbara and Alan Stevensen** (Seller) and **Steve Kuepers** (Buyer).

1. Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller, the wetland banking credits (Credits) listed below:

<b>Credits to be Sold</b>																																		
Credit Subgroup	Wetland Type/Plant Community Type	Cost per Credit	Credit Amounts	Purchase Amount																														
A	Type 2 – Fresh Wet Meadow	\$70,000	0.16	\$11,200																														
<b>TOTAL:</b>			0.16	\$11,200																														
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;"><b>Per Credit Withdrawal Fee by BSA</b></td> <td style="width: 20%;"><b>Enter the Withdrawal Fee for the BSA of the account:</b></td> <td style="width: 20%;"></td> <td style="width: 20%;"></td> <td style="width: 20%;"></td> </tr> <tr> <td>BSA 1 \$520</td> <td>BSA 6 \$1,083</td> <td style="text-align: center;"><b>\$2,628</b></td> <td style="text-align: center;"><b>Withdrawal Fee:</b></td> <td style="text-align: center;">\$420.48</td> </tr> <tr> <td>BSA 2 \$371</td> <td>BSA 7 \$1,992</td> <td></td> <td></td> <td></td> </tr> <tr> <td>BSA 3 \$725</td> <td>BSA 8 \$2,577</td> <td style="text-align: center;"><b>Easement Stewardship Fee:</b></td> <td></td> <td style="text-align: center;"><i>(Withdrawal Fee x total credits)</i></td> </tr> <tr> <td>BSA 4 \$1,412</td> <td>BSA 9 \$2,628</td> <td style="text-align: center;"><b>\$302 per credit</b></td> <td style="text-align: center;"><b>Stewardship Fee:</b></td> <td style="text-align: center;">\$48.32</td> </tr> <tr> <td>BSA 5 \$685</td> <td>BSA 10 \$3,099</td> <td></td> <td style="text-align: center;"><b>Total Fees:</b></td> <td style="text-align: center;">\$468.80</td> </tr> </table>					<b>Per Credit Withdrawal Fee by BSA</b>	<b>Enter the Withdrawal Fee for the BSA of the account:</b>				BSA 1 \$520	BSA 6 \$1,083	<b>\$2,628</b>	<b>Withdrawal Fee:</b>	\$420.48	BSA 2 \$371	BSA 7 \$1,992				BSA 3 \$725	BSA 8 \$2,577	<b>Easement Stewardship Fee:</b>		<i>(Withdrawal Fee x total credits)</i>	BSA 4 \$1,412	BSA 9 \$2,628	<b>\$302 per credit</b>	<b>Stewardship Fee:</b>	\$48.32	BSA 5 \$685	BSA 10 \$3,099		<b>Total Fees:</b>	\$468.80
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BWSR fee policy: <a href="http://www.bwsr.state.mn.us/wetlands/wetlandbanking/fee_and_sales_data/Wetland_Banking_Fee_Policy_Effective_June1_2017.pdf">http://www.bwsr.state.mn.us/wetlands/wetlandbanking/fee_and_sales_data/Wetland_Banking_Fee_Policy_Effective_June1_2017.pdf</a>																																		

2. Seller represents and warrants as follows:
  - a) The Credits are deposited in an account in the Minnesota Wetland Bank administered by the Minnesota Board of Water and Soil Resources (BWSR) pursuant to Minn. Rules Chapter 8420.0700-.0755.
  - b) Seller owns the Credits and has the right to sell the Credits to Buyer.
  
3. Buyer will purchase from the Seller a total of **0.16** wetland credits at a rate of **\$70,000 per credit**. The Buyer will pay the Seller a total of **\$11,200** for the Credits. The Buyer will execute a check made out for this amount, payable to **Alan Stevensen**, at the time that the permit application is approved by the LGU.

Bank #1651

4. Buyer agrees to pay a withdrawal fee of **\$420.48** and Easement Stewardship Fee of **\$48.32** to the State of Minnesota based on methods described in Box 3 of the Transaction Form to Withdrawal Credits. The Buyer will execute a check made out for **\$468.80**, payable to the **Board of Water and Soil Resources**, at the time that the permit application is approved by the LGU.
  
5. Upon payment of the balance of the purchase price, Seller will sign a fully executed Application for Withdrawal of the Credits in the form specified by BWSR, provide a copy of the Application for Withdrawal to the Buyer and forward the same to the BWSR along with the check for the Withdrawal Fee.
  
6. Buyer will apply to the **City of Mankato (LGU)** for approval of a replacement plan utilizing the Credits as the means of replacing impacted wetlands. If the LGU does not approve the Buyer's application for a replacement plan utilizing the Credits, then either Buyer or Seller may cancel this Agreement by giving written notice to the other. In this case neither Buyer nor Seller shall have any further obligations under this Agreement.

Alan Stevens Barb Stevenson  
(Signature of Seller)

7-25-2025  
(Date)

[Signature]  
(Signature of Buyer)

7/29/25  
(Date)



## Landowner Statement and Contractor Responsibility For Work in Wetlands or Public Waters



MN Statutes Sections 103G.2212 and 103G.241 stipulate that an agent or employee of another may not:

- 1) drain, excavate, or fill a wetland, wholly or partially; or
- 2) construct, reconstruct, remove, or make any change in any reservoir, dam, or the course, current, or cross-section of any public water;

unless the agent or employee has obtained a signed statement from the property owner stating that any permit or wetland replacement plan required for the work has been obtained, or that a permit or replacement plan is not required; **AND** this statement is mailed to the appropriate office with jurisdiction over the wetland or public water prior to initiating the work (see next page for information on where to send this notification).

**This form is a notification only and is not an application or authorization for any activities described in it.**

### 1. PROJECT INFORMATION

Project will affect (check all that apply):

<input type="checkbox"/> Lake, Watercourse, or Public Waters Wetland	<input checked="" type="checkbox"/> Non-Public Waters Wetland	<input type="checkbox"/> Wetland of Unknown Jurisdiction
--	---	--

Address or description of project location (attach map if necessary):

Legal address <b>See Location Map</b>						
County <b>Blue Earth</b>	Gov't Lot(s)	Quarter Section(s)	Section(s) <b>9</b>	Township(s) <b>108N</b>	Range(s) <b>26W</b>	Lot, Block, Subd.

Description of proposed work (include sketch and/or attach additional pages if needed):

<p><i>Kuepers, Inc. plans to develop a portion of an approximately 14.6 acre property located at the northeast corner of Victory Drive and Dublin Road in Mankato, MN. The property will be improved with a multi-family development including 180 units, parking lot, parking garage, and amenities. Access to the site will be constructed on the north side of Dublin Road.</i></p>
--

### 2. LANDOWNER STATEMENT

I certify that, as the owner of the property listed on this form (check one):

- I have obtained all permits or approvals required to perform the work described above.  
 No permits or approvals are required for this work.

Property Owner (Print Name) <b>Steve Kuepers, Owner, Kuepers Inc.</b>	Address <b>17018 Commercial Park Road Brainerd, MN 65401</b>		
Signature 	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; padding: 2px;">Date <b>7/29/25</b></td> <td style="padding: 2px;">Phone Number and E-mail Address (Optional) <b>(218)829-0707 invoices@kuepers.com</b></td> </tr> </table>	Date <b>7/29/25</b>	Phone Number and E-mail Address (Optional) <b>(218)829-0707 invoices@kuepers.com</b>
Date <b>7/29/25</b>	Phone Number and E-mail Address (Optional) <b>(218)829-0707 invoices@kuepers.com</b>		

### 3. CONTRACTOR VERIFICATION

By signing below, I verify that I have received a signed copy of this form and will be performing the indicated work as described above.

Company and Individual Performing Proposed Work (Print)	Address	
Signature	Date	Phone Number and E-mail Address (Optional)

Note: The contractor is responsible for ensuring this form is mailed to the appropriate office when complete.

---

**This statement is invalid if any of the above information is not supplied or is inaccurate. Work in violation of this notification requirement is a separate and independent offense from other violations of Minnesota Statutes chapter § 103G and is a misdemeanor punishable by fines up to \$1,000 and/or 90 days in jail. The State Department of Natural Resources (DNR) Commissioner also has the authority to require restoration of any work done without the necessary permits or approvals or work that is beyond what was authorized.**

---

### 4. INFORMATION AND RESOURCES

A Wetland Conservation Act (WCA) replacement plan is required for any wetland draining, excavation, or filling activity that is not exempt under Minnesota Rules Chapter 8420.0420. A DNR Waters permit is required for any work in public waters.

National wetland inventory maps are available for review at the County Soil and Water Conservation District (SWCD) office and online at <http://www.fws.gov/wetlands/Data/Mapper.html>. Many wetlands are not identified on the maps but are still restricted from draining, excavating, or filling. If you are unsure the proposed work will affect a wetland, contact your local government unit (LGU) or SWCD for assistance.

Public Waters of the State of Minnesota include the channel to the top of the channel bank for watercourses and the basin from the ordinary high water level waterward for public waters (i.e. lakes) and public waters wetlands. Public waters inventory maps are available for review at the County Auditor’s office, DNR Division of Waters regional offices, and online at [http://www.dnr.state.mn.us/waters/watermgmt\\_section/pwi/download.html](http://www.dnr.state.mn.us/waters/watermgmt_section/pwi/download.html).

General information about public waters, wetlands, and related regulations are available on the DNR website at <http://mndnr.gov> and the MN Board of Water and Soil Resources (BWSR) website at <http://www.bwsr.state.mn.us>.

---

### 5. WHERE TO SEND THIS NOTIFICATION

- For work in public waters (lake, watercourse, or public waters wetland), send this completed form to the DNR Regional Enforcement Office serving the project’s area. See below for DNR regional office information. A map of DNR regions can be found on the DNR website at: [http://files.dnr.state.mn.us/aboutdnr/dnr\\_regions.pdf](http://files.dnr.state.mn.us/aboutdnr/dnr_regions.pdf)
- For work in any wetland that is not a public waters wetland, send this completed form to the WCA LGU with jurisdiction over the project area. The LGU is usually the County or SWCD, except in urban areas the City is often the LGU. Contact any of these local governments or BWSR for assistance. BWSR also maintains a list of LGUs on its website at: <http://www.bwsr.state.mn.us/directories/WCA.pdf>.
- If it is not known if the wetland is a public waters wetland, send the completed form to both the DNR Regional Enforcement Office and the WCA LGU.

#### Department of Natural Resources Regional Offices

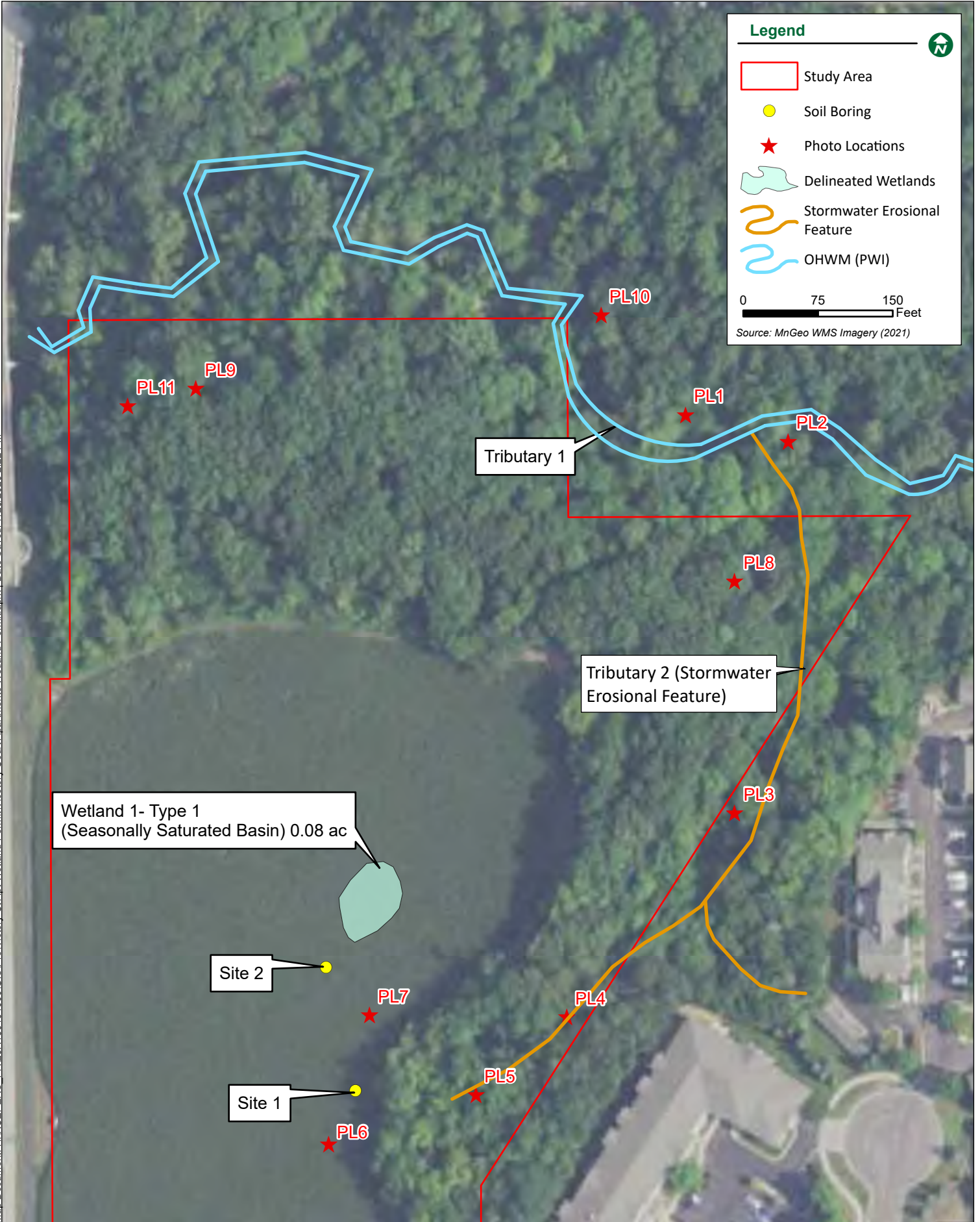
<u>Northwest Region:</u> 2115 Birchmont Beach Rd. NE Bemidji, MN 56601 Phone: 218-308-2700	<u>Northeast Region:</u> 1201 E. Hwy. 2 Grand Rapids, MN 55744 Phone: 218-327-4455	<u>Central Region:</u> 1200 Warner Road St. Paul, MN 55106 Phone: 651-259-5800	<u>Southern Region:</u> 261 Hwy. 15 South New Ulm, MN 56073 Phone: 507-359-6000
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**Keep a copy of this form for your records!**

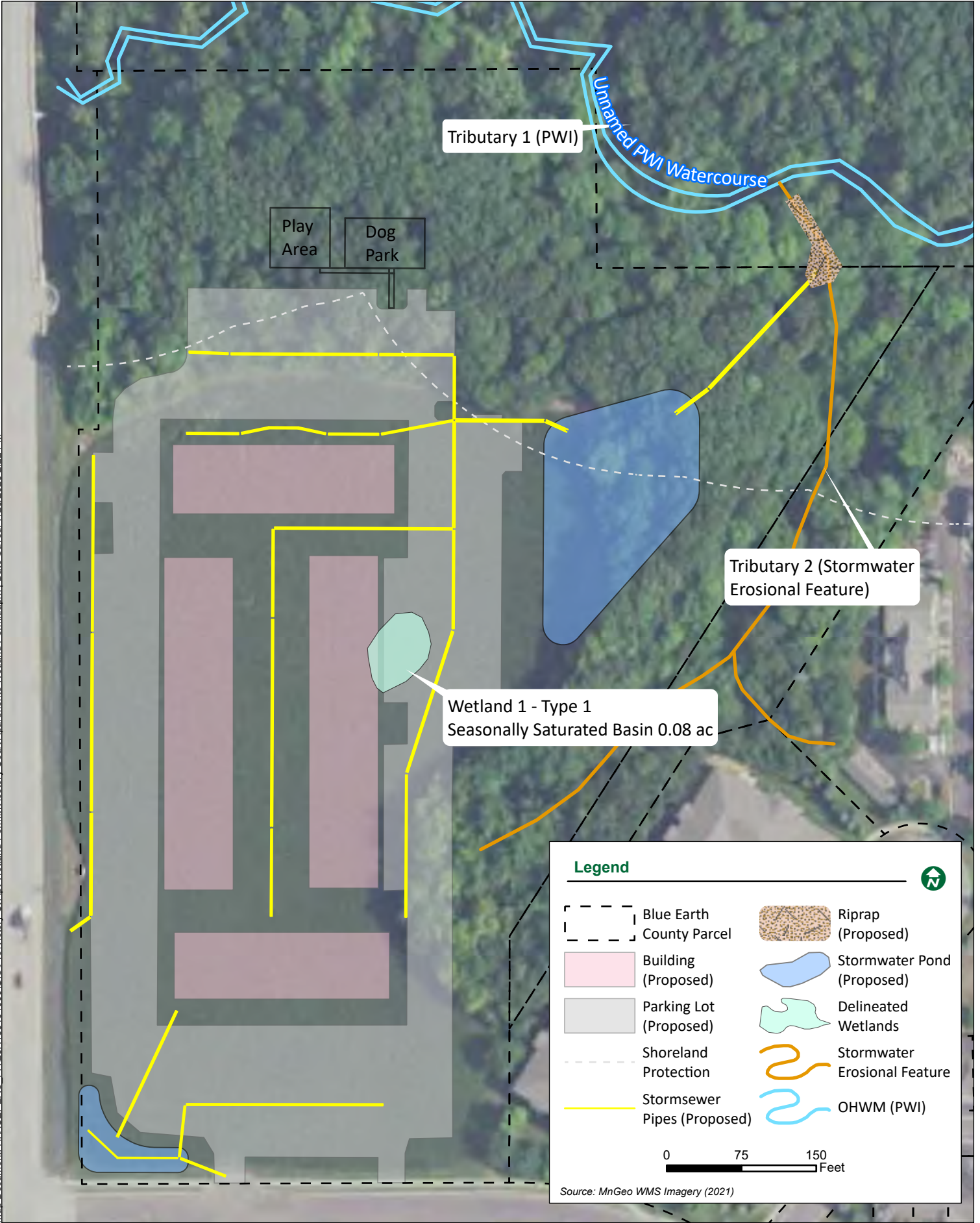
# Appendix



Map Document: H:\KUEPERS\_PR\25X139464000\GIS\Pro\Victory\_Ct\_Apt\_Wetland\_Permit\Victory\_Court\_Apartments\_Wetland\_Permit.aprx | Date Saved: 7/25/2025 2:22 PM



Map Document: H:\KUEPERS\_PR\25X139464000\GIS\Pro\Victory Ct Apt Wetland\_Permit\Victory Court Apartments Wetland\_Permit.aprx | Date Saved: 7/25/2025 2:22 PM



Tributary 1 (PWI)

Unnamed PWI Watercourse

Play Area  
Dog Park

Tributary 2 (Stormwater Erosional Feature)

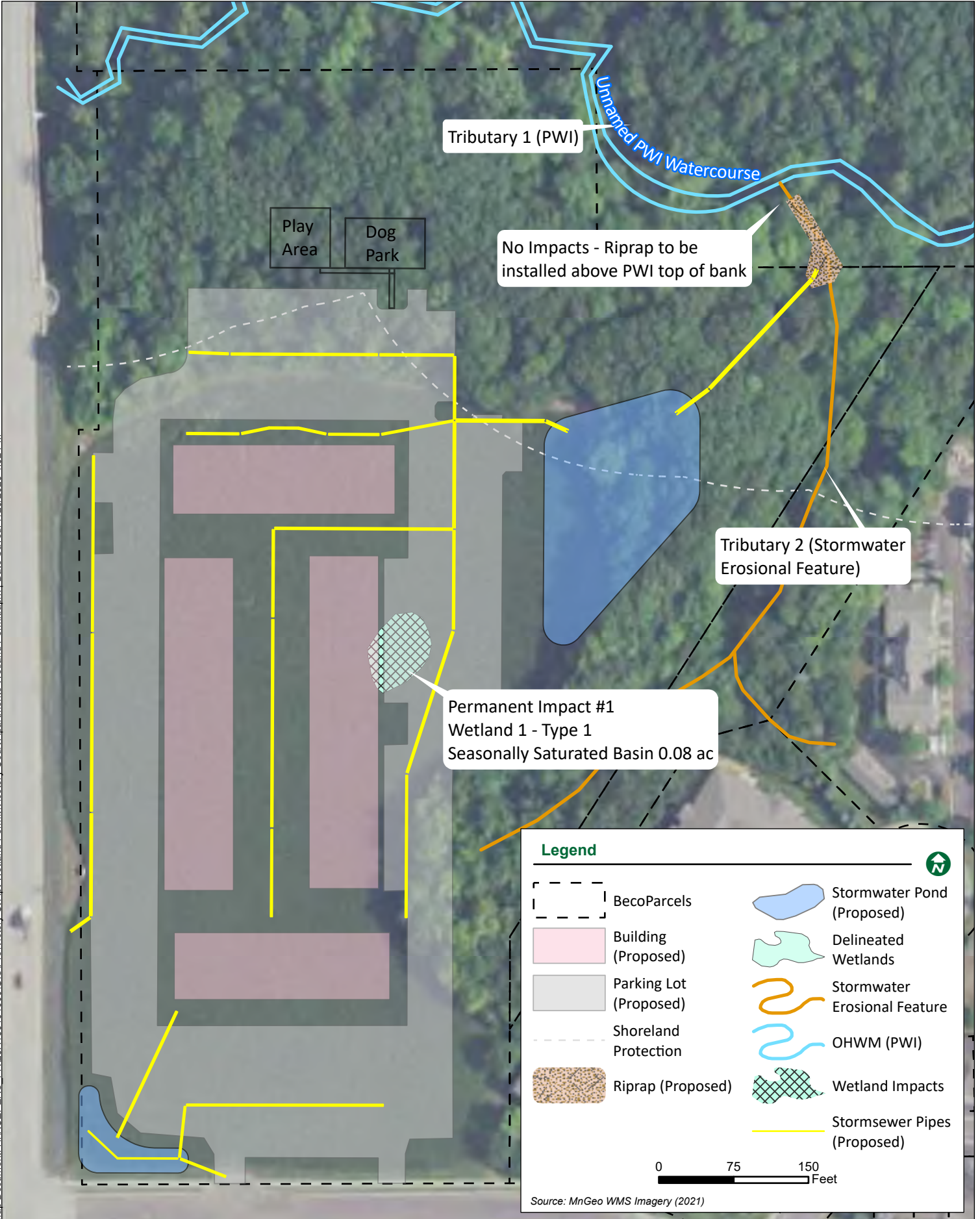
Wetland 1 - Type 1  
Seasonally Saturated Basin 0.08 ac

**Legend**

- Blue Earth County Parcel
- Building (Proposed)
- Parking Lot (Proposed)
- Shoreland Protection
- Stormsewer Pipes (Proposed)
- Riprap (Proposed)
- Stormwater Pond (Proposed)
- Delineated Wetlands
- Stormwater Erosional Feature
- OHWM (PWI)

0 75 150 Feet

Source: MnGeo WMS Imagery (2021)



# Attachment 1



Real People. Real Solutions.

1960 Premier Drive  
Mankato, MN 56001-5900

Ph: (507) 625-4171  
Fax: (507) 625-4177  
Bolton-Menk.com

## Stormwater Management Memorandum

**Date:** August 1, 2025  
**To:** United States Army Corps of Engineers and Minnesota Department of Natural Resources  
**From:** Alec Pietz, P.E. – Project Manager  
**Subject:** Kuepers, Inc. – Victory Ridge Apartments  
BMI Project No.: 25X.139464

### I. Project Introduction

The following report provides a summary and analysis of the existing and proposed hydrology for Parcel I.D. R010909301015 in Mankato, Minnesota. The proposed project consists of four apartment buildings with a total of 180 units; necessary infrastructure, surface improvements, and stormwater management are also provided with this project. The SCS TR-20 hydrology method was utilized in Autodesk Storm and Sanitary Analysis (SSA) for the project. NOAA Atlas 14 rainfalls for Blue Earth County, Minnesota and MSE 3 distribution curves were used to develop rainfall events. Although additional storm events were used in the stormwater modeling, the 2-yr (2.87”), 10-yr (4.29”), and 100-yr (7.20”) events are reported for relevant data in this report.

### II. Existing Site Hydrology

The site currently consists of farmland and forested ravine mix that ultimately drains to the Thompson Ravine in primarily D soils. Several subbasins were identified within the property with three ultimate discharge points selected. An *Existing Hydrology* figure is provided with this memorandum as a graphical representation of existing drainage. Noted on the figure are the areas, curve numbers, time of concentrations, drainage directions, and other noted items. Modeling results for the design storms yield the following peak flows:

Existing Condition Peak Flow Rates (cfs)			
Location	2-yr	10-yr	100-yr
Bottom of Tributary Ravine	13.17	24.75	49.79
Thompson Ravine (Center)	11.93	23.91	50.13
Thompson Ravine (West)	4.10	7.88	16.05
<b>Total</b>	<b>29.20</b>	<b>56.54</b>	<b>115.97</b>

Proposed peak flows to these areas must not exceed the existing peak flows. Two connections to City of Mankato storm sewer are also available at Victory Drive and Dublin Road, where 10-year event peak flows must not exceed the design flow of the pipes. Those constraints are:

- Victory Drive – 27-inch at 0.3% = 16.96 cfs
- Dublin Road – 18-inch at 0.35% = 6.21 cfs

### III. Proposed Site Hydrology

The *Proposed Hydrology* figure illustrates the proposed improvements, drainage areas, storm sewer routing, a filtration basin, and a wet sedimentation basin. The wet sedimentation basin provides the required water quality volume for the entire project with the bulk of impervious area routed to it. A design summary sheet is provided showing the design information for the wet sedimentation basin. A total of 6.20 acres of impervious area is proposed with this project requiring 0.57 ac-ft of water quality volume to meet the City of Mankato's requirement of 1.1-inches over the impervious area.

The wet sedimentation basin is proposed to outfall near the bottom of the noted tributary ravine. The installation of the pipe is proposed to be done via trenchless/fusible methods with the bulk installed on top of existing ground, which is a common practice throughout the City of Mankato in ravine discharge situations. An energy dissipation structure is proposed near the outfall and armoring will be provided to reduce erosion potential. A plan and profile sheet is provided with this memorandum to illustrate this more clearly.

While the City of Mankato required water quality volume for all new proposed impervious areas regardless of routing, treatment was not required prior to connection to City storm sewer if the peak flow constraint was met. The Dublin Road connection does have a filtration basin upstream which provides some treatment and mitigates peak flow. The Victory Drive connection is a much larger pipe that did not require peak flow mitigation.

Proposed peak flow rates for the design storms were determined in SSA to be:

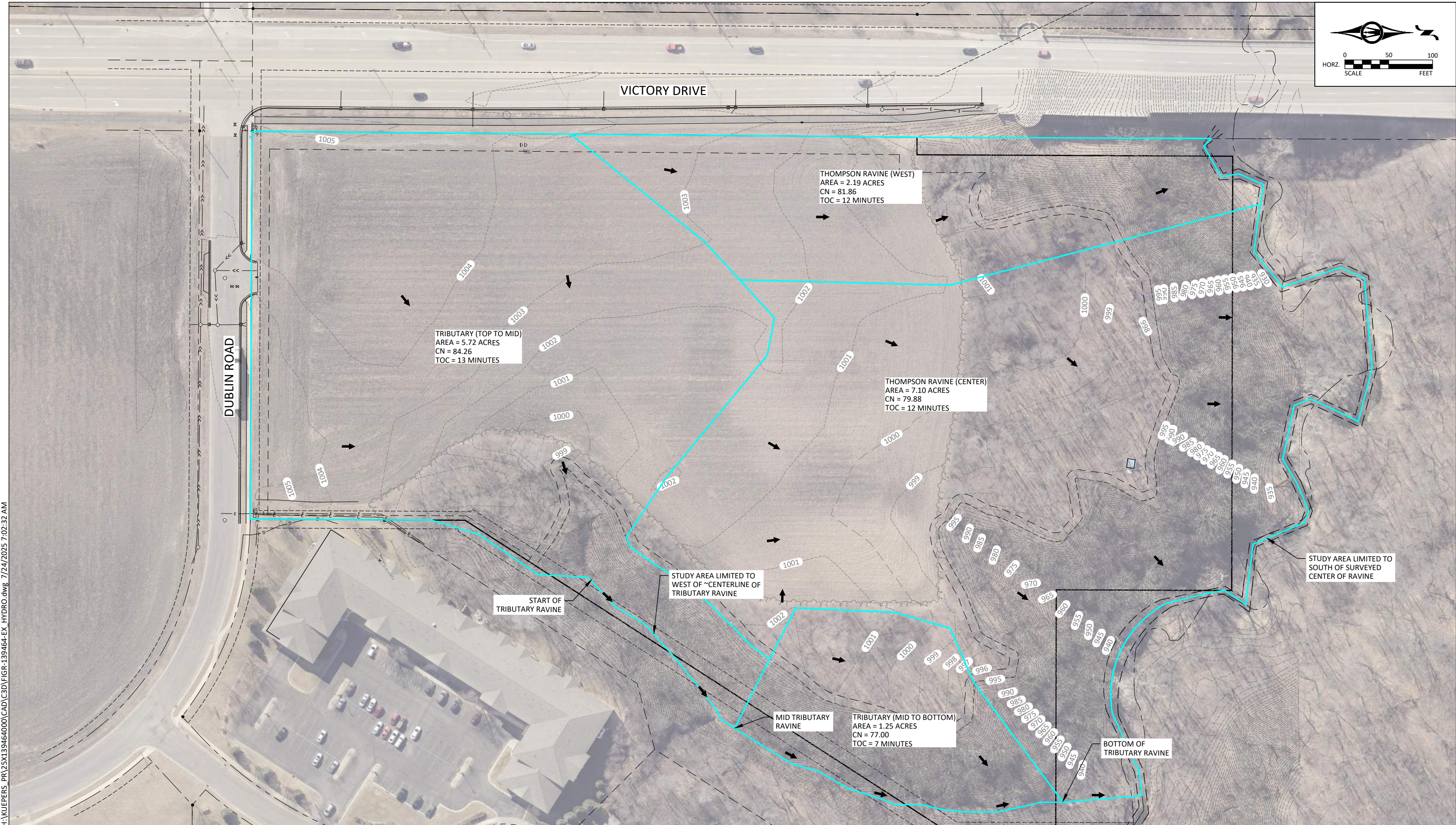
<b>Proposed Condition Peak Flow Rates (cfs)</b>			
<b>Location</b>	<b>2-yr</b>	<b>10-yr</b>	<b>100-yr</b>
Bottom of Tributary Ravine	4.73	9.03	25.48
Thompson Ravine (Center)	6.59	13.76	29.79
Thompson Ravine (West)	1.51	3.16	6.87
Victory Drive Connection	5.52	8.81	15.39
Dublin Road Connection	4.33	5.32	6.73
<b>Total</b>	<b>22.68</b>	<b>40.08</b>	<b>84.26</b>
Overall Existing Peak Rate	29.20	56.54	115.97

In review of the existing and proposed peak flow rates, the following is observed:

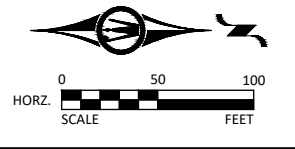
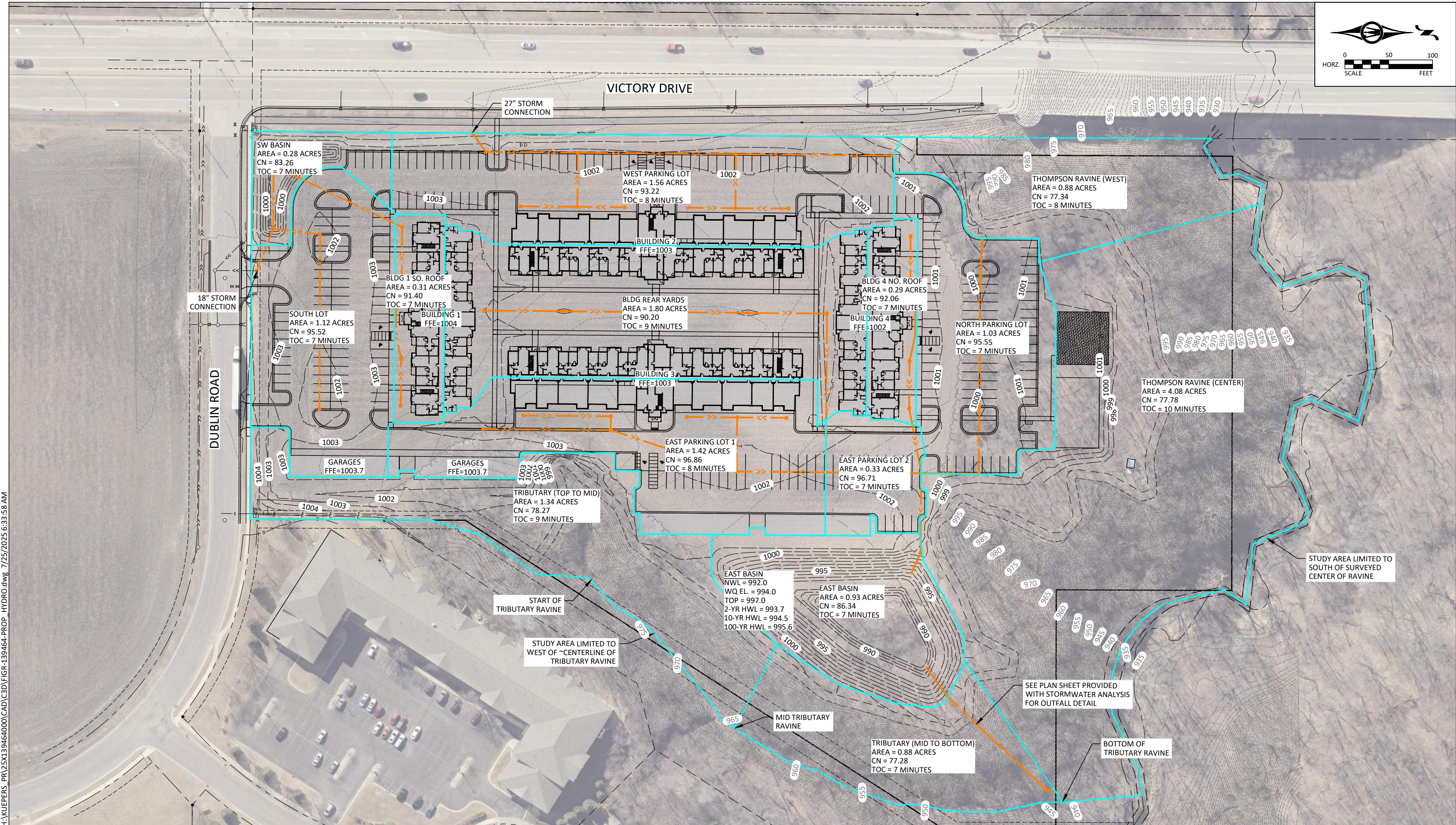
- Bottom of Tributary Ravine – the peak flow for all design events is reduced due to less drainage area being routed and the peak flow mitigation provided by the basin.
- Thompson Ravine (Center) and (West) – like the Tributary Ravine, peak flow for all design events is reduced due to less drainage area and peak flow mitigation with the basin.
- Victory Drive Connection – the 10-year peak flow of 8.81 cfs is less than the maximum allowed of 16.96 cfs.
- Dublin Road Connection – the 10-year peak flow of 5.32 cfs is less than the maximum allowed of 6.21 cfs.

All peak flow constraints are met.

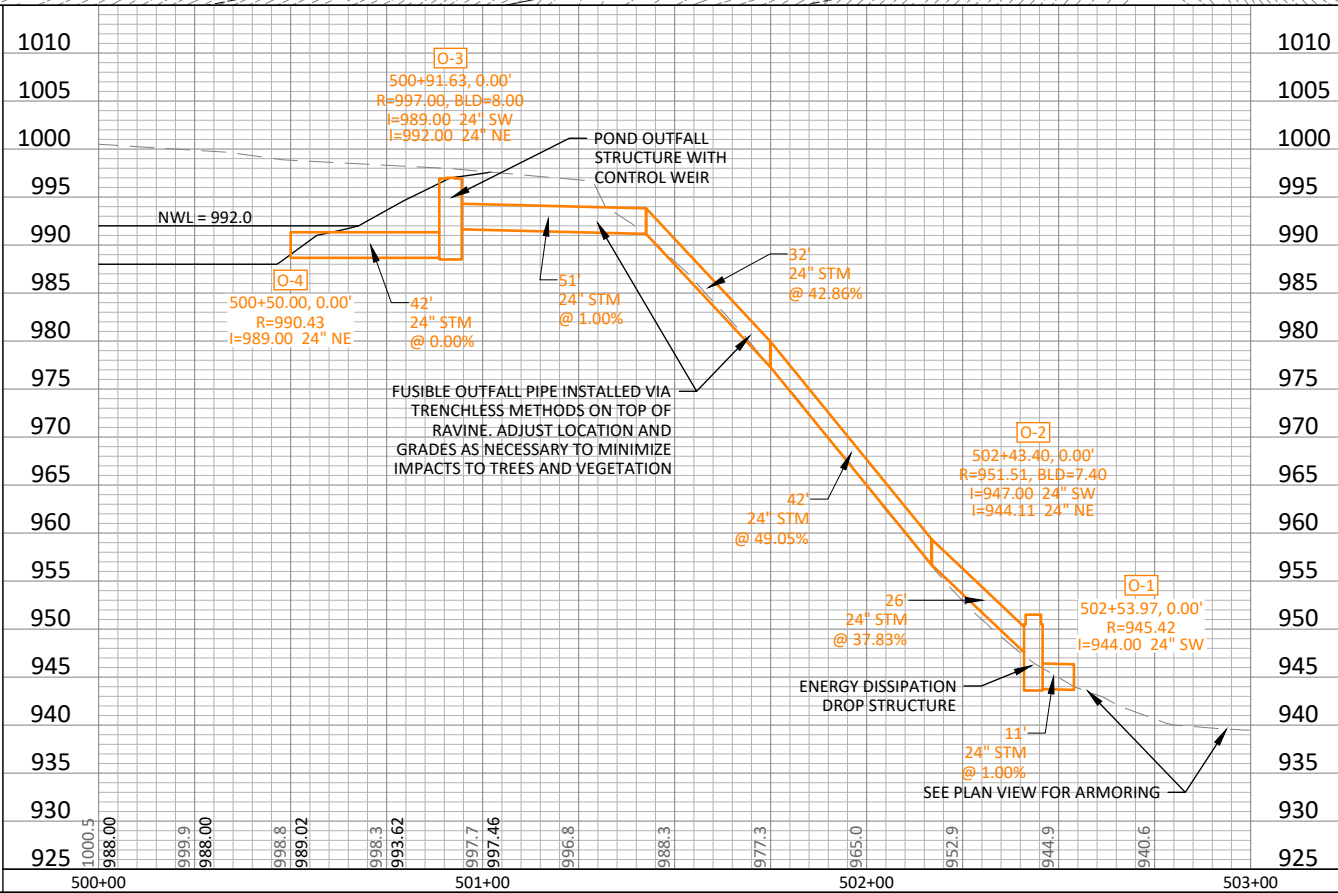
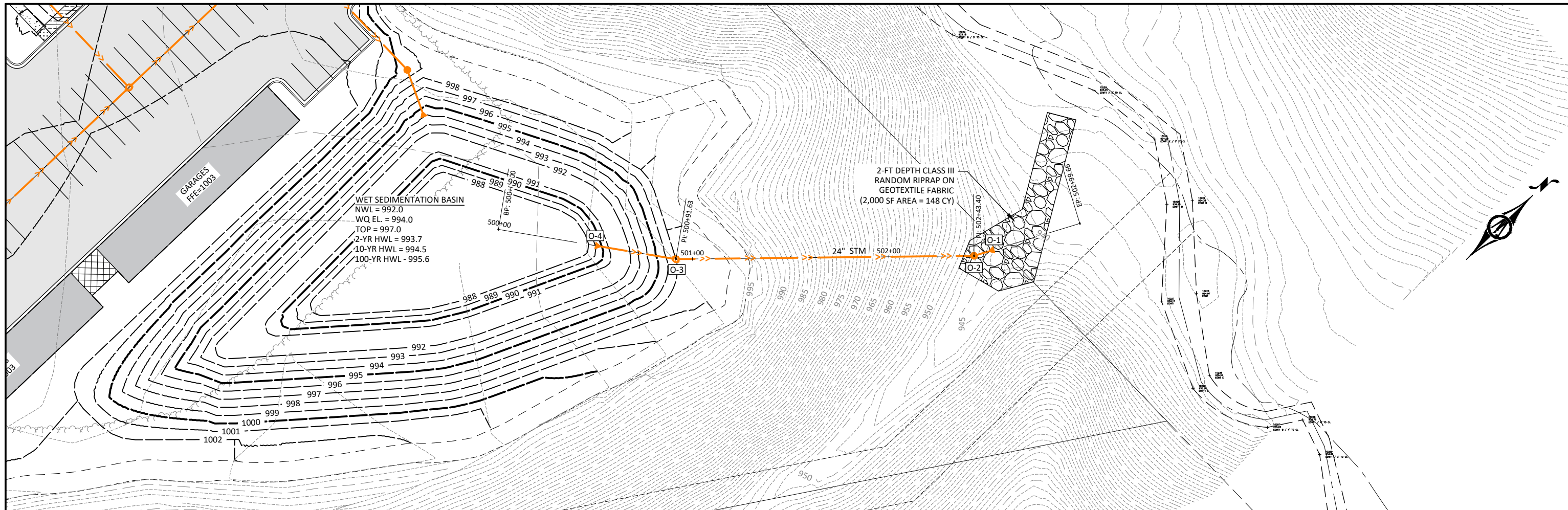
Please review the provided supplemental information and feel free to contact Alec Pietz, P.E. at [Alec.Pietz@bolton-menk.com](mailto:Alec.Pietz@bolton-menk.com) or 507-766-3283.



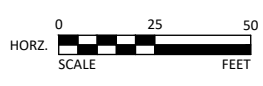
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© Bolton & Menk, Inc. 2025. All Rights Reserved. P:\W\KUEPERS\_VR124133464000\CAD\CSD\139464C602.dwg, 7/25/2025 7:35:44 AM



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

**WESLEY W. RODES, P.E.**  
 LIC. NO. 64053 DATE MM/DD/YYYY



1960 PREMIER DRIVE  
 MANKATO, MN 56001  
 Phone: (507) 625-4171  
 Email: Mankato@bolton-menk.com  
 www.bolton-menk.com

DESIGNED	NO.	ISSUED FOR	DATE
WSC			
WSC			
CJL			
CLIENT PROJ. NO. 25X.139464			

**KUEPERS, INC.**  
 VICTORY RIDGE APARTMENTS  
 STORM SEWER OUTFALL

**NPDES/SDS CONSTRUCTION STORMWATER PERMIT  
WET SEDIMENTATION POND CALCULATIONS  
KUEPERS, INC. - VICTORY RIDGE APARTMENTS  
BMI Project No. 25X.139464**

**Input Data**

Drainage Area:  Acres  
 New Impervious Area to Basin:  Acres  
 Total Site Impervious:  Acres

**Dead Storage Volume Required**

1800 cubic feet per drainage area or 1.1 inches of runoff from all new and fully reconstructed impervious surfaces.

Volume (1800 CF) :  cubic feet =  acre-feet  
 Volume (1.1") :  cubic feet =  acre-feet      Controls

**Water Quality Volume Required**

(1.1 inches of runoff from new impervious surfaces) (Total Site Impervious)

Volume :  cubic feet =  acre-feet

**Pond Information**

	Elev	Area (Square Feet)	Area (Acres)	Incr. Volume (Acre-Feet)	Total Volume (Acre-Feet)	
<b><u>Dead Storage Volume</u></b>						
Pond Bottom:	988	5815	0.13	0.00	0.00	
	989	6860	0.16	0.15	0.15	
	990	8140	0.19	0.17	0.32	
Bench Bottom:	991	9385	0.22	0.20	0.52	
Maintained Water Surface:	992	14215	0.33	0.27	0.79	Meets Req'm
<b><u>Water Quality Volume</u></b>						
Maintained Water Surface:	992	14215	0.33	0.00	0.00	
Water Quality Bump Elev:	994	18530	0.43	0.75	0.75	Meets Req'm
<b><u>Extended Retention</u></b>						
Water Quality Bump Elev:	994	18530	0.43	0.75	0.75	
	995	20840	0.48	0.45	1.20	
Pond Top:	997	26170	0.60	1.08	2.28	

**Discharge Requirements**

(5.66 cfs per acre of surface area of pond)

Surface Area of Pond at Water Quality Bump Elevation:  acres  
 Maximum Discharge Rate at Water Quality Bump Elevation:  cfs  
 Designed Discharge Rate at Water Quality Bump Elevation:  cfs

Basin High Water Levels	
2-year	993.7
10-year	994.5
100-year	995.6

# Attachment 2



## Formal Natural Heritage Review - Cover Page

See next page for results of review. A draft watermark means the project details have not been finalized and the results are not official.

**Project Name:** Victory Court Development

**Project Proposer:** Steve Kuepers, Kuepers, Inc.

**Project Type:** Development, Residential

**Project Type Activities:** Wetland impacts (e.g., dewatering, tiling, drainage, discharge, excavation, fill, runoff, sedimentation, changes in hydrology); Tree Removal; Grading

**TRS:** T108 R26 S9

**County(s):** Blue Earth

**DNR Admin Region(s):** South

**Reason Requested:** Local Government Permit

**Project Description:** Kuepers, Inc. plans to develop a portion of an approximately 14.6 acre property located at the northeast corner of Victory Drive and Dublin Road in Mankato, ...

**Existing Land Uses:** The existing property is primarily agricultural and partially forested.

**Landcover / Habitat Impacted:** ag fields, forest

**Waterbodies Affected:** one wetland, seasonally flooded basin, in the ag field will be filled

**Groundwater Resources Affected:** none

**Previous Natural Heritage Review:** No

**Previous Habitat Assessments / Surveys:** No

### SUMMARY OF AUTOMATED RESULTS

Category	Results	Response By Category
Project Details	Comments	Tree Removal - Recommendations
Ecologically Significant Area	Comments	MBS Sites - Recommendations Potential Local Conservation Value Protected Wetlands: Calcareous Fens
State-Listed Endangered or Threatened Species	No Comments	No Further Review Required
State-Listed Species of Special Concern	No Comments	No Further Review Required
Federally Listed Species	No Records	Visit IPaC For Federal Review



Minnesota Department of Natural Resources  
Division of Ecological & Water Resources  
500 Lafayette Road, Box 25  
St. Paul, MN 55155-4025

July 17, 2025

Project ID: MCE #2025-00613

Chad Ponce  
Bolton & Menk, Inc.  
1960 Premier Drive  
Mankato, MN 56001

RE: Automated Natural Heritage Review of the proposed Victory Court Development  
See Cover Page for location and project details.

Dear Chad Ponce,

As requested, the above project has been reviewed for potential effects to rare features. Based on this review, the following rare features may be adversely affected by the proposed project:

*Project Type and/or Project Type Activity Comments*

- The Natural Heritage Information System (NHIS) tracks bat roost trees and hibernacula plus some acoustic data, but this information is not exhaustive. Even if there are no bat records listed below, all of Minnesota's bats, including the federally endangered northern long-eared bat ([Myotis septentrionalis](#)), can be found throughout Minnesota. During the active season (approximately April-November) bats roost underneath bark, in cavities, or in crevices of both live and dead trees. Tree removal can negatively impact bats by destroying roosting habitat, especially during the pup rearing season when females are forming maternity roosting colonies and the pups cannot yet fly. To minimize these impacts, the DNR recommends that tree removal be avoided from June 1 through August 15.

*Ecologically Significant Area*

- The Minnesota Biological Survey (MBS) has identified one or more Sites of Biodiversity Significance within or adjacent to the project boundary. Sites of Biodiversity Significance have varying levels of native biodiversity and are ranked based on the relative significance of this biodiversity at a statewide level. Factors taken into account during the ranking process include the number of rare species documented within the site, the quality of the native plant communities in the site, the size of the site, and the context of the site within the landscape.

Areas with Potential Local Conservation Value - The proposed project may impact one or more areas that have local conservation value. These areas are ranked as Below in the MBS Sites of Biodiversity Significance layer, and are retained in the layer as negative data. These areas do not meet the minimum biodiversity threshold for statewide significance but may have conservation value

at the local level as habitat for native plants and animals, corridors for animal movements, buffers surrounding higher quality natural areas, or as areas with high potential for restoration of native habitat.

- One or more calcareous fens have been documented in the vicinity of the proposed project. A calcareous fen is a rare and distinctive peat-accumulating wetland that is legally protected in Minnesota. Many of the unique characteristics of calcareous fens result from the upwelling of groundwater through calcareous substrates. Because of this dependence on groundwater hydrology, calcareous fens can be affected by nearby activities or even those several miles away. Calcareous fens are fragile and may be impacted by activities within the fen, activities that affect surface water flows (e.g., stormwater flow/runoff, erosion), or activities that affect groundwater hydrology (e.g., groundwater pumping, contamination, or discharge). For more information regarding calcareous fens, please see the [Calcareous Fen Fact Sheet](#). To minimize stormwater impacts, please refer to the Minnesota Pollution Control Agency's [General Principles for Erosion Prevention and Sediment Control](#) in the Minnesota Stormwater Manual. Please note that calcareous fens are "Special Waters" and a [buffer zone](#) may be required.

Depending on the distance to the calcareous fen(s), additional guidance may be provided below if you indicated that potential project activities include wetland impacts or groundwater impacts. **If you did not correctly identify wetland or groundwater impacts as part of your project, this impact analysis may be incorrect.**

#### *State-Listed Endangered or Threatened Species*

No state-listed endangered or threatened species have been documented in the vicinity of the project.

#### *State-Listed Species of Special Concern*

No state-listed species of special concern have been documented in the vicinity of the project.

#### *Federally Listed Species*

The Natural Heritage Information System does not contain any records for federally listed species within one mile of the proposed project. Please note, however, that not all federally listed species are tracked within the NHIS. To ensure compliance with federal law, please conduct a federal regulatory review using the U.S. Fish and Wildlife Service's online [Information for Planning and Consultation \(IPaC\) tool](#).

The Natural Heritage Information System (NHIS), a collection of databases that contains information about Minnesota's rare natural features, is maintained by the Division of Ecological and Water Resources, Department of Natural Resources. The NHIS is continually updated as new information becomes available, and is the most complete source of data on Minnesota's rare or otherwise significant species, native plant communities, and other natural features. However, the NHIS is not an exhaustive inventory and thus does not represent all of the occurrences of rare features within the state. Therefore, ecologically significant features for which we have no records may exist within the project area. If additional information becomes available regarding rare features in the vicinity of the project, further review may be necessary.

For environmental review purposes, the results of this Natural Heritage Review are valid for one year; the results are only valid for the project location and the project description provided on the cover page. If project details change or construction has not occurred within one year, please resubmit the project for review before initiating project activities.

The Natural Heritage Review does not constitute project approval by the Department of Natural Resources. Instead, it identifies issues regarding known occurrences of rare features and potential impacts to these rare features. For information on the environmental review process or other natural resource concerns, you may contact your [DNR Regional Environmental Assessment Ecologist](#).

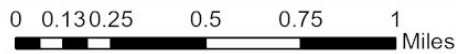
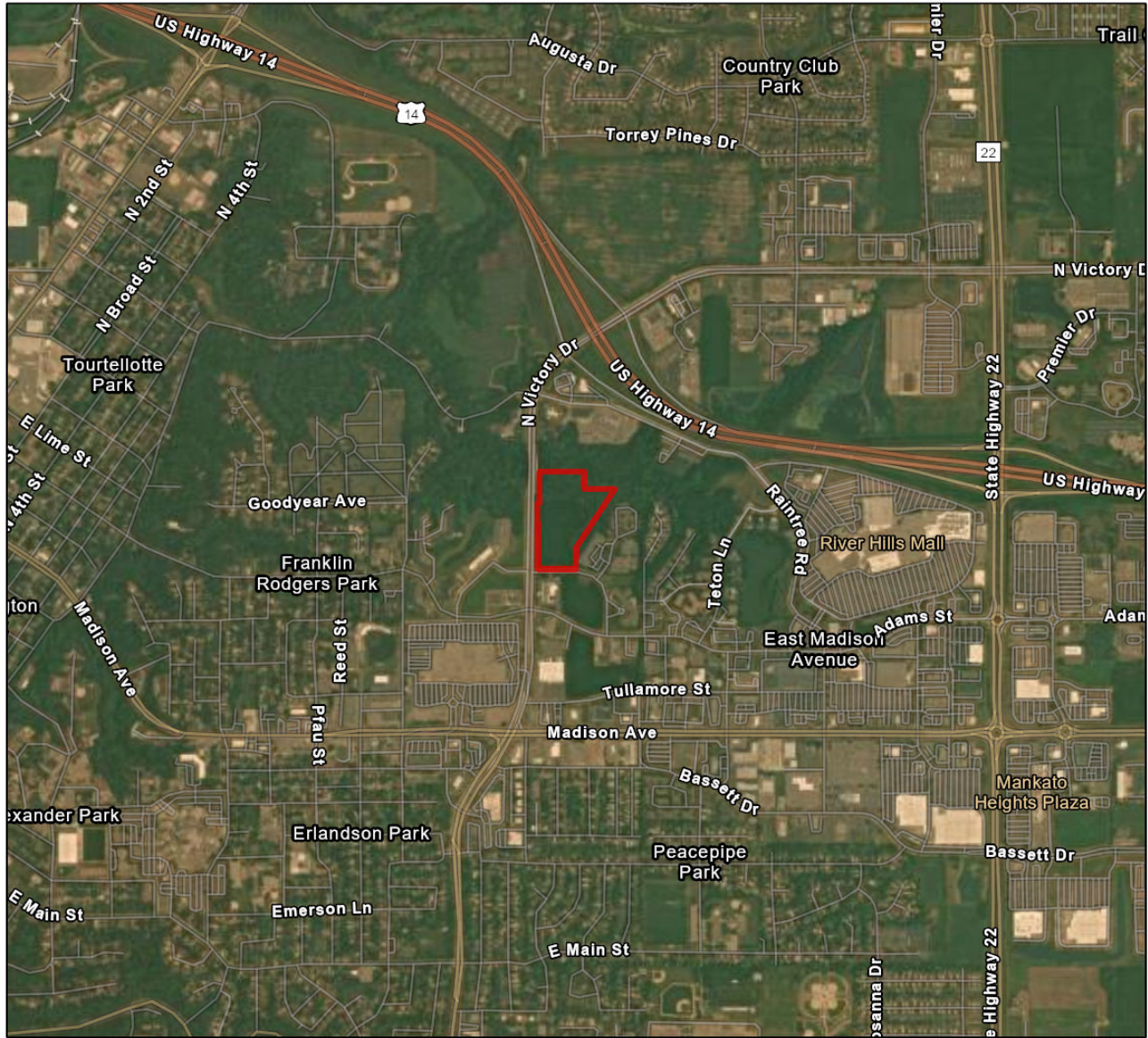
Thank you for consulting us on this matter, and for your interest in preserving Minnesota's rare natural resources.

Sincerely, *The Natural Heritage Review Team* [Natural Heritage Review Program](#)  
[Review.NHIS@state.mn.us](mailto:Review.NHIS@state.mn.us)

Links: USFWS Information for Planning and Consultation (IPaC) tool  
[Information for Planning and Consultation \(IPaC\) tool](#)  
DNR Regional Environmental Assessment Ecologist Contact Info  
[https://www.dnr.state.mn.us/eco/ereview/erp\\_regioncontacts.html](https://www.dnr.state.mn.us/eco/ereview/erp_regioncontacts.html)

# Victory Court Development

Aerial Imagery With Locator Map



 Project Boundary

Project Type: Development, Residential

Project Size (acres): 14.59

County(s): Blue Earth

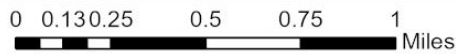
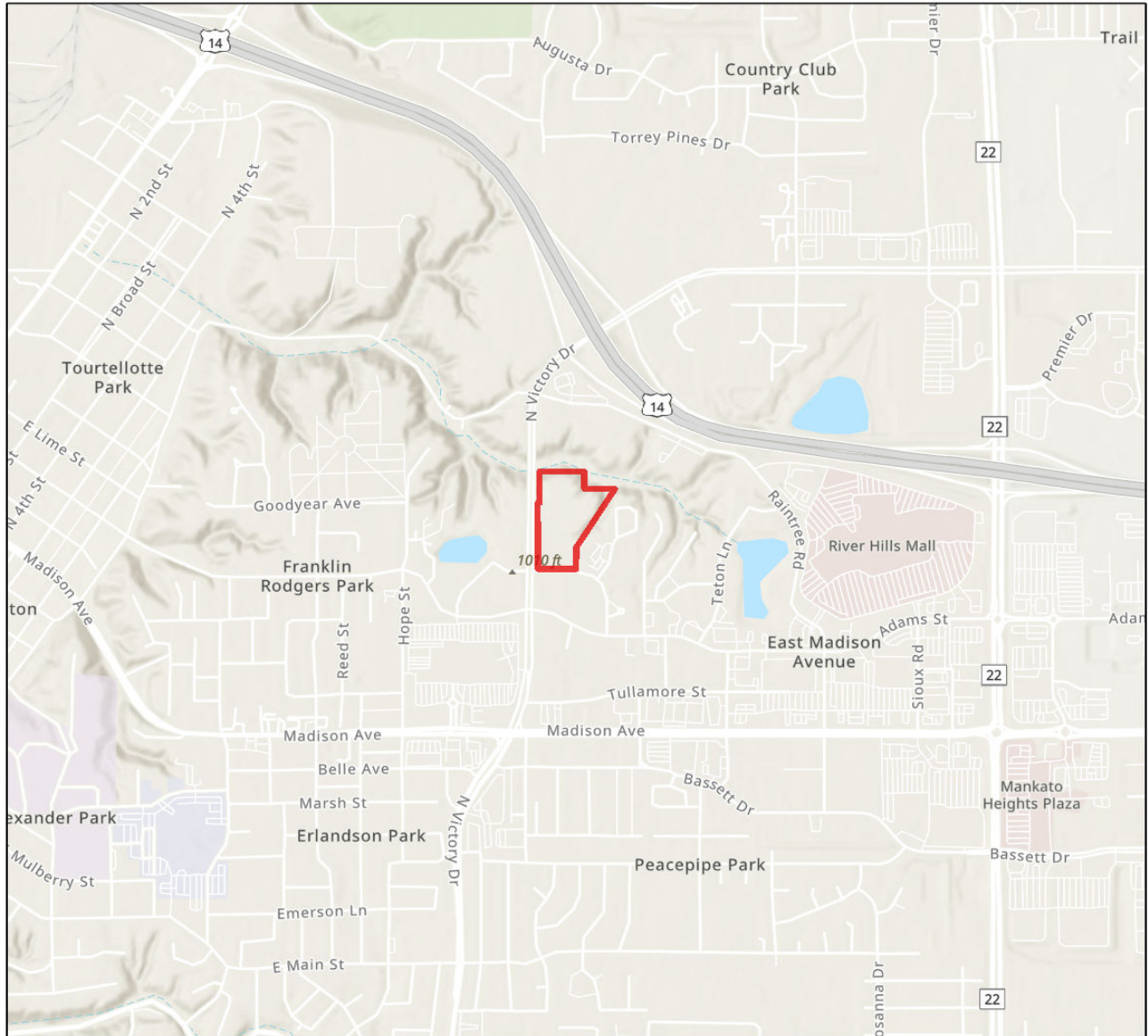
TRS: T108 R26 S9

Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, USFWS  
Maxar  
Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,



# Victory Court Development

USA Topo Basemap With Locator Map



 Project Boundary

Project Type: Development, Residential

Project Size (acres): 14.59

County(s): Blue Earth

TRS: T108 R26 S9

Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, USFWS  
Esri, NASA, NGA, USGS, FEMA  
Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,



# Attachment 3



# United States Department of the Interior



FISH AND WILDLIFE SERVICE  
Minnesota-Wisconsin Ecological Services Field Office  
3815 American Blvd East  
Bloomington, MN 55425-1659  
Phone: (952) 858-0793

In Reply Refer To:

07/21/2025 17:55:32 UTC

Project code: 2025-0124355

Project Name: Victory Court Development

Subject: Technical Assistance letter for 'Victory Court Development' for specified threatened and endangered species that may occur in your proposed project location consistent with the Minnesota-Wisconsin Endangered Species Determination Key (Minnesota-Wisconsin DKey).

Dear Chad Ponce:

The U.S. Fish and Wildlife Service (Service) received on **July 21, 2025** your effect determination(s) for the 'Victory Court Development' (Action) using the Minnesota-Wisconsin DKey within the Information for Planning and Consultation (IPaC) system. You have submitted this key to satisfy requirements under Section 7(a)(2). The Service developed this system in accordance of with the Endangered Species Act of 1973 (ESA) (87 Stat. 884, as amended; 16 U.S.C 1531 et seq.).

Based on your answers and the assistance of the Service's Minnesota-Wisconsin DKey, you made the following effect determination(s) for the proposed Action:

<b>Species</b>	<b>Listing Status</b>	<b>Determination</b>
Monarch Butterfly ( <i>Danaus plexippus</i> )	Proposed Threatened	No effect
Salamander Mussel ( <i>Simpsonaias ambigua</i> )	Proposed Endangered	May affect

### **Determination Information**

**Consultation with the Service is not complete.** Further consultation with the Minnesota-Wisconsin Ecological Services Field Office is required for those species with a determination of "May Affect," listed above. Please email our office at [TwinCities@fws.gov](mailto:TwinCities@fws.gov) and attach a copy of this letter, so we can discuss methods to avoid or minimize potential adverse effects to those species.

### **Additional Information**

**Sufficient project details:** Please provide sufficient project details on your project homepage in IPaC (Define Project, Project Description) to support your conclusions. Failure to disclose important aspects of your project that would influence the outcome of your effects determinations may negate your determinations and invalidate this letter. If you have site-specific information that leads you to believe a different determination is more appropriate for your project than what the Dkey concludes, you can and should proceed based on the best available information.

**Future project changes:** The Service recommends that you contact the Minnesota-Wisconsin Ecological Services Field Office or re-evaluate the project in IPaC if: 1) the scope or location of the proposed Action is changed; 2) new information reveals that the action may affect listed species or designated critical habitat in a manner or to an extent not previously considered; 3) the Action is modified in a manner that causes effects to listed species or designated critical habitat; or 4) a new species is listed or critical habitat designated. If any of the above conditions occurs, additional consultation with the Service should take place before project changes are final or resources committed.

**For non-Federal representatives:** Please note that when a project requires consultation under section 7 of the Act, the Service must consult directly with the Federal action agency unless that agency formally designates a non-Federal representative (50 CFR 402.08). Non-Federal representatives may prepare analyses or conduct informal consultations; however, the ultimate responsibility for section 7 compliance under the Act remains with the Federal agency. Please include the Federal action agency in additional correspondence regarding this project.

### **Species-specific information**

**Bald and Golden Eagles:** Bald eagles, golden eagles, and their nests are protected under the Bald and Golden Eagle Protection Act (54 Stat. 250, as amended, 16 U.S.C. 668a-d) (Eagle Act). The Eagle Act prohibits, except when authorized by an Eagle Act permit, the “taking” of bald and golden eagles and defines “take” as “pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb.” The Eagle Act’s implementing regulations define disturb as “... to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, (1) injury to an eagle, (2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or (3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior.”

The following species and/or critical habitats may also occur in your project area and **are not** covered by this conclusion:

- Northern Long-eared Bat *Myotis septentrionalis* Endangered

**Coordination with the Service is not complete if additional coordination is advised above for any species.**

## Action Description

You provided to IPaC the following name and description for the subject Action.

### 1. Name

Victory Court Development

### 2. Description

The following description was provided for the project 'Victory Court Development':

Kuepers, Inc. plans to develop a portion of an approximately 14.6-acre property located at the northeast corner of Victory Drive and Dublin Road in Mankato, MN. The property will be improved with a multi-family development including 180 units, parking lot, parking garage, and amenities. Access to the site will be constructed on the north side of Dublin Road.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@44.173385800000005,-93.96749008547468,14z>



## QUALIFICATION INTERVIEW

1. This determination key is intended to assist the user in evaluating the effects of their actions on Federally listed species in Minnesota and Wisconsin. It does not cover other prohibited activities under the Endangered Species Act (e.g., for wildlife: import/export, Interstate or foreign commerce, possession of illegally taken wildlife, etc.; for plants: import/export, reduce to possession, malicious destruction on Federal lands, commercial sale, etc.) or other statutes. Additionally, this key DOES NOT cover wind development, purposeful take (e.g., for research or surveys), communication towers that have guy wires or are over 450 feet in height, aerial or other large-scale application of any chemical (such as insecticide or herbicide), and approval of long-term permits or plans (e.g., FERC licenses, HCP's).

Click **YES** to acknowledge that you must consider other prohibitions of the ESA or other statutes outside of this determination key.

*Yes*

2. Is the action being funded, authorized, or carried out by a Federal agency?

*Yes*

3. Are you the Federal agency or designated non-federal representative?

*No*

4. Does the proposed action involve **wind or solar energy**?

*No*

5. Does the action involve purposeful take of a listed animal?

*No*

6. Does the action involve a new communications tower?

*No*

7. Does the activity involve aerial or other large-scale application of ANY chemical, including pesticides (insecticide, herbicide, fungicide, rodenticide, etc)?

*No*

8. Will your action permanently affect local hydrology?

*Yes*

9. Does your project have the potential to impact the riparian zone or indirectly impact a stream/river (e.g., cut and fill; horizontal directional drilling; construction; vegetation removal; pesticide or fertilizer application; discharge; runoff of sediment or pollutants; increase in erosion, etc.)?

**Note:** Consider all potential effects of the action, including those that may happen later in time and outside and downstream of the immediate area involved in the action.

Endangered Species Act regulation defines "effects of the action" to include all consequences to listed species or critical habitat that are caused by the proposed action, including the consequences of other activities that are caused by the proposed action. A consequence is caused by the proposed action if it would not occur but for the proposed action and it is reasonably certain to occur. Effects of the action may occur later in time and may include consequences occurring outside the immediate area involved in the action. (50 CFR 402.02).

*Yes*

10. Will your action disturb the ground or existing vegetation?

**Note:** This includes any off-road vehicle access, soil compaction (enough to collapse a rodent burrow), digging, seismic survey, directional drilling, heavy equipment, grading, trenching, placement of fill, pesticide application (herbicide, fungicide), vegetation management (including removal or maintenance using equipment or prescribed fire), cultivation, development, etc.

*Yes*

11. Will your action include spraying insecticides?

*No*

12. Does your action area occur entirely within an already developed area?

**Note:** Already developed areas are already paved, covered by existing structures, manicured lawns, industrial sites, or cultivated cropland, AND do not contain trees that could be roosting habitat. Be aware that listed species may occur in areas with natural, or semi-natural, vegetation immediately adjacent to existing utilities (e.g. roadways, railways) or within utility rights-of-way such as overhead transmission line corridors, and can utilize suitable trees, bridges, or culverts for roosting even in urban dominated landscapes (so these are not considered "already developed areas" for the purposes of this question). If unsure, select NO..

*No*

13. [Semantic] Does the project intersect the Salamander mussel AOI?

**Automatically answered**

*Yes*

14. [Hidden Semantic] Does the action area intersect the monarch butterfly species list area?

**Automatically answered**

*Yes*

15. Under the ESA, monarchs remain warranted but precluded by listing actions of higher priority. The monarch is a candidate for listing at this time. The Endangered Species Act does not establish protections or consultation requirements for candidate species. Some Federal and State agencies may have policy requirements to consider candidate species in planning. We encourage implementing measures that will remove or reduce threats to these species and possibly make listing unnecessary.

If your project will have no effect on monarch butterflies (for example, if your project won't affect their habitat or individuals), then you can make a "no effect" determination for this project.

Are you making a "no effect" determination for monarch?

*No*

16. Is this project funded, authorized, or carried out by the U.S. Fish and Wildlife Service?

*No*

## **IPAC USER CONTACT INFORMATION**

Agency: Private Entity  
Name: Chad Ponce  
Address: 116 North Markley Street, Suite 101  
City: Greenville  
State: SC  
Zip: 29601  
Email: chad.ponce@bolton-menk.com  
Phone: 8432863631

## **LEAD AGENCY CONTACT INFORMATION**

Lead Agency: Army Corps of Engineers



# United States Department of the Interior



FISH AND WILDLIFE SERVICE  
Minnesota-Wisconsin Ecological Services Field Office  
3815 American Blvd East  
Bloomington, MN 55425-1659  
Phone: (952) 858-0793

In Reply Refer To:  
Project code: 2025-0124355  
Project Name: Victory Court Development

07/21/2025 18:21:28 UTC

Federal Nexus: yes  
Federal Action Agency (if applicable): Army Corps of Engineers

**Subject:** Technical assistance for 'Victory Court Development'

Dear Chad Ponce:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on July 21, 2025, for 'Victory Court Development' (here forward, Project). This project has been assigned Project Code 2025-0124355 and all future correspondence should clearly reference this number. **Please carefully review this letter. Your Endangered Species Act (Act) requirements are not complete.**

## Ensuring Accurate Determinations When Using IPaC

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into IPaC must accurately represent the full scope and details of the Project. **Failure to accurately represent or implement the Project as detailed in IPaC or the Northern Long-eared Bat and Tricolored Bat Range-wide Determination Key (Dkey), invalidates this letter.**

## Determination for the Northern Long-Eared Bat and Tricolored Bat

Based on your IPaC submission and a standing analysis completed by the Service, you determined the proposed Project will have the following effect determinations:

Species	Listing Status	Determination
Northern Long-eared Bat ( <i>Myotis septentrionalis</i> )	Endangered	May affect

## Other Species and Critical Habitat that May be Present in the Action Area

The IPaC-assisted determination key for the northern long-eared bat and tricolored bat does not apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Monarch Butterfly *Danaus plexippus* Proposed Threatened
- Salamander Mussel *Simpsonaias ambigua* Proposed Endangered

You may coordinate with our Office to determine whether the Action may cause prohibited take of the species listed above.

### **Conclusion**

Consultation with the Service is not complete. Further consultation or coordination with the Service is necessary for those species or designated critical habitats with a determination of “May Affect.” A “May Affect” determination in this key indicates that the project, as entered, is not consistent with the questions in the key. Not all projects that reach a “May Affect” determination are anticipated to result in adverse impacts to listed species. These projects may result in a “No Effect”, “May Affect, Not Likely to Adversely Affect”, or “May Affect, Likely to Adversely Affect” determination depending on the details of the project. Please contact our Minnesota-Wisconsin Ecological Services Field Office to discuss methods to avoid or minimize potential adverse effects to those species or designated critical habitats.

## Action Description

You provided to IPaC the following name and description for the subject Action.

### 1. Name

Victory Court Development

### 2. Description

The following description was provided for the project 'Victory Court Development':

Kuepers, Inc. plans to develop a portion of an approximately 14.6-acre property located at the northeast corner of Victory Drive and Dublin Road in Mankato, MN. The property will be improved with a multi-family development including 180 units, parking lot, parking garage, and amenities. Access to the site will be constructed on the north side of Dublin Road.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@44.173385800000005,-93.96749008547468,14z>



## DETERMINATION KEY RESULT

Based on the answers provided, the proposed Action is consistent with a determination of “may affect” for a least one species covered by this determination key.

## QUALIFICATION INTERVIEW

1. Does the proposed project include, or is it reasonably certain to cause, intentional take of listed bats or any other listed species?

**Note:** Intentional take is defined as take that is the intended result of a project. Intentional take could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered or proposed species?

*No*

2. Is the action area wholly within Zone 2 of the year-round active area for northern long-eared bat and/or tricolored bat?

**Automatically answered**

*No*

3. Does the action area intersect Zone 1 of the year-round active area for northern long-eared bat and/or tricolored bat?

**Automatically answered**

*No*

4. Does the proposed action involve wind or solar energy?

*No*

5. Is the proposed action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

**Note for projects in Pennsylvania:** Projects requiring authorization under Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act would be considered as having a federal nexus. Since the U.S. Army Corps of Engineers (Corps) has issued the Pennsylvania State Programmatic General Permit (PASPGP), which may be verified by the PA Department of Environmental Protection or certain Conservation Districts, the need to receive a Corps authorization to perform the work under the PASPGP serves as a federal nexus. As such, if proposing to use the PASPGP, you would answer ‘yes’ to this question.

*Yes*

6. Is the Federal Highway Administration (FHWA), Federal Railroad Administration (FRA), or Federal Transit Administration (FTA) funding or authorizing the proposed action, in whole or in part?

*No*

7. Are you an employee of the federal action agency or have you been officially designated in writing by the agency as its designated non-federal representative for the purposes of Endangered Species Act Section 7 informal consultation per 50 CFR § 402.08?

**Note:** This key may be used for federal actions and for non-federal actions to facilitate section 7 consultation and to help determine whether an incidental take permit may be needed, respectively. This question is for information purposes only.

*No*

8. Is the lead federal action agency the Environmental Protection Agency (EPA) or Federal Communications Commission (FCC)? Is the Environmental Protection Agency (EPA) or Federal Communications Commission (FCC) funding or authorizing the proposed action, in whole or in part?

*Yes*

9. [Semantic] Is the action area located within 0.5 miles of a known bat hibernaculum? Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

**Automatically answered**

*No*

10. Does the action area contain any winter roosts or caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, or tunnels that could provide habitat for hibernating bats?

*No*

11. Does the action area contain (1) talus or (2) anthropogenic or naturally formed rock shelters or crevices in rocky outcrops, rock faces or cliffs?

*No*

12. Will the action cause effects to a bridge?

**Note:** Covered bridges should be considered as bridges in this question.

*No*

13. Will the action result in effects to a culvert or tunnel at any time of year?

*No*

14. Are trees present within 1000 feet of the action area?

**Note:** If there are trees within the action area that are of a sufficient size to be potential roosts for bats answer "Yes". If unsure, additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

*Yes*

15. Does the action include the intentional exclusion of bats from a building or building-like structure? **Note:** Exclusion is conducted to deny bats' entry or reentry into a building. To be effective and to avoid harming bats, it should be done according to established standards. If your action includes bat exclusion and you are unsure whether northern long-eared bats or tricolored bats are present, answer "Yes." Answer "No" if there are no signs of bat use in the building/structure. If unsure, contact your local Ecological Services Field Office to help assess whether northern long-eared bats or tricolored bats may be present. Contact a Nuisance Wildlife Control Operator (NWCO) for help in how to exclude bats from a structure safely without causing harm to the bats (to find a NWCO certified in bat standards, search the Internet using the search term "National Wildlife Control Operators Association bats"). Also see the White-Nose Syndrome Response Team's guide for bat control in structures.

No

16. Does the action involve removal, modification, or maintenance of a human-made building-like structure (barn, house, or other building) **known or suspected to contain roosting bats?**

No

17. Will the action cause construction of one or more new roads open to the public?

For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

No

18. Will the action include or cause any construction or other activity that is reasonably certain to increase average night-time traffic permanently or temporarily on one or more existing roads? **Note:** For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

No

19. Will the action include or cause any construction or other activity that is reasonably certain to increase the number of travel lanes on an existing thoroughfare?

For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

No

20. Will the proposed Action involve the creation of a new water-borne contaminant source (e.g., leachate pond, pits containing chemicals that are not NSF/ANSI 60 compliant)?

**Note:** For information regarding NSF/ANSI 60 please visit <https://www.nsf.org/knowledge-library/nsf-ansi-standard-60-drinking-water-treatment-chemicals-health-effects>

No

21. Will the proposed action involve the creation of a new point source discharge from a facility other than a water treatment plant or storm water system?

*No*

22. Will the action include drilling or blasting?

*No*

23. Will the action involve military training (e.g., smoke operations, obscurant operations, exploding munitions, artillery fire, range use, helicopter or fixed wing aircraft use)?

*No*

24. Will the proposed action involve the use of herbicides or other pesticides other than herbicides (e.g., fungicides, insecticides, or rodenticides)?

*No*

25. Will the action include or cause activities that are reasonably certain to cause chronic or intense nighttime noise (above current levels of ambient noise in the area) in suitable summer habitat for the northern long-eared bat or tricolored bat during the active season?

Chronic noise is noise that is continuous or occurs repeatedly again and again for a long time. Sources of chronic or intense noise that could cause adverse effects to bats may include, but are not limited to: road traffic; trains; aircraft; industrial activities; gas compressor stations; loud music; crowds; oil and gas extraction; construction; and mining.

**Note:** Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

*No*

26. Does the action include, or is it reasonably certain to cause, the use of permanent or temporary artificial lighting within 1000 feet of suitable northern long-eared bat or tricolored bat roosting habitat?

**Note:** Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

*Yes*

27. Will the action cause an increase in the extent of suitable forested habitat exposed to artificial lighting?

*No*

28. Will the action include tree cutting or other means of knocking down or bringing down trees, tree topping, or tree trimming?

*Yes*

29. Will the proposed action occur exclusively in an already established and currently maintained utility right-of-way?

*No*

30. Does the action include emergency cutting or trimming of hazard trees in order to remove an imminent threat to human safety or property? See hazard tree note at the bottom of the key for text that will be added to response letters

**Note:** A "hazard tree" is a tree that is an immediate threat to lives, public health and safety, or improved property.

*No*

31. Does the project intersect with the 0- 9.9% forest density category?

**Automatically answered**

*Yes*

32. Does the project intersect with the 10.0- 19.9% forest density category map?

**Automatically answered**

*Yes*

33. Does the project intersect with the 20.0- 29.9% forest density category map?

**Automatically answered**

*No*

34. Does the project intersect with the 30.0- 100% forest density category map?

**Automatically answered**

*No*

35. Will the action cause trees to be cut, knocked down, or otherwise brought down across an area greater than 0.5 acre in total extent?

*Yes*

36. Does the action area intersect the northern long-eared bat species list area?

**Automatically answered**

*Yes*

37. [Semantic] Is the action area located within 0.5 miles of radius of an entrance/opening to any known NLEB hibernacula? Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

**Automatically answered**

*No*

38. [Semantic] Is the action area located within 0.25 miles of a culvert that is known to be occupied by northern long-eared or tricolored bats? **Note:** The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

**Automatically answered**

*No*

39. [Semantic] Is the action area located within 150 feet of a documented northern long-eared bat roost site?

Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency. Have you contacted the appropriate agency to determine if your action is within 150 feet of any documented northern long-eared bat roosts?

Note: A document with links to Natural Heritage Inventory databases and other state-specific sources of information on the locations of northern long-eared bat roosts is available here. Location information for northern long-eared bat roosts is generally kept in state natural heritage inventory databases – the availability of this data varies by state. Many states provide online access to their data, either directly by providing maps or by providing the opportunity to make a data request. In some cases, to protect those resources, access to the information may be limited.

**Automatically answered**

No

40. Is suitable summer habitat for the northern long-eared bat present within 1000 feet of project activities?

If unsure, answer "Yes."

**Note:** Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

Yes

41. Has a presence/probable absence summer bat survey targeting the northern long-eared bat following the Service's [Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines](#) been conducted within the project area?

No

42. Do you have any documents that you want to include with this submission?

No

## PROJECT QUESTIONNAIRE

Enter the extent of the action area (in acres) from which trees will be removed - round up to the nearest tenth of an acre. For this question, include the entire area where tree removal will take place, even if some live or dead trees will be left standing.

1.5

## **IPAC USER CONTACT INFORMATION**

Agency: Private Entity  
Name: Chad Ponce  
Address: 116 North Markley Street, Suite 101  
City: Greenville  
State: SC  
Zip: 29601  
Email: chad.ponce@bolton-menk.com  
Phone: 8432863631

## **LEAD AGENCY CONTACT INFORMATION**

Lead Agency: Army Corps of Engineers



# United States Department of the Interior



FISH AND WILDLIFE SERVICE  
Minnesota-Wisconsin Ecological Services Field Office  
3815 American Blvd East  
Bloomington, MN 55425-1659  
Phone: (952) 858-0793

In Reply Refer To:

07/21/2025 17:48:35 UTC

Project Code: 2025-0124355

Project Name: Victory Court Development

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

This response has been generated by the Information, Planning, and Conservation (IPaC) system to provide information on natural resources that could be affected by your project. The U.S. Fish and Wildlife Service (Service) provides this response under the authority of the Endangered Species Act of 1973 (16 U.S.C. 1531-1543), the Bald and Golden Eagle Protection Act (16 U.S.C. 668-668d), the Migratory Bird Treaty Act (16 U.S.C. 703-712), and the Fish and Wildlife Coordination Act (16 U.S.C. 661 *et seq.*).

### **Threatened and Endangered Species**

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and may be affected by your proposed project. The species list fulfills the requirement for obtaining a Technical Assistance Letter from the U.S. Fish and Wildlife Service under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

### **Consultation Technical Assistance**

Please refer to our [Section 7 website](#) for guidance and technical assistance, including [step-by-step instructions](#) for making effects determinations for each species that might be present and for specific guidance on the following types of projects: projects in developed areas, HUD, CDBG, EDA, USDA Rural Development projects, pipelines, buried utilities, telecommunications, and requests for a Conditional Letter of Map Revision (CLOMR) from FEMA.

We recommend running the project (if it qualifies) through our **Minnesota-Wisconsin Federal Endangered Species Determination Key (Minnesota-Wisconsin ("D-key"))**. A [demonstration video](#) showing how-to access and use the determination key is available. Please note that the Minnesota-Wisconsin D-key is the third option of 3 available d-keys. D-keys are tools to help Federal agencies and other project proponents determine if their proposed action has the potential to adversely affect federally listed species and designated critical habitat. The Minnesota-Wisconsin D-key includes a structured set of questions that assists a project proponent in determining whether a proposed project qualifies for a certain predetermined consultation outcome for all federally listed species found in Minnesota and Wisconsin (except for the northern long-eared bat- see below), which includes determinations of "no effect" or "may affect, not likely to adversely affect." In each case, the Service has compiled and analyzed the best available information on the species' biology and the impacts of certain activities to support these determinations.

If your completed d-key output letter shows a "No Effect" (NE) determination for all listed species, print your IPaC output letter for your files to document your compliance with the Endangered Species Act.

For Federal projects with a "Not Likely to Adversely Affect" (NLAA) determination, our concurrence becomes valid if you do not hear otherwise from us after a 30-day review period, as indicated in your letter.

If your d-key output letter indicates additional coordination with the Minnesota-Wisconsin Ecological Services Field Office is necessary (i.e., you get a "May Affect" determination), you will be provided additional guidance on contacting the Service to continue ESA coordination outside of the key; ESA compliance cannot be concluded using the key for "May Affect" determinations unless otherwise indicated in your output letter.

**Note: Once you obtain your official species list, you are not required to continue in IPaC with d-keys, although in most cases these tools should expedite your review.** If you choose to make an effects determination on your own, you may do so. If the project is a Federal Action, you may want to review our section 7 step-by-step instructions before making your determinations.

### **Using the IPaC Official Species List to Make No Effect and May Affect Determinations for Listed Species**

1. If IPaC returns a result of "There are no listed species found within the vicinity of the project," then project proponents can conclude the proposed activities will have **no effect** on any federally listed species under Service jurisdiction. Concurrence from the Service is not required for **no effect** determinations. No further consultation or coordination is required. Attach this letter to the dated IPaC species list report for your records.
2. If IPaC returns one or more federally listed, proposed, or candidate species as potentially present in the action area of the proposed project – other than bats (see below) – then project proponents must determine if proposed activities will have **no effect** on or **may affect** those species. For assistance in determining if suitable habitat for listed, candidate, or proposed species occurs within your project area or if species may be affected by project activities, you can obtain [Life History Information for Listed and Candidate Species](#) on our office website. If no impacts will occur to a species on the IPaC species list (e.g., there is no habitat present in the project area), the appropriate determination is **no effect**. No further consultation or coordination is required. Attach this letter to the dated IPaC species list report for your records.

3. Should you determine that project activities **may affect** any federally listed, please contact our office for further coordination. Letters with requests for consultation or correspondence about your project should include the Consultation Tracking Number in the header. Electronic submission is preferred.

### **Northern Long-Eared Bats**

Northern long-eared bats occur throughout Minnesota and Wisconsin and the information below may help in determining if your project may affect these species.

Suitable summer habitat for northern long-eared bats consists of a wide variety of forested/wooded habitats where they roost, forage, and travel and may also include some adjacent and interspersed non-forested habitats such as emergent wetlands and adjacent edges of agricultural fields, old fields and pastures. This includes forests and woodlots containing potential roosts (i.e., live trees and/or snags  $\geq 3$  inches dbh for northern long-eared bat that have exfoliating bark, cracks, crevices, and/or hollows), as well as linear features such as fencerows, riparian forests, and other wooded corridors. These wooded areas may be dense or loose aggregates of trees with variable amounts of canopy closure. Individual trees may be considered suitable habitat when they exhibit the characteristics of a potential roost tree and are located within 1,000 feet (305 meters) of forested/wooded habitat. Northern long-eared bats have also been observed roosting in human-made structures, such as buildings, barns, bridges, and bat houses; therefore, these structures should also be considered potential summer habitat and evaluated for use by bats. If your project will impact caves or mines or will involve clearing forest or woodland habitat containing suitable roosting habitat, northern long-eared bats could be affected. For bat activity dates, please review Appendix L in the [Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines](#).

Examples of unsuitable habitat include:

- Individual trees that are greater than 1,000 feet from forested or wooded areas,
- Trees found in highly developed urban areas (e.g., street trees, downtown areas),
- A pure stand of less than 3-inch dbh trees that are not mixed with larger trees, and
- A monoculture stand of shrubby vegetation with no potential roost trees.

If IPaC returns a result that northern long-eared bats are potentially present in the action area of the proposed project, project proponents can conclude the proposed activities **may affect** this species **IF** one or more of the following activities are proposed:

- Clearing or disturbing suitable roosting habitat, as defined above, at any time of year,
- Any activity in or near the entrance to a cave or mine,
- Mining, deep excavation, or underground work within 0.25 miles of a cave or mine,
- Construction of one or more wind turbines, or
- Demolition or reconstruction of human-made structures that are known to be used by bats based on observations of roosting bats, bats emerging at dusk, or guano deposits or stains.

*If none of the above activities are proposed*, project proponents can conclude the proposed activities will have **no effect** on the northern long-eared bat. Concurrence from the Service is not required for **No Effect** determinations. No further consultation or coordination is required. Attach this letter to the dated IPaC

species list report for your records.

*If any of the above activities are proposed*, and the northern long-eared bat appears on the user's species list, the federal project user will be directed to either the northern long-eared bat and tricolored bat range-wide D-key or the Federal Highways Administration, Federal Railways Administration, and Federal Transit Administration Indiana bat/Northern long-eared bat D-key, depending on the type of project and federal agency involvement. Similar to the Minnesota-Wisconsin D-key, these d-keys help to determine if prohibited take might occur and, if not, will generate an automated verification letter. Additional information about available tools can be found on the Service's [northern long-eared bat website](#).

### **Whooping Crane**

Whooping crane is designated as a non-essential experimental population in Wisconsin and consultation under Section 7(a)(2) of the Endangered Species Act is only required if project activities will occur within a National Wildlife Refuge or National Park. If project activities are proposed on lands outside of a National Wildlife Refuge or National Park, then you are not required to consult. For additional information on this designation and consultation requirements, please review "[Establishment of a Nonessential Experimental Population of Whooping Cranes in the Eastern United States](#)."

### **Other Trust Resources and Activities**

*Bald and Golden Eagles* - Although the bald eagle has been removed from the endangered species list, this species and the golden eagle are protected by the Bald and Golden Eagle Act and the Migratory Bird Treaty Act. It is the responsibility of the project proponent to survey the area for any migratory bird nests. If there is an eagle nest on-site while work is on-going, eagles may be disturbed. We recommend avoiding and minimizing disturbance to eagles whenever practicable. If you cannot avoid eagle disturbance, you may seek a [permit](#). A [nest take permit](#) is always required for removal, relocation, or obstruction of an eagle nest. For communication and wind energy projects, please refer to additional guidelines below.

*Migratory Birds* - The Migratory Bird Treaty Act (MBTA) prohibits the taking, killing, possession, transportation, and importation of migratory birds, their eggs, parts, and nests, except when specifically authorized by the Service. The Service has the responsibility under the MBTA to proactively prevent the mortality of migratory birds whenever possible and we encourage implementation of [recommendations that minimize potential impacts to migratory birds](#). Such measures include clearing forested habitat outside the nesting season (generally March 1 to August 31) or conducting nest surveys prior to clearing to avoid injury to eggs or nestlings.

*Communication Towers* - Construction of new communications towers (including radio, television, cellular, and microwave) creates a potentially significant impact on migratory birds, especially some 350 species of night-migrating birds. However, the Service has developed [voluntary guidelines for minimizing impacts](#).

*Transmission Lines* - Migratory birds, especially large species with long wingspans, heavy bodies, and poor maneuverability can also collide with power lines. In addition, mortality can occur when birds, particularly hawks, eagles, kites, falcons, and owls, attempt to perch on uninsulated or unguarded power poles. To minimize these risks, please refer to [guidelines](#) developed by the Avian Power Line Interaction Committee and the Service. Implementation of these measures is especially important along sections of lines adjacent to wetlands or other areas that support large numbers of raptors and migratory birds.

*Wind Energy* - To minimize impacts to migratory birds and bats, wind energy projects should follow the Service's [Wind Energy Guidelines](#). In addition, please refer to the Service's [Eagle Conservation Plan Guidance](#), which provides guidance for conserving bald and golden eagles in the course of siting, constructing, and operating wind energy facilities.

### **State Department of Natural Resources Coordination**

While it is not required for your Federal section 7 consultation, please note that additional state endangered or threatened species may also have the potential to be impacted. **Please contact the Minnesota or Wisconsin Department of Natural Resources for information on state listed species that may be present in your proposed project area.**

#### *Minnesota*

[Minnesota Department of Natural Resources - Endangered Resources Review Homepage](#)

Email: [Review.NHIS@state.mn.us](mailto:Review.NHIS@state.mn.us)

#### *Wisconsin*

[Wisconsin Department of Natural Resources - Endangered Resources Review Homepage](#)

Email: [DNRRERReview@wi.gov](mailto:DNRRERReview@wi.gov)

We appreciate your concern for threatened and endangered species. Please feel free to contact our office with questions or for additional information.

Attachment(s):

- Official Species List
- Bald & Golden Eagles
- Migratory Birds

## **OFFICIAL SPECIES LIST**

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

### **Minnesota-Wisconsin Ecological Services Field Office**

3815 American Blvd East

Bloomington, MN 55425-1659

(952) 858-0793

## PROJECT SUMMARY

Project Code: 2025-0124355

Project Name: Victory Court Development

Project Type: Residential Construction

Project Description: Kuepers, Inc. plans to develop a portion of an approximately 14.6-acre property located at the northeast corner of Victory Drive and Dublin Road in Mankato, MN. The property will be improved with a multi-family development including 180 units, parking lot, parking garage, and amenities. Access to the site will be constructed on the north side of Dublin Road.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@44.173385800000005,-93.96749008547468,14z>



Counties: Blue Earth County, Minnesota

## ENDANGERED SPECIES ACT SPECIES

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries<sup>1</sup>, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

- 
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

## MAMMALS

NAME	STATUS
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/9045">https://ecos.fws.gov/ecp/species/9045</a>	Endangered

## CLAMS

NAME	STATUS
Salamander Mussel <i>Simpsonaias ambigua</i> There is <b>proposed</b> critical habitat for this species. Your location does not overlap the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/6208">https://ecos.fws.gov/ecp/species/6208</a>	Proposed Endangered

## INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> There is <b>proposed</b> critical habitat for this species. Your location does not overlap the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/9743">https://ecos.fws.gov/ecp/species/9743</a>	Proposed Threatened

## CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

## BALD & GOLDEN EAGLES

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act <sup>2</sup> and the Migratory Bird Treaty Act (MBTA) <sup>1</sup>. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

1. The [Bald and Golden Eagle Protection Act](#) of 1940.
2. The [Migratory Birds Treaty Act](#) of 1918.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

There are Bald Eagles and/or Golden Eagles in your [project](#) area.

### Measures for Proactively Minimizing Eagle Impacts

For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the [National Bald Eagle Management Guidelines](#). You may employ the timing and activity-specific distance recommendations in this document when designing your project/activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to [Bald Eagle Nesting and Sensitivity to Human Activity](#).

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

If disturbance or take of eagles cannot be avoided, an [incidental take permit](#) may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the [Do I Need A Permit Tool](#). For assistance making this determination for golden eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

### Ensure Your Eagle List is Accurate and Complete

If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the [Supplemental Information on Migratory Birds and Eagles](#), to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. <a href="https://ecos.fws.gov/ecp/species/1626">https://ecos.fws.gov/ecp/species/1626</a>	Breeds Dec 1 to Aug 31

## PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

### Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

**Breeding Season (■)**

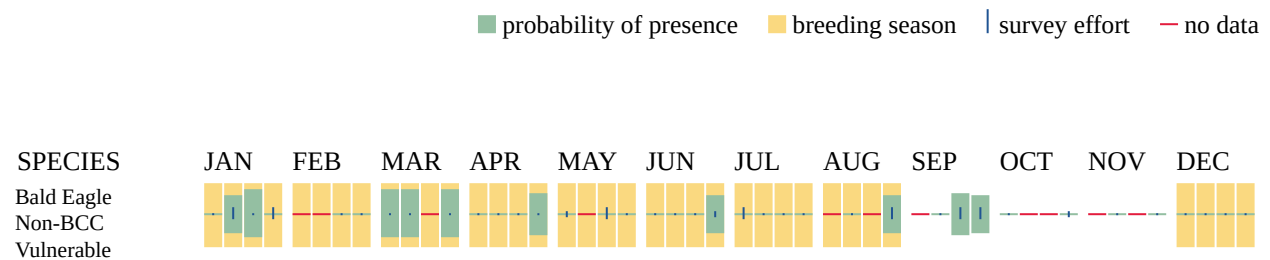
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

**Survey Effort (|)**

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

**No Data (-)**

A week is marked as having no data if there were no survey events for that week.



Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

## MIGRATORY BIRDS

The Migratory Bird Treaty Act (MBTA) <sup>1</sup> prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

- 
1. The [Migratory Birds Treaty Act](#) of 1918.
  2. The [Bald and Golden Eagle Protection Act](#) of 1940.
  3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
<b>Bald Eagle <i>Haliaeetus leucocephalus</i></b> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. <a href="https://ecos.fws.gov/ecp/species/1626">https://ecos.fws.gov/ecp/species/1626</a>	Breeds Dec 1 to Aug 31
<b>Bobolink <i>Dolichonyx oryzivorus</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9454">https://ecos.fws.gov/ecp/species/9454</a>	Breeds May 20 to Jul 31
<b>Chimney Swift <i>Chaetura pelagica</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9406">https://ecos.fws.gov/ecp/species/9406</a>	Breeds Mar 15 to Aug 25
<b>Franklin's Gull <i>Leucophaeus pipixcan</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/10567">https://ecos.fws.gov/ecp/species/10567</a>	Breeds May 1 to Jul 31
<b>Grasshopper Sparrow <i>Ammodramus savannarum perpallidus</i></b> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA <a href="https://ecos.fws.gov/ecp/species/8329">https://ecos.fws.gov/ecp/species/8329</a>	Breeds Jun 1 to Aug 20
<b>Northern Harrier <i>Circus hudsonius</i></b> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA <a href="https://ecos.fws.gov/ecp/species/8350">https://ecos.fws.gov/ecp/species/8350</a>	Breeds Apr 1 to Sep 15

## PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

### Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

### Breeding Season (■)

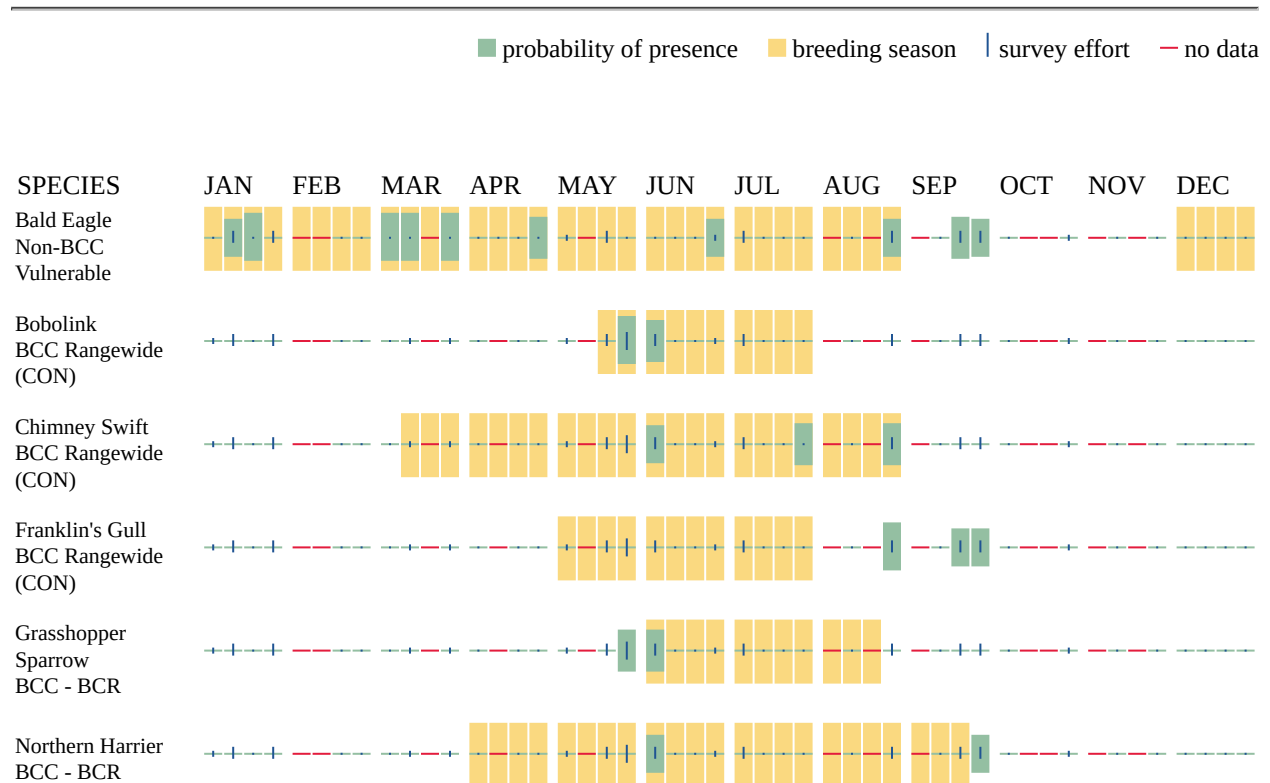
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

**Survey Effort (|)**

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

**No Data (-)**

A week is marked as having no data if there were no survey events for that week.



Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

## **IPAC USER CONTACT INFORMATION**

Agency: Private Entity  
Name: Chad Ponce  
Address: 116 North Markley Street, Suite 101  
City: Greenville  
State: SC  
Zip: 29601  
Email: chad.ponce@bolton-menk.com  
Phone: 8432863631

## **LEAD AGENCY CONTACT INFORMATION**

Lead Agency: Army Corps of Engineers

## Chad Ponce

---

**From:** Utrup, Nick J <nick\_utrup@fws.gov>  
**Sent:** Tuesday, July 22, 2025 3:26 PM  
**To:** Chad Ponce  
**Subject:** Re: [EXTERNAL] Project Code: 2025-0124355, Blue Earth County, Victory Court Apartments, Mankato, MN

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---

Chad,

Based on the avoidance and minimization/conservation measures you are proposing, and the limited area proposed for tree removal, we concur with your determination that the project may affect but is not likely to adversely affect northern long-eared bat.

Thanks,

Nick

Nick Utrup  
Minnesota-Wisconsin Ecological Services Field Office  
U.S. Fish and Wildlife Service  
3815 American Boulevard East  
Bloomington, MN 55425

Phone: (612) 600-6122

Email: [Nick.Utrup@fws.gov](mailto:Nick.Utrup@fws.gov)



---

**From:** Chad Ponce <chad.ponce@bolton-menk.com>

**Sent:** Tuesday, July 22, 2025 2:17 PM

**To:** Utrup, Nick J <nick\_utrup@fws.gov>

**Subject:** RE: [EXTERNAL] Project Code: 2025-0124355, Blue Earth County, Victory Court Apartments, Mankato, MN

Nick,

I am working on wetland permitting for a development project in Mankato, MN. The project is located on a 14.6 acre property located at the northeast corner of Victory Drive and Dublin Road in Mankato, MN. The property will be improved with a multi-family development including 180 units, parking lot, parking garage, and amenities. Access to the site will be constructed on the north side of Dublin Road. Based on a determination key used in IPaC, we received a “May affect” determination for the northern long eared bat (NLEB). The total amount of tree clearing proposed at the site is 1.35 acres.

We are proposing the following conservation measures for this project with the intent of minimizing or avoiding impacts to the NLEB.

1. The minimum amount of trees will be removed at the site. Total tree removal = 1.35 acres (less than the 5-acre threshold for 10-19.9% forest density category).
2. Tree removal will be limited to the time outside of the summer occupancy period of the NLEB. Tree removals will occur between October 1 and April 14.
3. Artificial lighting used with the project will be downward facing and will not increase ambient lighting conditions in NLEB habitat.

Based on the conservation measures we are proposing above, our determination is “May Affect, Not Likely to Adversely Affect” the NLEB. Will you provide concurrence with this opinion?



**Chad Ponce, PWS**  
Natural Resources Specialist  
**Bolton & Menk, Inc.**  
📞 (843) 286-3631

---

**From:** Utrup, Nick J <nick\_utrup@fws.gov>  
**Sent:** Tuesday, July 22, 2025 1:24 PM  
**To:** Chad Ponce <chad.ponce@bolton-menk.com>  
**Subject:** Re: [EXTERNAL] Project Code: 2025-0124355, Blue Earth County, Victory Court Apartments, Mankato, MN

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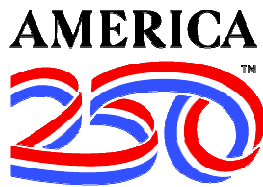
Yes, please provide a project description with map and your proposed conservation measures and your determination NLAA based on the conservation measures. Use this document to get the conservation measures:

[https://www.fws.gov/sites/default/files/documents/2025-04/nleb\\_tcb\\_consultation\\_guidance\\_version-1.1\\_final\\_.pdf](https://www.fws.gov/sites/default/files/documents/2025-04/nleb_tcb_consultation_guidance_version-1.1_final_.pdf)

Nick Utrup  
Minnesota-Wisconsin Ecological Services Field Office  
U.S. Fish and Wildlife Service  
3815 American Boulevard East  
Bloomington, MN 55425

Phone: (612) 600-6122

Email: [Nick\\_Utrup@fws.gov](mailto:Nick_Utrup@fws.gov)



---

**From:** Chad Ponce <chad.ponce@bolton-menk.com>

**Sent:** Tuesday, July 22, 2025 12:16 PM

**To:** Utrup, Nick J <nick\_utrup@fws.gov>

**Subject:** RE: [EXTERNAL] Project Code: 2025-0124355, Blue Earth County, Victory Court Apartments, Mankato, MN

Yes, that is my current understanding. In general, do we need consultation or a letter from USFWS to clear trees in the inactive season with a May affect determination?


Thanks,



**Chad Ponce, PWS**

Natural Resources Specialist

**Bolton & Menk, Inc.**

 [\(843\) 286-3631](tel:(843)286-3631)

---

**From:** Utrup, Nick J <nick\_utrup@fws.gov>

**Sent:** Tuesday, July 22, 2025 1:13 PM

**To:** Chad Ponce <chad.ponce@bolton-menk.com>

**Subject:** Re: [EXTERNAL] Project Code: 2025-0124355, Blue Earth County, Victory Court Apartments, Mankato, MN

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---

Will the tree cutting occur in the winter inactive season?

Nick Utrup

Minnesota-Wisconsin Ecological Services Field Office

U.S. Fish and Wildlife Service

3815 American Boulevard East

Bloomington, MN 55425

Phone: (612) 600-6122

Email: [Nick\\_Utrup@fws.gov](mailto:Nick_Utrup@fws.gov)



---

**From:** Chad Ponce <chad.ponce@bolton-menk.com>

**Sent:** Tuesday, July 22, 2025 11:58 AM

**To:** Utrup, Nick J <nick\_utrup@fws.gov>

**Subject:** RE: [EXTERNAL] Project Code: 2025-0124355, Blue Earth County, Victory Court Apartments, Mankato, MN

Thank you, Nick. Can you comment on the restrictions associated with the May affect determination for the northern long eared bat? What can we plan for tree clearing at the site (timing and other requirements or restrictions)?


Thanks,



**Chad Ponce, PWS**

Natural Resources Specialist

**Bolton & Menk, Inc.**

 [\(843\) 286-3631](tel:(843)286-3631)

---

**From:** Utrup, Nick J <nick\_utrup@fws.gov>

**Sent:** Tuesday, July 22, 2025 12:48 PM

**To:** Chad Ponce <chad.ponce@bolton-menk.com>

**Subject:** Re: [EXTERNAL] Project Code: 2025-0124355, Blue Earth County, Victory Court Apartments, Mankato, MN

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---

Hi Chad,

In general you don't need our concurrence or acknowledgment for a "no effect" determination (just develop a rationale and keep in your files). But I agree with your logic that the project should have no effect on salamander mussel based on its location and lack of suitable habitat.

Thanks,

Nick

Nick Utrup  
Minnesota-Wisconsin Ecological Services Field Office  
U.S. Fish and Wildlife Service

3815 American Boulevard East  
Bloomington, MN 55425

Phone: (612) 600-6122

Email: [Nick\\_Utrup@fws.gov](mailto:Nick_Utrup@fws.gov)



---

**From:** Chad Ponce <chad.ponce@bolton-menk.com>

**Sent:** Tuesday, July 22, 2025 10:25 AM

**To:** Utrup, Nick J <nick\_utrup@fws.gov>

**Subject:** [EXTERNAL] Project Code: 2025-0124355, Blue Earth County, Victory Court Apartments, Mankato, MN

**This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.**

Hello Nick,

I am working on wetland permitting for a development project in Mankato, MN. The project is located on a 14.6 acre property located at the northeast corner of Victory Drive and Dublin Road in Mankato, MN. The property will be improved with a multi-family development including 180 units, parking lot, parking garage, and amenities. Access to the site will be constructed on the north side of Dublin Road.

Based on the determination keys used in IPaC, we received a "May affect" for the salamander mussel and the northern long eared bat. The nearest observation of salamander mussel is located approximately 4 miles west-southwest of the project site in the Minnesota River in 2006. Salamander mussels habitat is specific to swift flowing rivers and streams under flat rocks and ledges of rock walls. The only impacts to a tributary at the site are a planned stormwater outfall to tributary 2 at the location circled below in red. Tributary 2 is an ephemeral channel with a silty substrate, approximately 5 feet wide. Based on the lack of appropriate habitat at the project site and no observations of salamander mussels in the vicinity of the project, it is my opinion that the installation of a stormwater outfall at this location would result in "No effect" to the salamander mussel. Will you acknowledge or concur with this determination?



Also, regarding the northern long eared bat, what can we plan for tree clearing at the site? What are the allowable times to clear trees for this project?

Thanks,



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**Chad Ponce, PWS**  
Natural Resources Specialist  
**Bolton & Menk, Inc.**

📍 116 N Markley Street Suite 101, Greenville, South Carolina, 29601

☎ (864) 794-6826

📞 (843) 286-3631

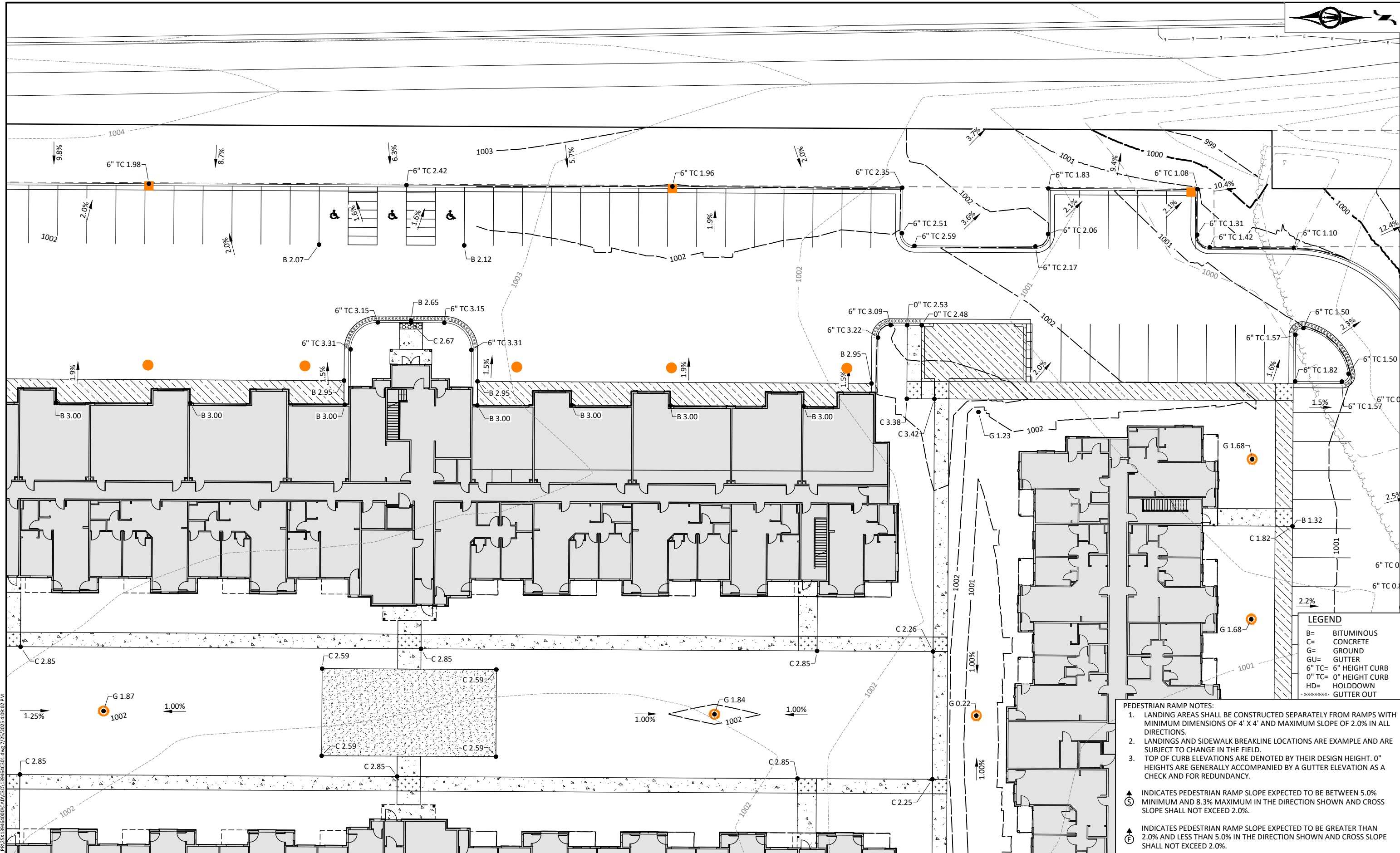
✉ [chad.ponce@bolton-menk.com](mailto:chad.ponce@bolton-menk.com)

🌐 [www.Bolton-Menk.com](http://www.Bolton-Menk.com)

□

# Attachment 4





**LEGEND**

B=	BITUMINOUS
C=	CONCRETE
G=	GROUND
GU=	GUTTER
6" TC=	6" HEIGHT CURB
0" TC=	0" HEIGHT CURB
HD=	HOLDDOWN
*****	GUTTER OUT

- PEDESTRIAN RAMP NOTES:**
- LANDING AREAS SHALL BE CONSTRUCTED SEPARATELY FROM RAMPS WITH MINIMUM DIMENSIONS OF 4' X 4' AND MAXIMUM SLOPE OF 2.0% IN ALL DIRECTIONS.
  - LANDINGS AND SIDEWALK BREAKLINE LOCATIONS ARE EXAMPLE AND ARE SUBJECT TO CHANGE IN THE FIELD.
  - TOP OF CURB ELEVATIONS ARE DENOTED BY THEIR DESIGN HEIGHT. 0" HEIGHTS ARE GENERALLY ACCOMPANIED BY A GUTTER ELEVATION AS A CHECK AND FOR REDUNDANCY.
- ▲ INDICATES PEDESTRIAN RAMP SLOPE EXPECTED TO BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
- ▲ INDICATES PEDESTRIAN RAMP SLOPE EXPECTED TO BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.

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**WESLEY WADES, P.E.**  
LIC. NO. 64053 DATE MM/DD/YYYY



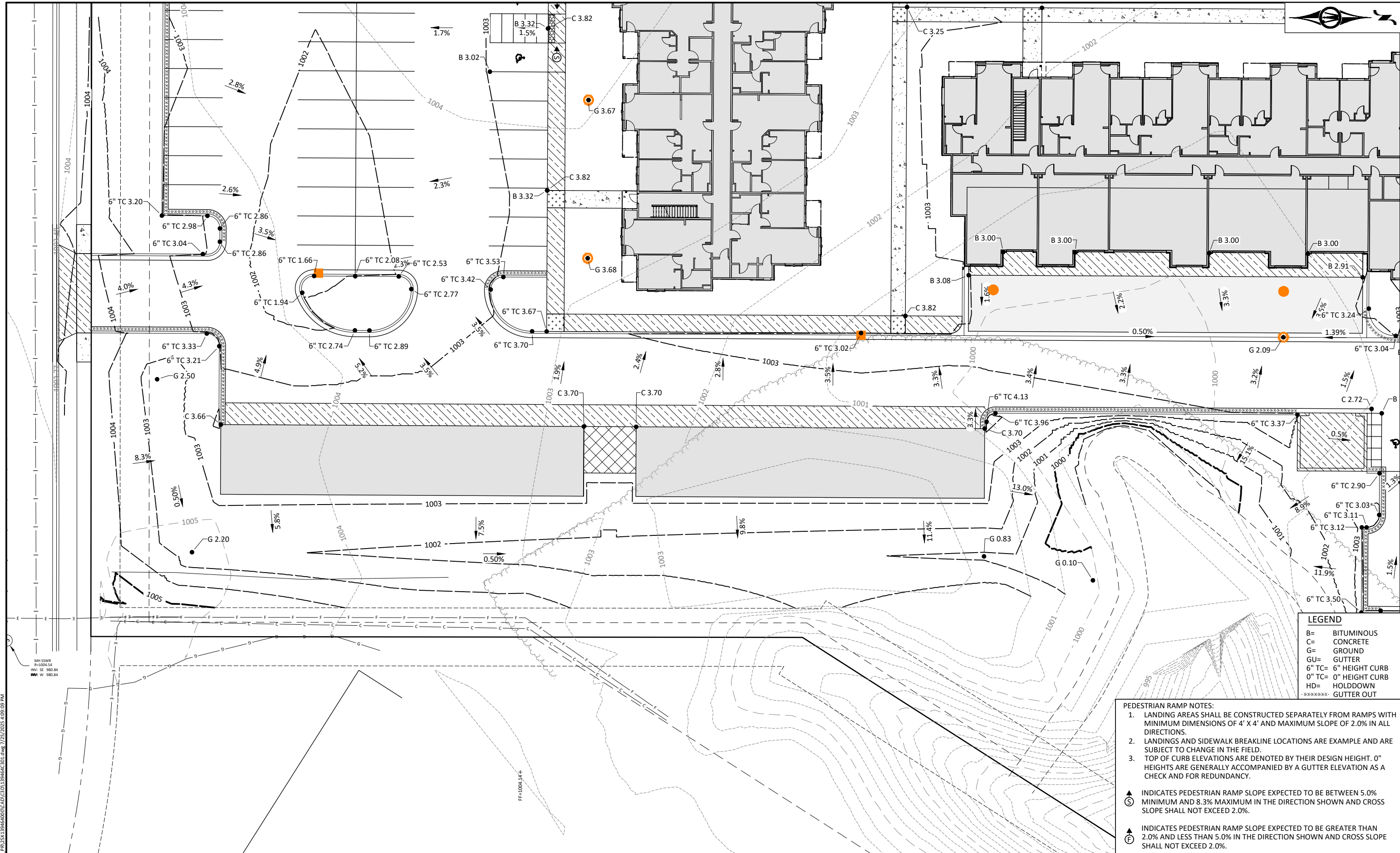
1960 PREMIER DRIVE  
MANKATO, MN 56001  
Phone: (507) 625-4171  
Email: Mankato@bolton-menk.com  
www.bolton-menk.com

DESIGNED	NO.	ISSUED FOR	DATE
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WSC			
CJL			
CLIENT PROJ. NO.	25X.139464		

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VICTORY RIDGE APARTMENTS  
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SHEET  
**C3.02**



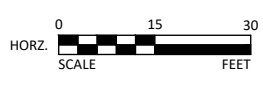


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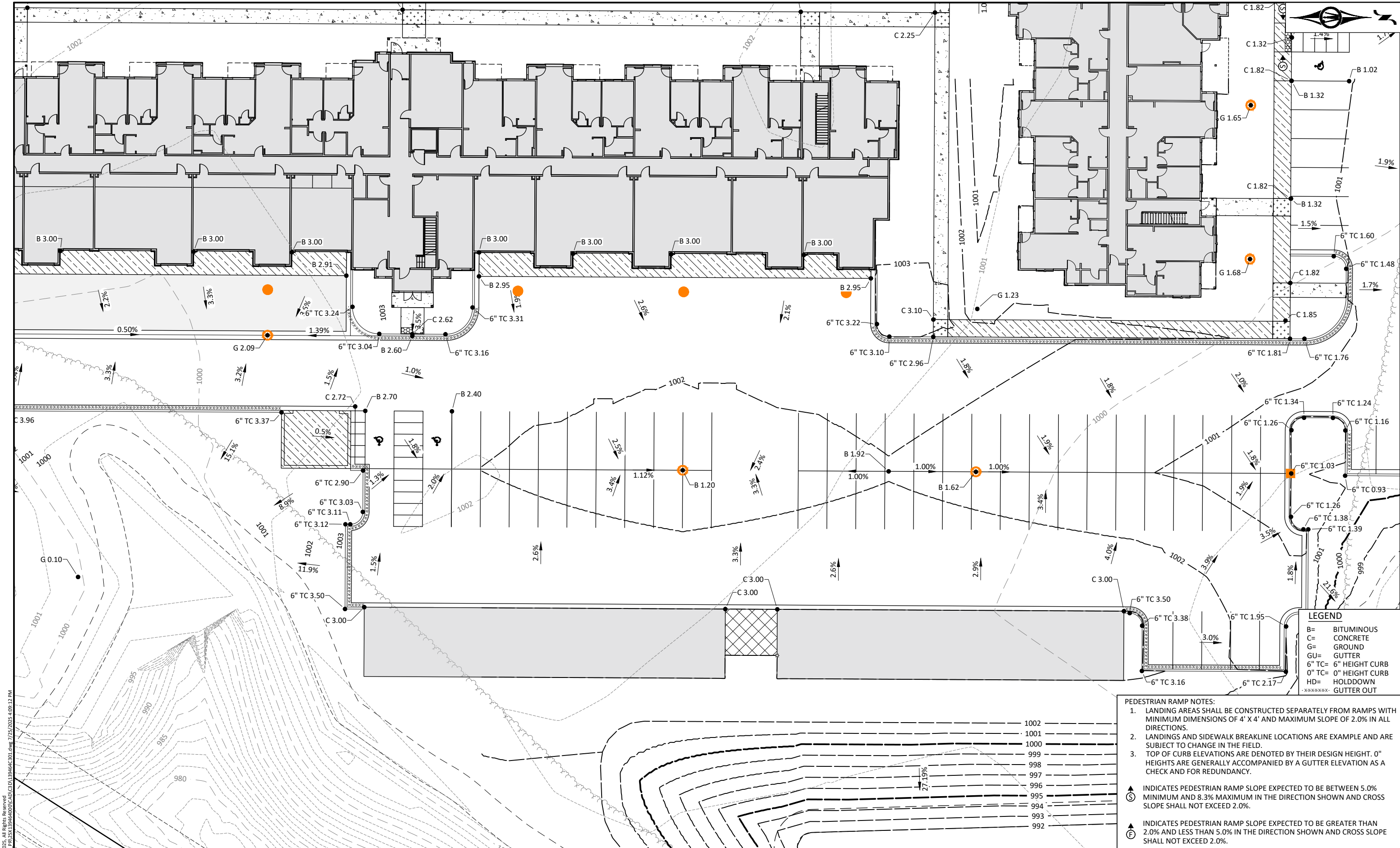


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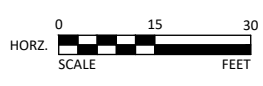


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**WESLEY WADES, P.E.**  
 LIC. NO. 64053 DATE MM/DD/YYYY

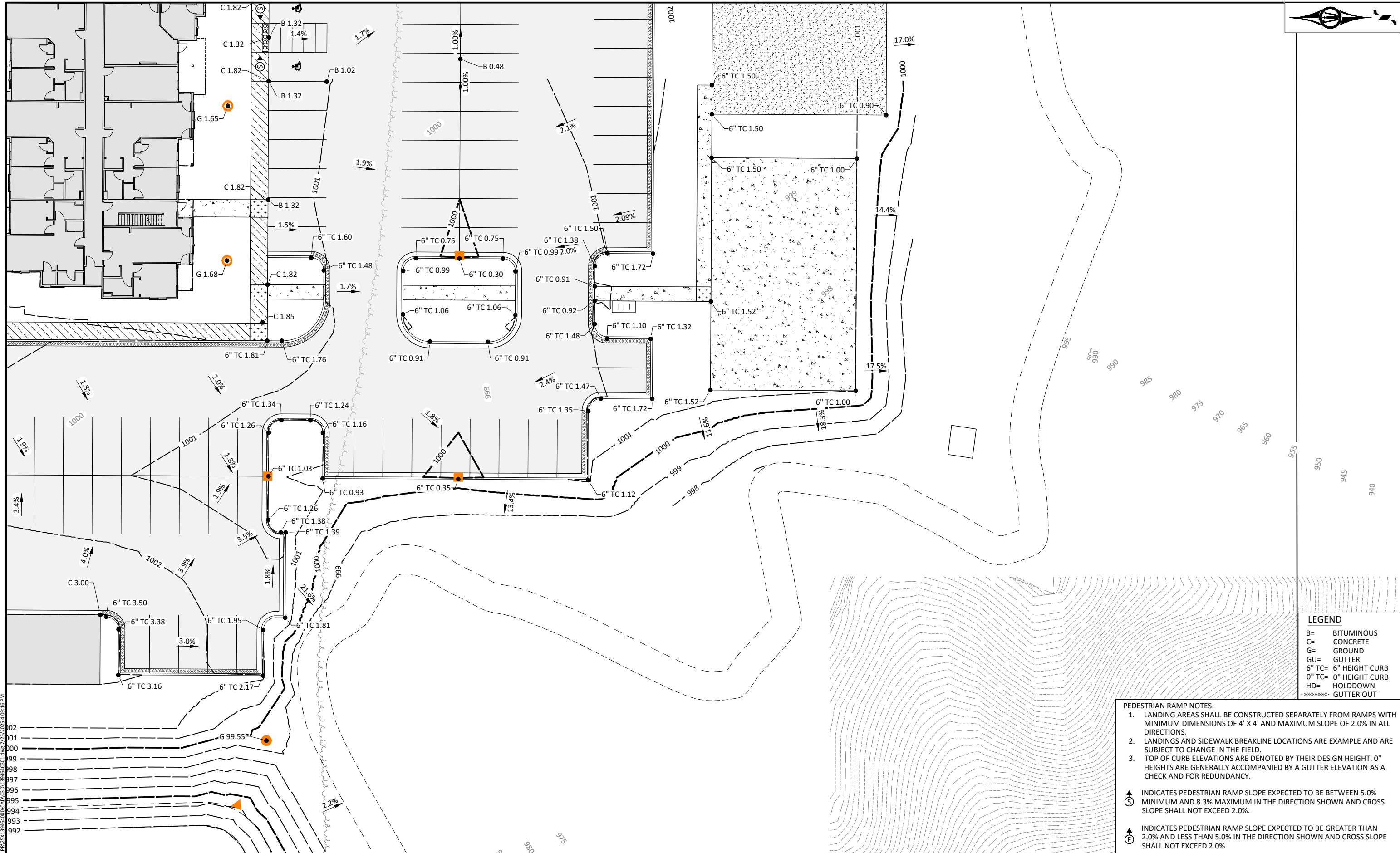


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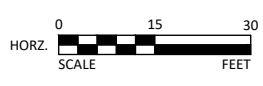


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- Ⓢ INDICATES PEDESTRIAN RAMP SLOPE EXPECTED TO BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.

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**WESLEY W. DEDES, P.E.**  
 LIC. NO. 64053 DATE MM/DD/YYYY



1960 PREMIER DRIVE  
 MANKATO, MN 56001  
 Phone: (507) 625-4171  
 Email: Mankato@bolton-menk.com  
 www.bolton-menk.com

DESIGNED	NO.	ISSUED FOR	DATE
WSC			
DRAWN	WSC		
CHECKED	CJL		
CLIENT PROJ. NO.	25X.139464		

**KUEPERS, INC.**  
 VICTORY RIDGE APARTMENTS  
 GRADING PLAN

SHEET  
**C3.06**





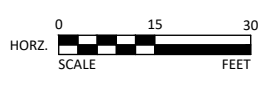
2-FT DEPTH CLASS III  
RANDOM RIPRAP ON  
GEOTEXTILE FABRIC  
(2,000 SF AREA = 148 CY)

**LEGEND**

B=	BITUMINOUS
C=	CONCRETE
G=	GROUND
GU=	GUTTER
6" TC=	6" HEIGHT CURB
0" TC=	0" HEIGHT CURB
HD=	HOLDDOWN
*****	GUTTER OUT

- PEDESTRIAN RAMP NOTES:**
- LANDING AREAS SHALL BE CONSTRUCTED SEPARATELY FROM RAMPS WITH MINIMUM DIMENSIONS OF 4' X 4' AND MAXIMUM SLOPE OF 2.0% IN ALL DIRECTIONS.
  - LANDINGS AND SIDEWALK BREAKLINE LOCATIONS ARE EXAMPLE AND ARE SUBJECT TO CHANGE IN THE FIELD.
  - TOP OF CURB ELEVATIONS ARE DENOTED BY THEIR DESIGN HEIGHT. 0" HEIGHTS ARE GENERALLY ACCOMPANIED BY A GUTTER ELEVATION AS A CHECK AND FOR REDUNDANCY.
- ▲ (S) INDICATES PEDESTRIAN RAMP SLOPE EXPECTED TO BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
- ▲ (F) INDICATES PEDESTRIAN RAMP SLOPE EXPECTED TO BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.

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\\mmdados\W\KUEPERS\PROJECTS\25X139466\00\CAD\C3D0139466E-00.dwg 7/25/2025 4:09:21 PM



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WESLEY WADES, P.E.  
LIC. NO. 64053 DATE MM/DD/YYYY



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Email: Mankato@bolton-menk.com  
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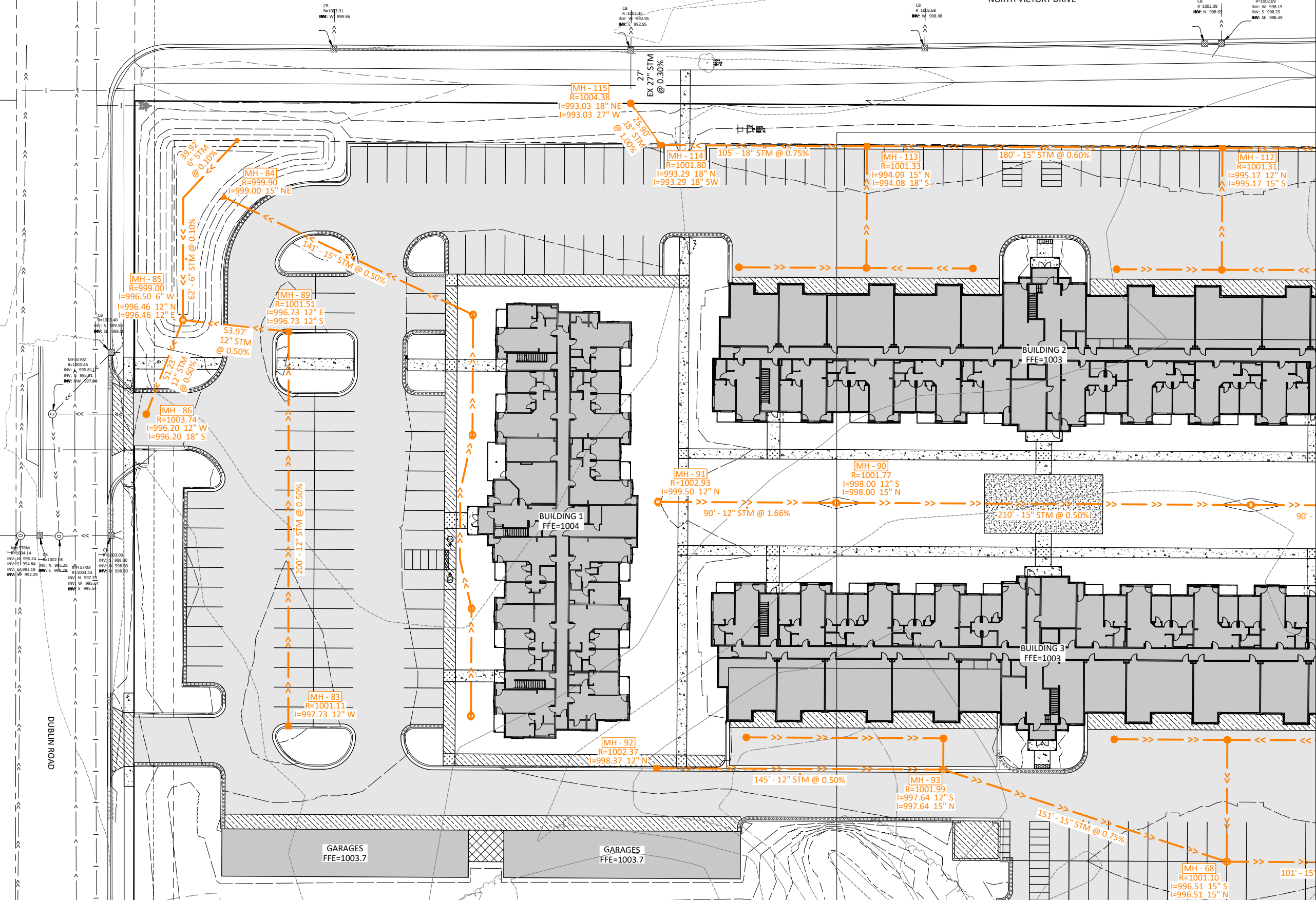
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WSC			
DRAWN			
WSC			
CHECKED			
CJL			
CLIENT PROJ. NO.	25X.139464		

KUEPERS, INC.  
VICTORY RIDGE APARTMENTS  
GRADING PLAN  
SHEET  
C3.08

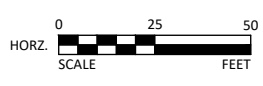


NORTH VICTORY DRIVE

DUBLIN ROAD



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WESLEY WADES, P.E.  
LIC. NO. 64053 DATE MM/DD/YYYY



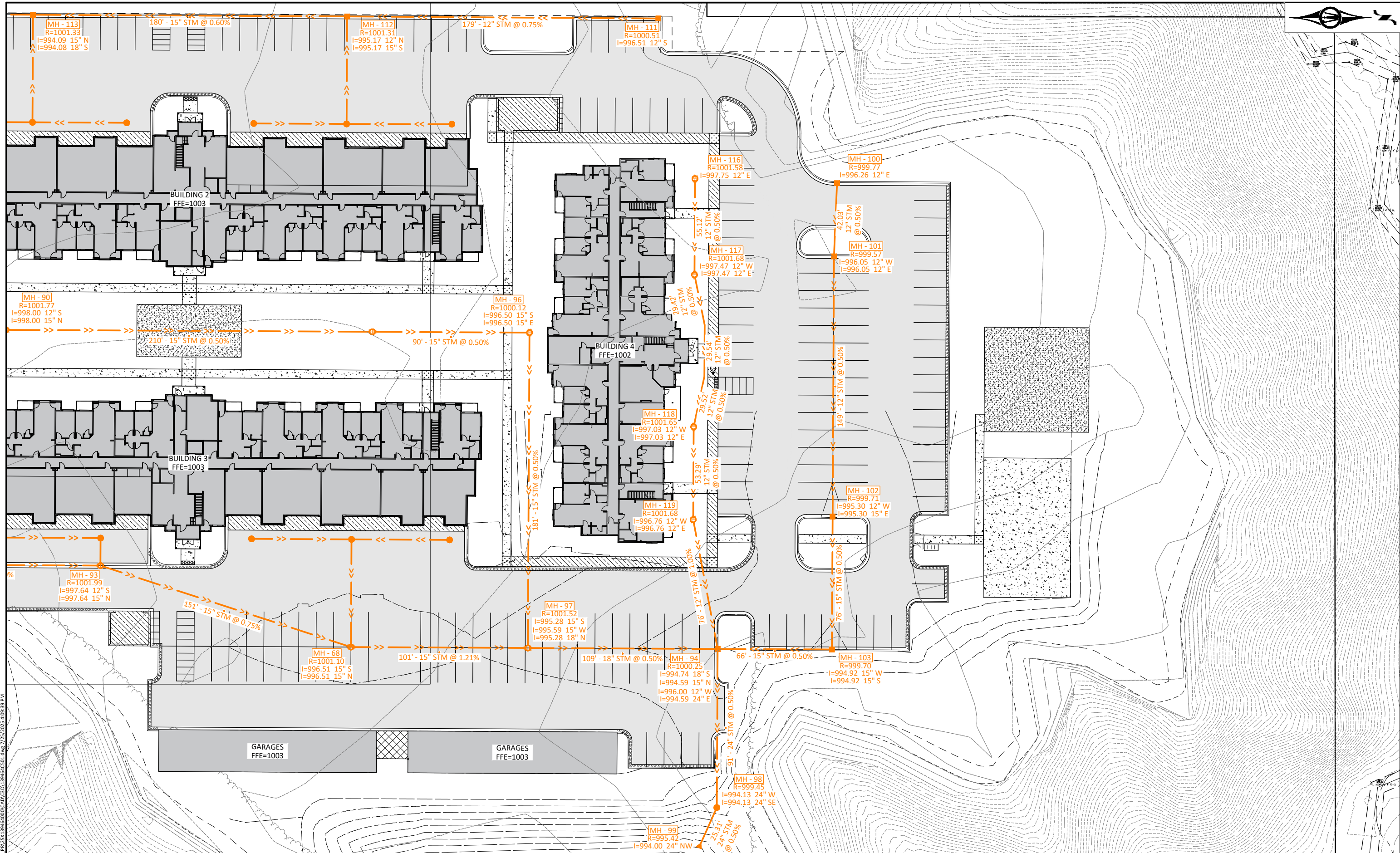
1960 PREMIER DRIVE  
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Phone: (507) 625-4171  
Email: Mankato@bolton-menk.com  
www.bolton-menk.com

DESIGNED	NO.	ISSUED FOR	DATE
WSC			
WSC			
CJL			

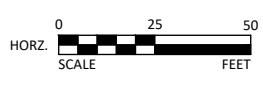
CHECKED  
CLIENT PROJ. NO. 25X.139464

KUEPERS, INC.  
VICTORY RIDGE APARTMENTS  
STORM SEWER PLAN & PROFILE  
SOUTHERN DEVELOPMENT

SHEET  
C5.01



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WESLEY WADES, P.E.  
LIC. NO. 64053 DATE MM/DD/YYYY

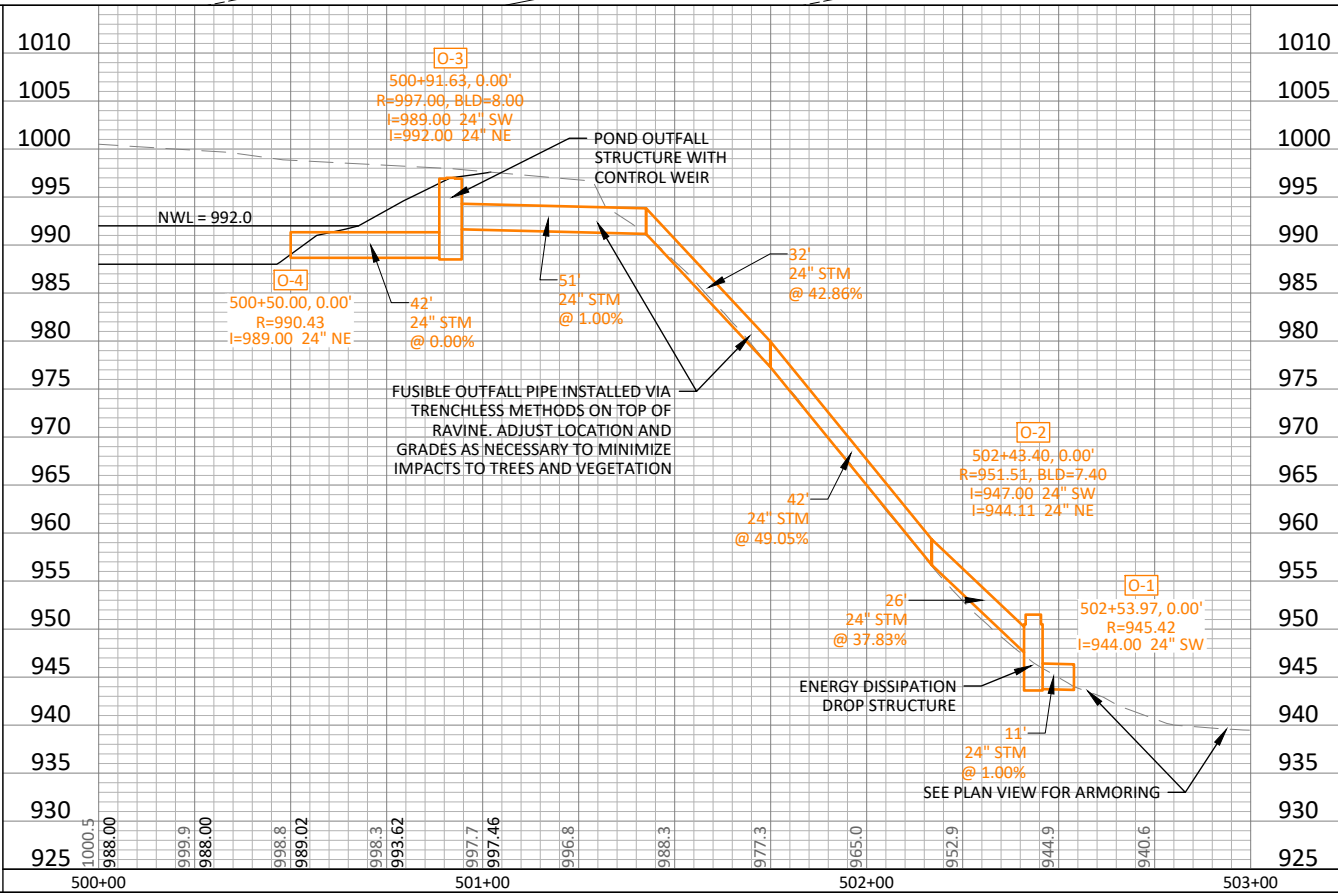
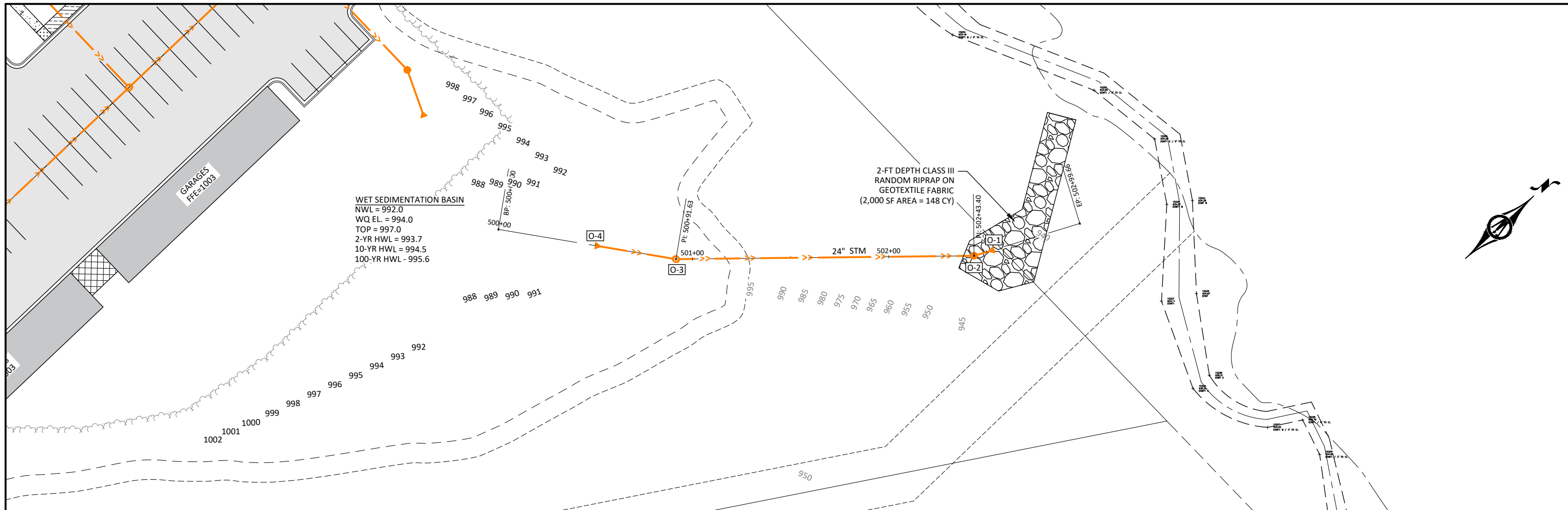


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MANKATO, MN 56001  
Phone: (507) 625-4171  
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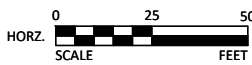
DESIGNED	NO.	ISSUED FOR	DATE
WSC			
DRAWN			
WSC			
CHECKED			
CJL			
CLIENT PROJ. NO.	25X.139464		

KUEPERS, INC.  
VICTORY RIDGE APARTMENTS  
STORM SEWER PLAN & PROFILE  
NORTHERN DEVELOPMENT

SHEET  
C5.02



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**WESLEY WADES, P.E.**

NOT FOR CONSTRUCTION

LIC. NO. 64053 DATE MM/DD/YYYY



1960 PREMIER DRIVE  
MANKATO, MN 56001  
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Email: Mankato@bolton-menk.com  
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DESIGNED	NO.	ISSUED FOR	DATE
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WSC			
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CLIENT PROJ. NO.	25X.139464		

**KUEPERS, INC.**  
VICTORY RIDGE APARTMENTS  
STORM SEWER PLAN & PROFILE  
OUTFALL

SHEET  
**C5.03**

**Meeting Date:** 09/09/2025

---

**Title**

CY 49-25

**Request of Mankato Area Public Schools for a final plat review of Mankato West High School Subdivision. The subject property is described as being located in the Southeast Quarter of Section 13, Township 108, Range 27, Blue Earth County, City of Mankato (West High School, 1351 S. Riverfront Drive).**

**Applicant**

The applicant is Mankato Area Public Schools.

**Request**

The applicant is requesting a final plat review of Mankato West High School Subdivision.

**Location**

The subject property is described as being located in the Southeast Quarter of Section 13, Township 108, Range 27, Blue Earth County, City of Mankato (West High School, 1351 S. Riverfront Drive).

**Existing Land Use**

The City's Land Use Plan designates this area as Public-Semi Public. Mankato West High School is located on the site.

**Zoning**

The property is zoned R-1, One Family Dwelling District.

**Other Board or Commission**

The Planning Commission recommended approval of the preliminary plat with the following conditions:

1. The applicant shall be a willing petitioner when any intersection improvements are proposed on adjacent roads.
2. The applicant shall obtain a cross-access agreement with the adjacent parcel (YMCA).
3. The applicant shall grant the City an easement for all existing storm and sanitary over the parcel between Riverfront Drive and Pleasant Street.

**Environmentally Sensitive Areas**

The Environmentally Sensitive Areas Map indicates that there are existing wetlands on the southern portion of the property.

**Public Utilities**

The property is currently served by public utilities.

**City Code**

The City Code pertaining to the R-1, One Family Dwelling District may be viewed at the link below:

[https://library.municode.com/mn/mankato/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH10LAUSDE\\_ARTIIREDI\\_DIV3OMIDWDI](https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=PTIICOOR_CH10LAUSDE_ARTIIREDI_DIV3OMIDWDI)

**Site Plan Review Comments**

The Site Plan Review Committee met on August 12, 2025, and submitted the following comments:

1. The applicant shall provide the preliminary plat that is overlaid on an aerial image.
2. The applicant shall be a willing participant when intersection improvements are proposed at West Pleasant St and Stoltzman Rd.
3. The applicant shall obtain a cross-access easement agreement with the adjacent parcel (YMCA).
4. The applicant shall provide a preliminary plat that is consistent with city code that identifies existing infrastructure including public utilities and easements.
5. The applicant shall dedicate the sidewalk along Riverfront Drive as public right-of-way.
6. The applicant shall be aware that the parcel owned by the City of Mankato located in block 2 will be further researched and, unless acquired by the city, needs to be removed from the plat.

**Review**

The applicant, Mankato Area Public Schools, is requesting final plat approval for the Mankato West High School Subdivision. The subdivision encompasses the existing Mankato West High School site and the parking lot located south of Pleasant Street, which contains overflow parking facilities and athletic fields.

The subject property is legally described as being located in the Southeast Quarter of Section 13, Township 108 North, Range 27 West, Blue Earth County, City of Mankato, with a municipal address of 1351 S. Riverfront Drive.

The preliminary plat, recommended for approval by the Planning Commission, proposed the creation of two blocks, each consisting of a single lot. As the property is currently unplatted, subdivision approval is required to bring the parcel into conformance with City subdivision regulations and to support current and future development on the site.

Public and private utility infrastructure currently serves the property.

Wetland areas located within the boundaries of the property will remain undisturbed.

Access to the site will continue to be provided via Riverfront Drive, Stoltzman Road, and Pleasant Street. A shared access agreement will be required with the adjacent YMCA property to formalize cross-access. Any additional or modified access points will be subject to review and approval by the Minnesota Department of Transportation, Blue Earth County, and the City of Mankato.

The applicant did make modifications to the preliminary plat, including dedication of an additional right-of-way on the north side of the property.

No future development is planned.

---

#### **Attachments**

General Location Map

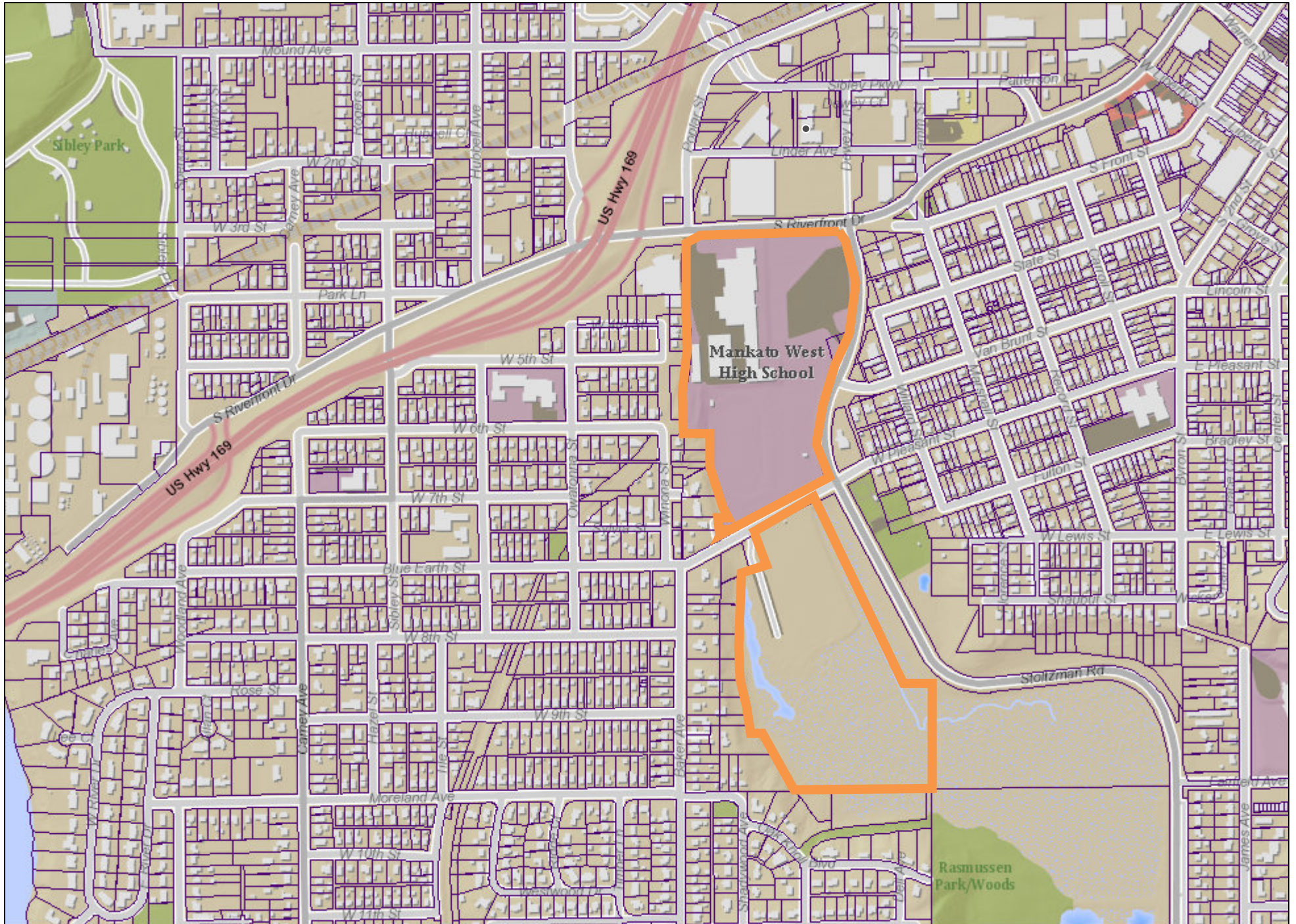
Aerial Plan

Preliminary Plat

Final Plat

---

# 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.



# 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.





# MANKATO WEST HIGH SCHOOL SUBDIVISION

## EXISTING LEGAL DESCRIPTION:

(Per Preliminary Title Opinion)  
All that part of the West Half of the Southeast Quarter of Section 13, Township 108, Range 27, Blue Earth County, Minnesota, which lies southerly of the South right-of-way line of W. Pleasant Street in the City of Mankato, easterly of Auditor's Plat No. 37 and westerly of Stoltzman Road Subdivision, Blue Earth County, Minnesota.

AND

Commencing at a point on the Southerly line of Pleasant Street One Hundred Thirty (130) feet Northeastly of the Northeast corner of Lot One (1) of Pelton's Subdivision of a part of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) Section Thirteen (13), Township One Hundred Eight (108) North, Range Twenty-seven (27) West; thence running Northeastly along said Southerly line of Pleasant Street a distance of Sixty-six (66) feet; thence Southeastly at an angle of One Hundred Degrees (100°) a distance of One Hundred Fifty Nine and Thirty Six Hundredths (159.36) feet; thence Southwesterly at an angle of Eighty-four Degrees Fifteen Minutes (84°15') a distance of Seventy Nine and Fifty Two Hundredths (79.52) feet; thence Northwesterly at an angle of One Hundred One Degree (101°) a distance of One Hundred Fifty Six (156) feet to the place of beginning, also known as Lot One (1) of Auditor's Plat No. 37 which is on file and of record in the office of the Register of Deeds in and for Blue Earth County, Minnesota.

AND

All that portion of the Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 13, Township 108 North, Range 27, lying south of Front Street, west of Stoltzman Road Subdivision and northerly of W. Pleasant Street, Blue Earth County, Minnesota, EXCEPTING THEREFROM THE FOLLOWING TRACTS:

1. West Street Subdivision
2. West Mankato Trail
3. Auditor's Plat No. 83

4. The Northerly 82 feet of the following tract or parcel of land lying Easterly of Winona Street in West Mankato described as follows: Beginning at the Northeastly intersection of West Seventh Street and Winona Street, thence Northerly along Winona Street to West Sixth Street, thence Easterly along West Sixth Street to Government Quarter line of Section 13-108-27, thence Southerly along said quarter line to West Seventh Street, thence Westerly along West Seventh Street to the place of beginning, except the Southerly 140 feet thereof, subject to existing street and alley easements, if any, and subject to all easements and restrictions of record; said tract lying East of Block 166 and Winona Street, in the City of Mankato.

A strip of land adjoining and easterly of the land described in Book 219 of Blue Earth County Records, page 65, said strip of land is described as: The West 43.00 feet of the North 82.00 feet of the South 238.22 feet of the North 975.27 feet of the Northwest quarter of the Southeast quarter of Section 13, Township 108 North, Range 27 West, Blue Earth County, Minnesota.

And the East 87.00 feet of the West 130.00 feet of the North 82.00 feet of the South 238.22 feet of the North 975.27 feet of the Northwest Quarter of the Southeast Quarter of Section 13, Township 108 North, Range 27 West, Blue Earth County, Minnesota.

\*\*The North-South centerline of Section 13, Township 108 North, Range 27 West is, as indicated on the plat of West Mankato Trail, City of Mankato, Blue Earth County, Minnesota.

5. Beginning at a point 258 feet North of the Southwest corner of the Northwest Quarter of the Southeast Quarter, Section 13, Township 108, Range 27, thence North 82½ degrees, thence northeasterly 58 degrees 30 minutes, 127 feet, thence southeasterly 59 degrees 30 minutes, 58.75 feet, thence southeasterly 45 degrees, 126.5 feet, thence west 107 degrees, 197.32 feet to the place of beginning.

AND

The North 8 feet of the following described tract of land, to-wit: Commencing at a point 138 feet North of the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 13, Township 108, Range 27, thence North on the West line of said Northwest Quarter of the Southeast Quarter of said Section 13, 120 feet, thence East 197.32 feet, thence Southeasterly 125.50 feet to a point 234 feet directly east of the point of beginning, thence West 234 feet to the place of beginning.

6. Commencing at a point 138 feet North of the Southwest corner of the NW ¼ SE ¼ of Section 13-108-27, thence North on the West line of said NW ¼ SE ¼ of said Sec. 13, 120 feet, thence east 197.32 feet, thence southeasterly 125.50 feet to a point 234 feet directly east of the point of beginning, thence West 234 feet to the place of beginning, together with easement for a driveway in the West 20 feet of said Northerly 8-foot strip; and except that part of the aforesaid Tract lying Easterly of the East line of the West 197.32 feet of the Northwest Quarter of the Southeast Quarter of Section 13, Township 108 North, Range 27 West.

7. All that part of the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼), of Section Thirteen (13), Township One Hundred Eight (108) North of Range Twenty-seven (27) West, described as follows: Commencing at a point on the West line of said Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) Seventy-two (72) feet North of the Southwest corner thereof; running thence East at right angles to said West line One Hundred Eighty-five (185) feet; thence North Sixty-six (66) feet; thence West on a line parallel with South line of said tract One Hundred Eighty-five (185) feet to said West line of said Forty-acre tract; thence South along said West line Sixty-six (66) feet to the place of beginning; also a right of way adjoining said tract hereby conveyed Fifteen (15) feet in width, and thence South to Pleasant Street in City of Mankato, said right of way following present traveled track.

8. That part of the Southwest Quarter of the Southeast Quarter of Section 13 and that part of the Northwest Quarter of the Southeast Quarter of Section 13, all in Township 108 North, Range 27 West Blue Earth County, described as: Commencing at the northwest corner of the Southwest Quarter of the Southeast Quarter of Section 13, thence North 89 degrees 00 minutes 25 seconds East (assumed bearing), along the north line of the Southwest Quarter of the Southeast Quarter of Section 13 a distance of 8.32 feet to the point of beginning; thence North 00 degrees 27 minutes 42 seconds East along a line parallel with the North-South center line of Section 13 a distance of 71.73 feet; thence South 89 degrees 32 minutes 18 seconds East at right angles to the North-South center line of Section 13, a distance of 202.06 feet; thence South 00 degrees 27 minutes 42 seconds West along a line parallel with the North-South center line of Section 13, a distance of 45.40 feet to a point on the northerly right of way line of Pleasant Street; thence South 60 degrees 35 minutes 51 seconds West, along said northerly line, 233.00 feet to the point of intersection with a line parallel with and distant 8.32 feet easterly of the North-South center line of Section 13; thence North 00 degrees 27 minutes 42 seconds East along said parallel line, 89.63 feet to the point of beginning.

**OWNERS / DEVELOPERS:**  
Independent School District No. 77  
PO Box 8741  
Mankato, MN 56001

**SURVEYOR:**  
ISG  
115 E. Hickory Street Suite 300  
Mankato, MN 56001  
(507)-387-6651

**AREA TABLE:**  
Lot 1 Block 1 = 25.04 acres  
Lot 1 Block 2 = 23.95 acres  
Total = 48.99 acres

**EXISTING PROPERTY:**  
ZONED: R-1 (One-Family Dwelling) (per City of Mankato website)

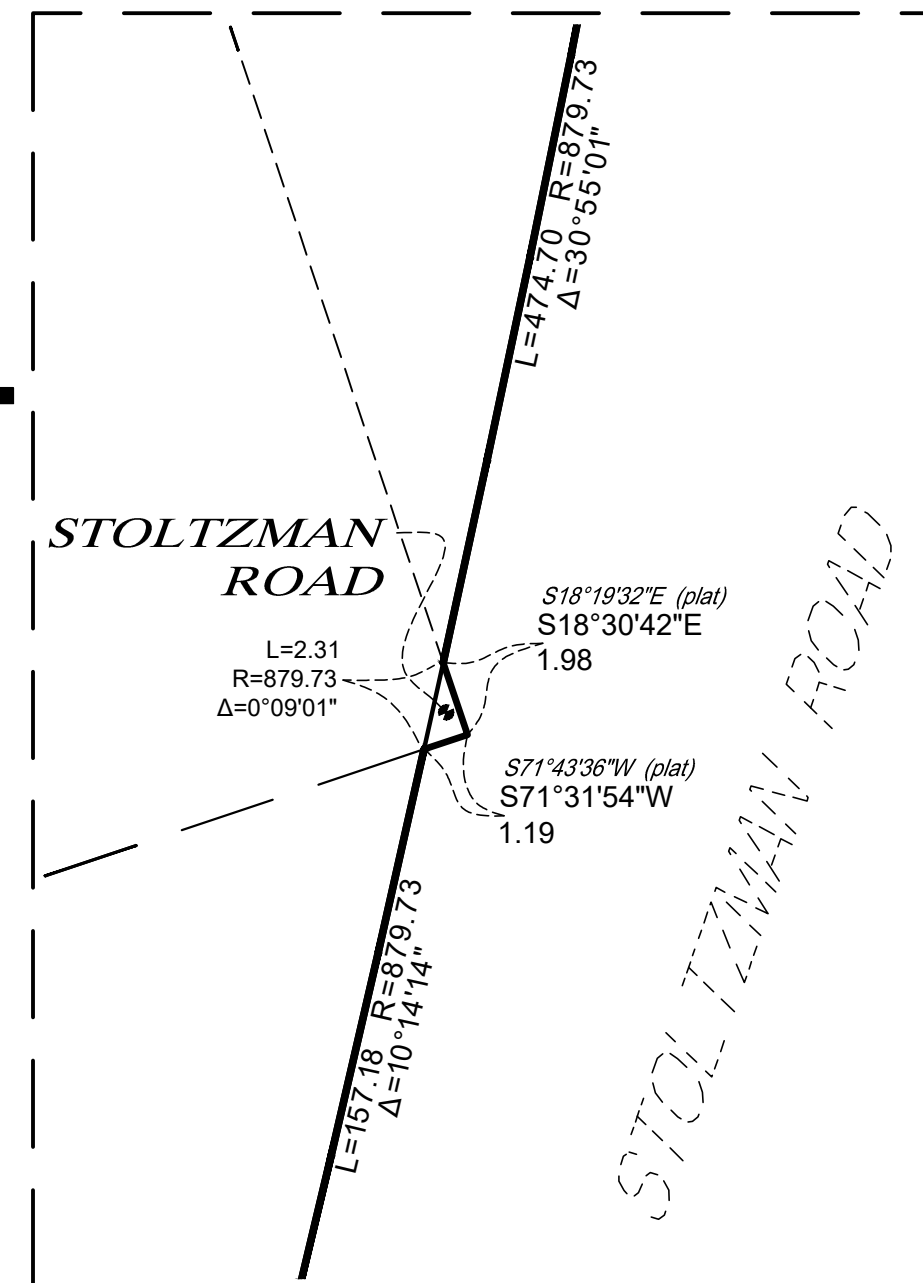
**Setbacks**  
Building  
Front = 30 feet  
Rear = 25 feet  
Side = 6 feet

**BENCHMARK:**  
Top nut fire hydrant located on south side of Riverfront Drive at northeast corner of property.  
Elevation = 786.55 (NAVD88)

**FLOOD ZONE:**  
Parts of the surveyed premises shown on this survey map are in Flood Zone X (areas of the 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from the 1% annual chance flood) and Zone X (areas determined to be outside the 0.2% annual chance floodplain), according to Flood Insurance Rate Map Community Panel No. 27013C0092F, published by the Federal Emergency Management Agency, effective date February 22, 2024.

Parts of the surveyed premises shown on this survey map are in Special Flood Hazard Area AE (base flood areas determined) and Zone X (areas determined to be outside the 0.2% annual chance floodplain), according to Flood Insurance Rate Map Community Panel No. 27013C0094F, published by the Federal Emergency Management Agency, effective date February 22, 2024.

## DETAIL



## LEGEND

- Iron Monument Found
- Mag Nail Found
- WET --- Delineated Wetland Line

SEE SHEET 2

BLOCK 1

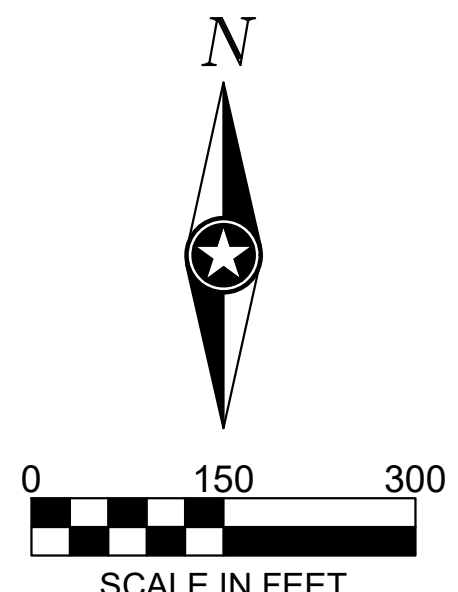
LOT 1

SEE SHEET 2

BLOCK 2

LOT 1

SUBDIVISION



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RYAN E. KOTTHOFF

DATE 7/22/25 LIC. NO. 61565

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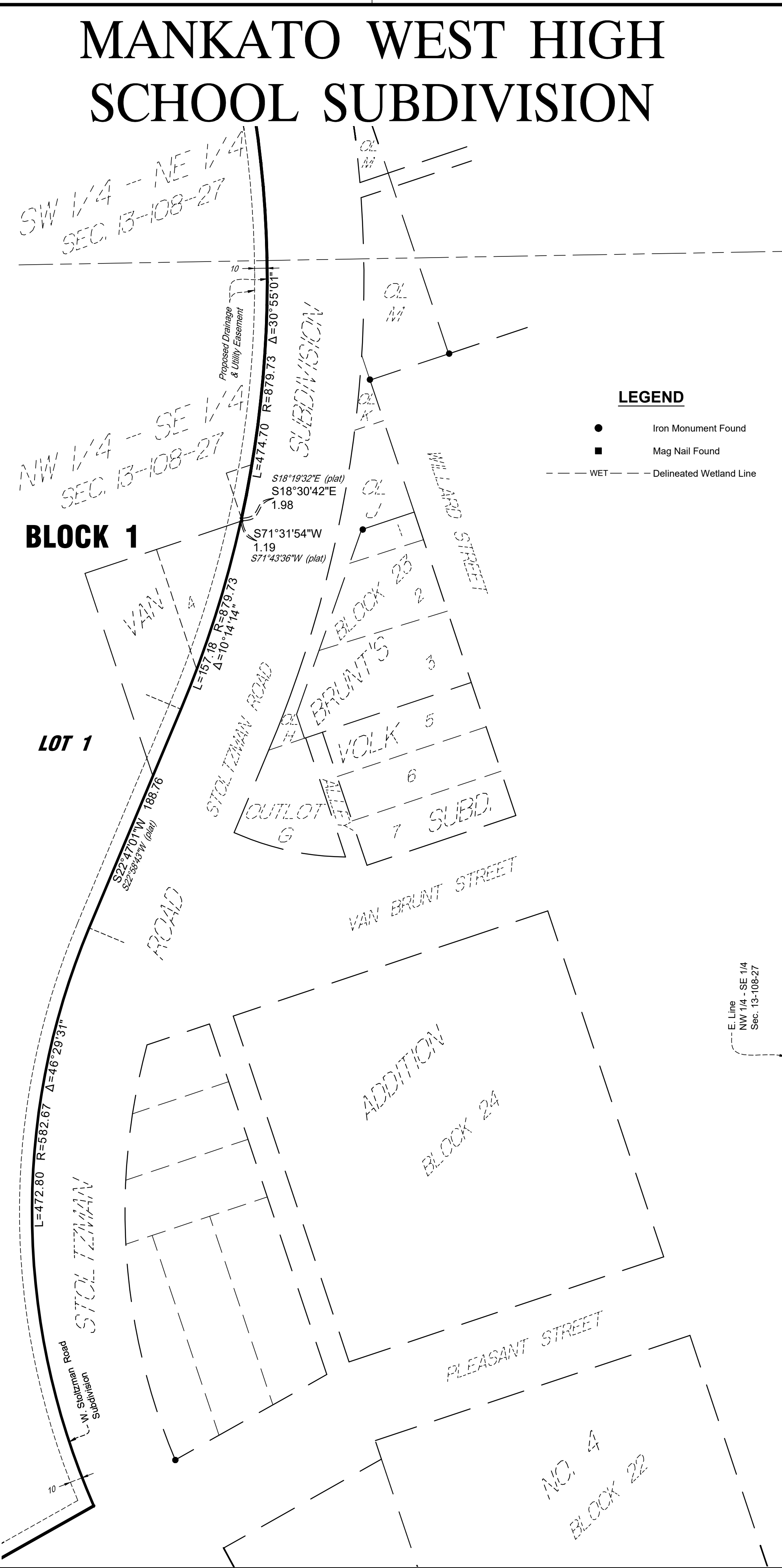
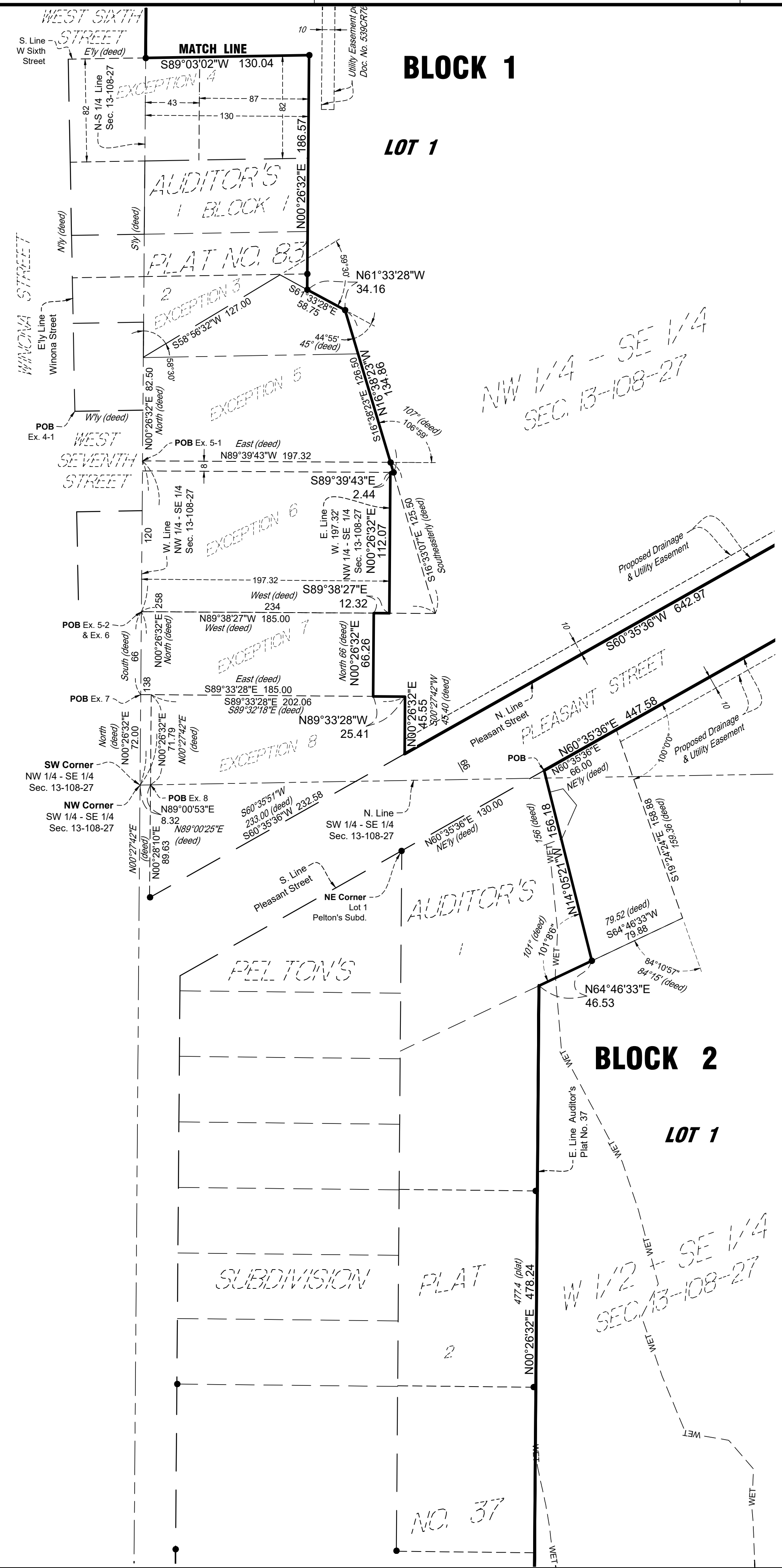
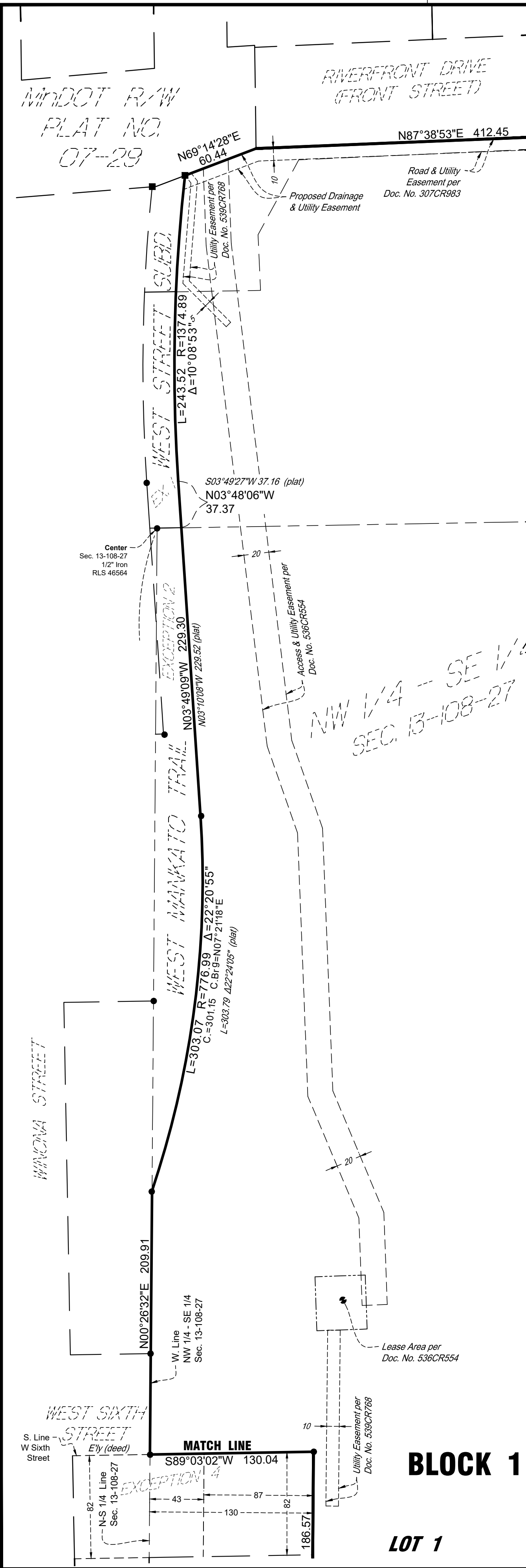
## MANKATO WEST HIGH SCHOOL ADDITION AND RENOVATION

MANKATO MINNESOTA

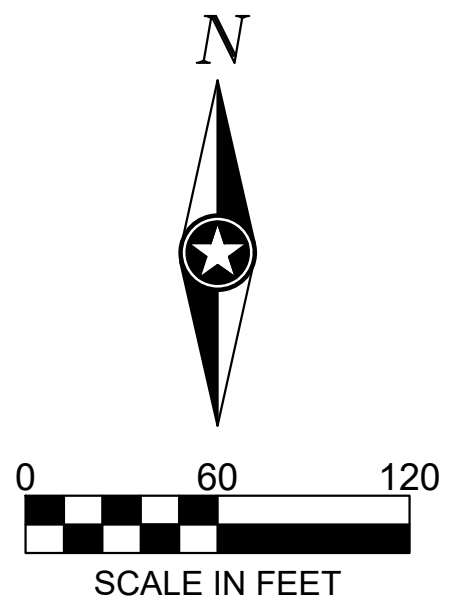
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	22-27129
FILE NAME	27129 PPLAT
DRAWN BY	KH
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	7/22/25
CLIENT PROJECT NO.	---

## PRELIMINARY PLAT



# MANKATO WEST HIGH SCHOOL SUBDIVISION



- LEGEND**
- Iron Monument Found
  - Mag Nail Found
  - WET --- Delineated Wetland Line

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PROJECT

## MANKATO WEST HIGH SCHOOL ADDITION AND RENOVATION

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	22-27129
FILE NAME	27129 PPLAT
DRAWN BY	KH
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	7/22/25
CLIENT PROJECT NO.	---

TITLE

## PRELIMINARY PLAT

# MANKATO WEST HIGH SCHOOL SUBDIVISION



MNDOT R/W  
PLAT NO.  
07-29

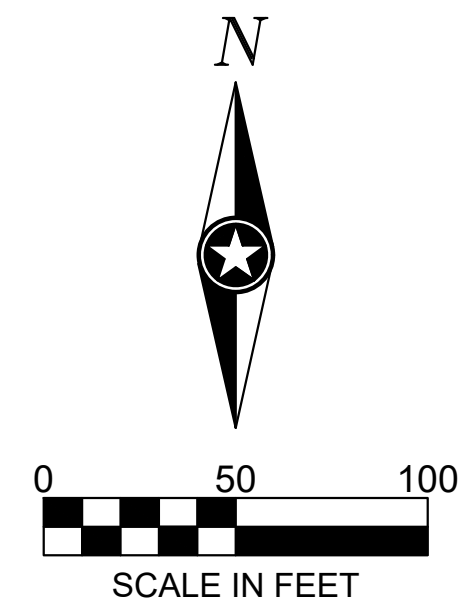
RIVERFRONT DRIVE  
(FRONT STREET)



**LEGEND**

- Bituminous Surface
- Concrete Surface
- Existing Building
- Sanitary Sewer Line
- Storm Sewer Line
- Underground Gas Line
- Underground Electric Line
- Underground Utility Line
- Overhead Utility Line
- Landscaping Edge
- Fence
- Iron Monument Found
- Mag Nail Found
- Utility Vault
- Light Pole
- Utility Pole/Guy Wire
- Hydrant
- Fire Department Connection
- Water Valve
- Water Shut Off
- Manhole/Catch Basin
- Roof Drain
- Downspout
- Handicapped Parking Stall
- Flag Pole
- Post
- Guard Post
- Sign
- Traffic Signal Pole
- Bush
- Coniferous Tree
- Deciduous Tree

**NOTE:**  
Topographic information shown on this sheet is limited to the area of proposed improvements.



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PROJECT  
**MANKATO WEST HIGH SCHOOL ADDITION AND RENOVATION**

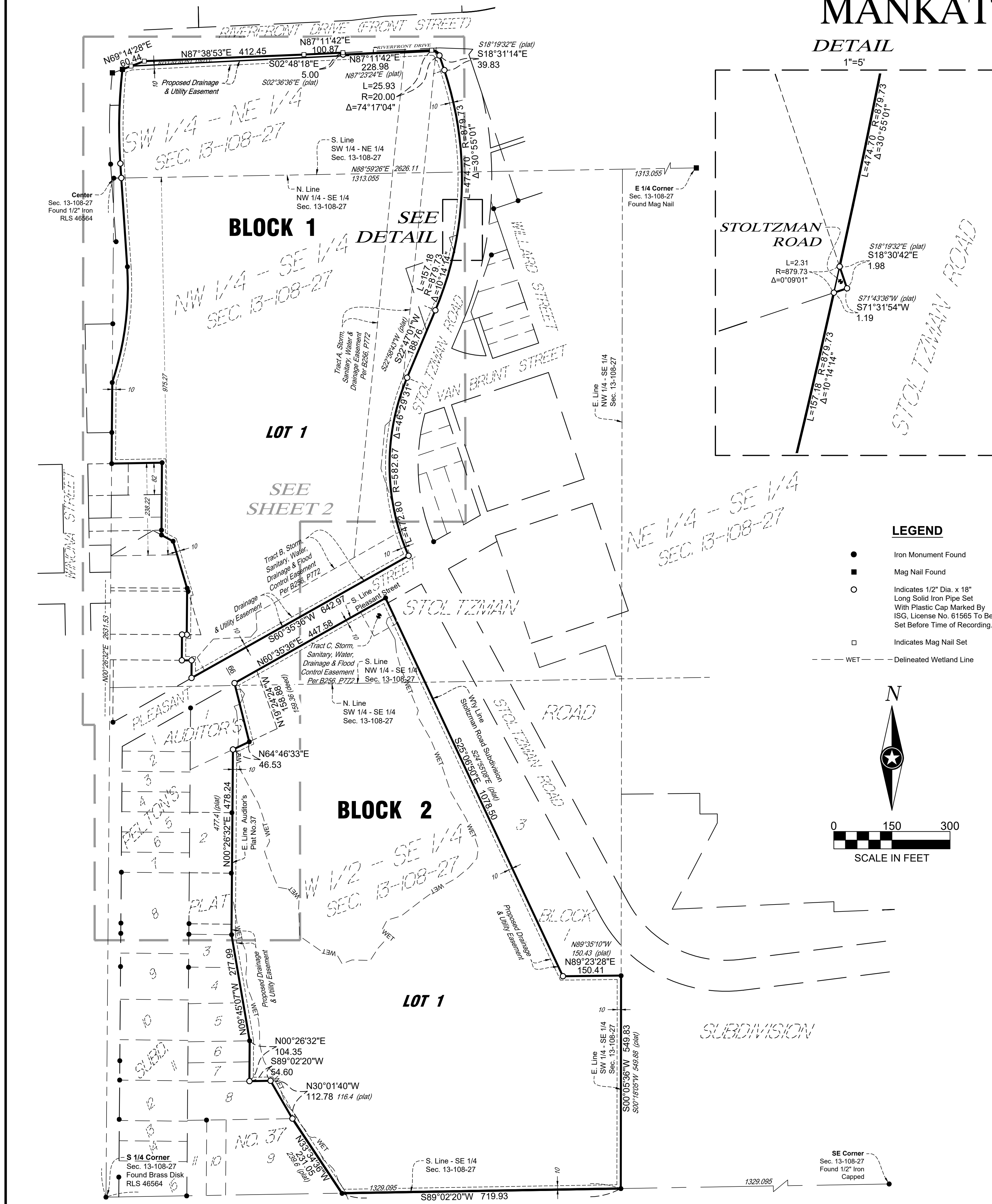
MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	22-27129
FILE NAME	27129 PPLAT
DRAWN BY	KH
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	7/22/25
CLIENT PROJECT NO.	---

TITLE  
**PRELIMINARY PLAT**

# MANKATO WEST HIGH SCHOOL SUBDIVISION



### INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Independent School District # 77, a corporation under the laws of the State of Minnesota (i/a Board of Education of the City of Mankato, owner of the following described property:

All that part of the West Half of the Southeast Quarter of Section 13, Township 108, Range 27, Blue Earth County, Minnesota, which lies southerly of the South right-of-way line of W. Pleasant Street in the City of Mankato, easterly of Auditor's Plat No. 37 and westerly of Stoltzman Road Subdivision, Blue Earth County, Minnesota.

AND

Commencing at a point on the Southerly line of Pleasant Street One Hundred Thirty (130) feet Northeasterly of the Northeast corner of Lot One (1) of Pelton's Subdivision of a part of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) Section Thirteen (13), Township One Hundred Eight (108) North, Range Twenty-seven (27) West; thence running Northeasterly along said Southerly line of Pleasant Street a distance of Sixty-six (66) feet; thence Southeasterly at an angle of One Hundred Degrees (100°) a distance of One Hundred Fifty Nine and Thirty Six Hundredths (159.36) feet; thence Southwesterly at an angle of Eighty-four Degrees Fifteen Minutes (84°15') a distance of Seventy Nine and Fifty Two Hundredths (79.52) feet; thence Northwesterly at an angle of One Hundred One Degrees (101°) a distance of One Hundred Fifty Six (156) feet to the place of beginning, also known as Lot One (1) of Auditor's Plat No. 37 which is on file and of record in the office of the Register of Deeds in and for Blue Earth County, Minnesota.

AND

All that portion of the Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 13, Township 108 North, Range 27, lying south of Front Street, west of Stoltzman Road Subdivision and northerly of W. Pleasant Street, Blue Earth County, Minnesota, EXCEPTING THEREFROM THE FOLLOWING TRACTS:

1. West Street Subdivision
2. West Mankato Trail
3. Auditor's Plat No. 83
4. The Northerly 82 feet of the following tract or parcel of land lying Easterly of Winona Street in West Mankato described as follows: Beginning at the Northeasterly intersection of West Seventh Street and Winona Street, thence Northerly along Winona Street to West Sixth Street, thence Easterly along West Sixth Street to Government Quarter line of Section 13-108-27, thence Southerly along said quarter line to West Seventh Street, thence Westerly along West Seventh Street to the place of beginning, except the Southerly 140 feet thereof; subject to existing street and alley easements, if any, and subject to all easements and restrictions of record; said tract lying East of Block 166 and Winona Street, in the City of Mankato.

A strip of land adjoining and easterly of the land described in Book 219 of Blue Earth County Records, page 65, said strip of land is described as: The West 43.00 feet of the North 82.00 feet of the South 238.22 feet of the North 975.27 feet of the Northwest quarter of the Southeast quarter of Section 13, Township 108 North, Range 27 West, Blue Earth County, Minnesota.

And the East 87.00 feet of the West 130.00 feet of the North 82.00 feet of the South 238.22 feet of the North 975.27 feet of the Northwest quarter of the Southeast Quarter of Section 13, Township 108 North, Range 27 West, Blue Earth County, Minnesota.

\*\*The North-South centerline of Section 13, Township 108 North, Range 27 West is, as indicated on the plat of West Mankato Trail, City of Mankato, Blue Earth County, Minnesota.

5. Beginning at a point 258 feet North of the Southwest corner of the Northwest Quarter of the Southeast Quarter, Section 13, Township 108, Range 27, thence North 82½ degrees, thence northeasterly 58 degrees 30 minutes, 127 feet, thence southeasterly 59 degrees 30 minutes, 58.75 feet, thence southeasterly 45 degrees, 126.5 feet, thence west 107 degrees, 197.32 feet to the place of beginning.

AND

The North 8 feet of the following described tract of land, to-wit: Commencing at a point 138 feet North of the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 13, Township 108, Range 27, thence North on the West line of said Northwest Quarter of said Section 13, 120 feet, thence East 197.32 feet, thence Southeasterly 125.50 feet to a point 234 feet directly east of the point of beginning, thence West 234 feet to the place of beginning.

6. Commencing at a point 138 feet North of the Southwest corner of the NW ¼ SE ¼ of Section 13-108-27, thence North on the West line of said NW ¼ SE ¼ of said Sec. 13, 120 feet, thence east 197.32 feet, thence southeasterly 125.50 feet to a point 234 feet directly east of the point of beginning, except the North 8 feet of said premises, together with easement for a driveway in the West 20 feet of said Northerly 8 foot strip; and except that part of the aforesaid Tract lying Easterly of the East line of the West 197.32 feet of the Northwest Quarter of the Southeast Quarter of Section 13, Township 108 North, Range 27 West.

7. All that part of the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) of Section Thirteen (13), Township One Hundred Eight (108) North of Range Twenty-seven (27) West, described as follows: Commencing at a point on the West corner of said Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) Seventy-two (72) feet North of the Southwest corner thereof, running thence East at right angles to said West line One Hundred Eighty-five (185) feet; thence North Sixty-six (66) feet; thence West on a line parallel with South line of said tract One Hundred Eighty-five (185) feet to said West line of said Forty-acre tract; thence South along said West line Sixty-six (66) feet to the place of beginning; also a right of way adjoining said tract hereby conveyed Fifteen (15) feet in width, and thence South to Pleasant Street in City of Mankato, said right of way following present traveled track.

8. That part of the Southwest Quarter of the Southeast Quarter of Section 13 and that part of the Northwest Quarter of the Southeast Quarter of Section 13, all in Township 108 North, Range 27 West Blue Earth County, described as: Commencing at the northwest corner of the Southwest Quarter of Section 13, thence North 89 degrees 00 minutes 25 seconds East (assumed bearing), along the north line of the Southwest Quarter of the Southeast Quarter of Section 13 a distance of 8.32 feet to the point of beginning; thence North 00 degrees 27 minutes 42 seconds East along a line parallel with the North-South center line of Section 13 a distance of 71.79 feet; thence South 89 degrees 32 minutes 18 seconds East at right angles to the North-South center line of Section 13, a distance of 202.06 feet; thence South 00 degrees 27 minutes 42 seconds West along a line parallel with the North-South center line of Section 13, a distance of 45.40 feet to a point on the northerly right of way line of Pleasant Street; thence South 60 degrees 35 minutes 51 seconds West, along said northerly line, 233.00 feet to the point of intersection with a line parallel with and distant 8.32 feet easterly of the North-South center line of Section 13; thence North 00 degrees 27 minutes 42 seconds East along said parallel line, 89.63 feet to the point of beginning.

Has caused the same to be surveyed and platted as MANKATO WEST HIGH SCHOOL SUBDIVISION and does hereby dedicate to the public, for public use, the public way and the drainage and utility easements as created by this plat.

In witness whereof said Independent School District # 77, a corporation under the laws of the State of Minnesota, has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed: Independent School District # 77

Dr. Paul Peterson, Superintendent

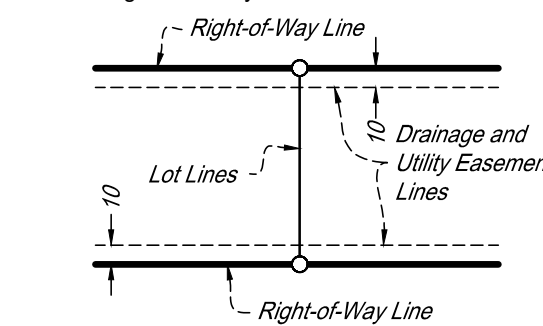
State of \_\_\_\_\_

County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_ by Dr. Paul Peterson, Superintendent, of Independent School District # 77, a corporation under the laws of the State of Minnesota, on behalf of the corporation.

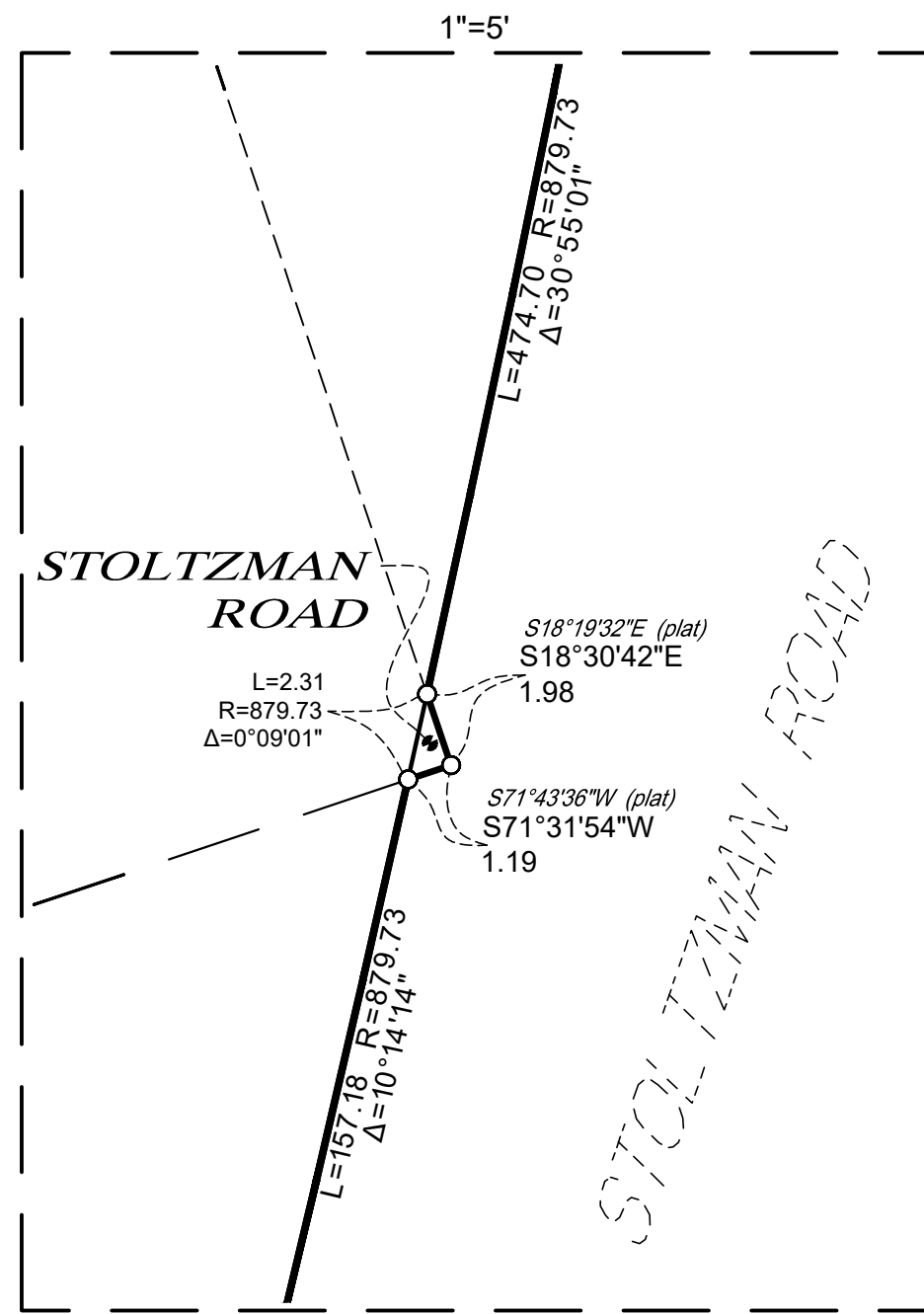
Notary Public  
My Commission Expires \_\_\_\_\_

Drainage and Utility Easements are shown thus:



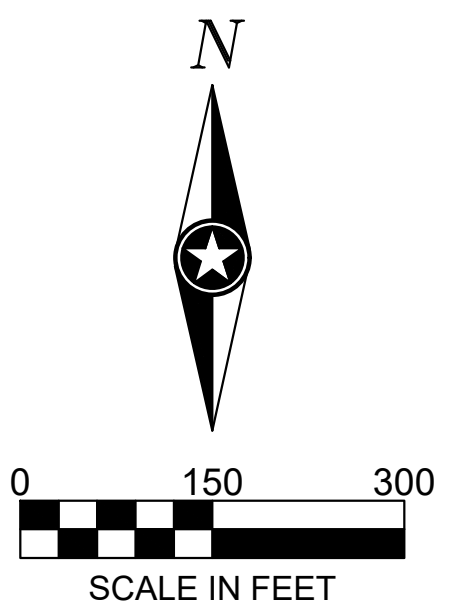
Being 10 feet in width and adjoining right-of-way lines.

### DETAIL



### LEGEND

- Iron Monument Found
- Mag Nail 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 Mag Nail Set
- WET --- Delineated Wetland Line



### SURVEYOR'S CERTIFICATE

I, Ryan E. Kothoff, 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. Kothoff, Licensed Land Surveyor  
Minnesota License No. 61565

State of Minnesota  
County of Blue Earth

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_ by Ryan E. Kothoff, 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 MANKATO WEST HIGH SCHOOL SUBDIVISION.

Chair Person \_\_\_\_\_ Secretary \_\_\_\_\_

### CITY COUNCIL, CITY OF MANKATO, MINNESOTA

This plat of MANKATO WEST HIGH SCHOOL SUBDIVISION, 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 been paid and that the transfer has been entered on the land described herein on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

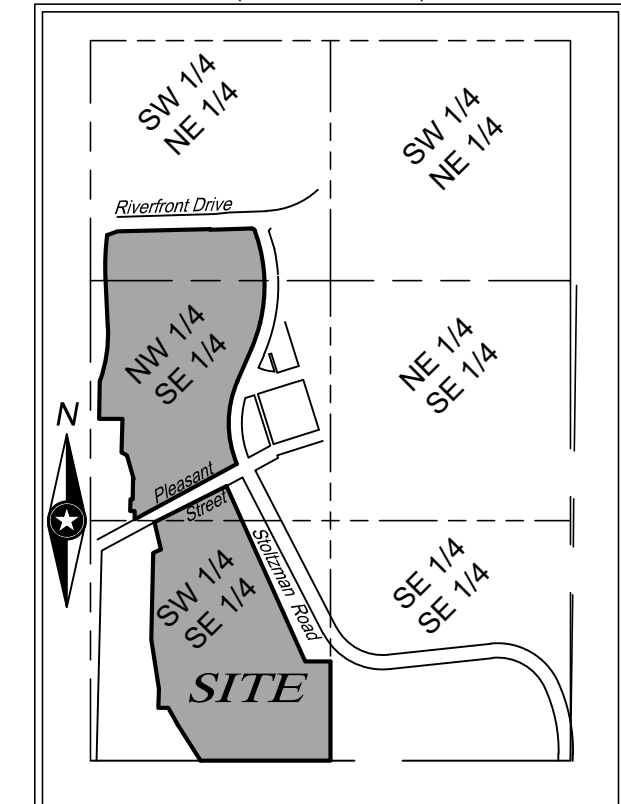
Blue Earth County Property and Environmental Resources Director

### COUNTY RECORDER, BLUE EARTH COUNTY, MINNESOTA

I hereby certify that this plat of MANKATO WEST HIGH SCHOOL SUBDIVISION 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

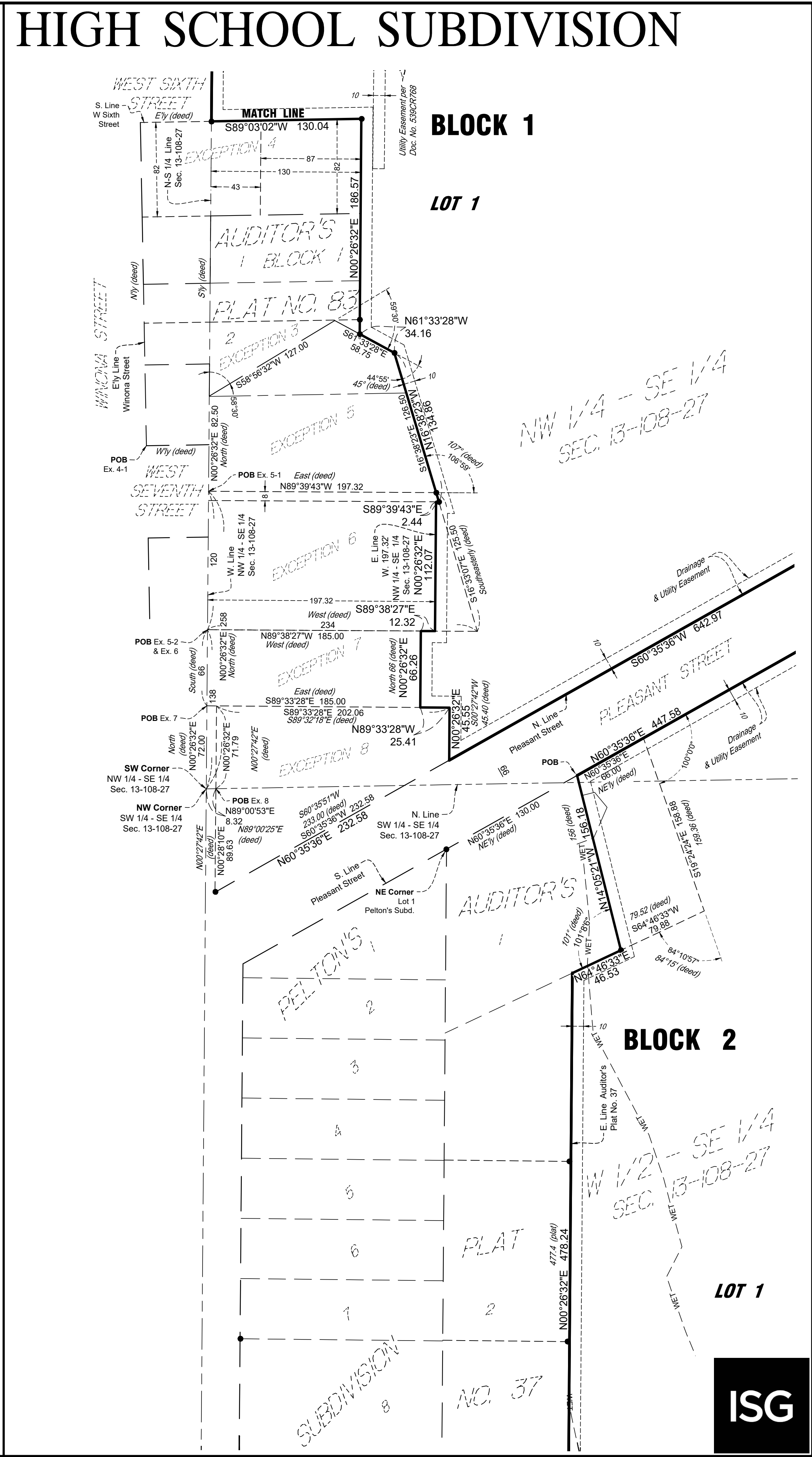
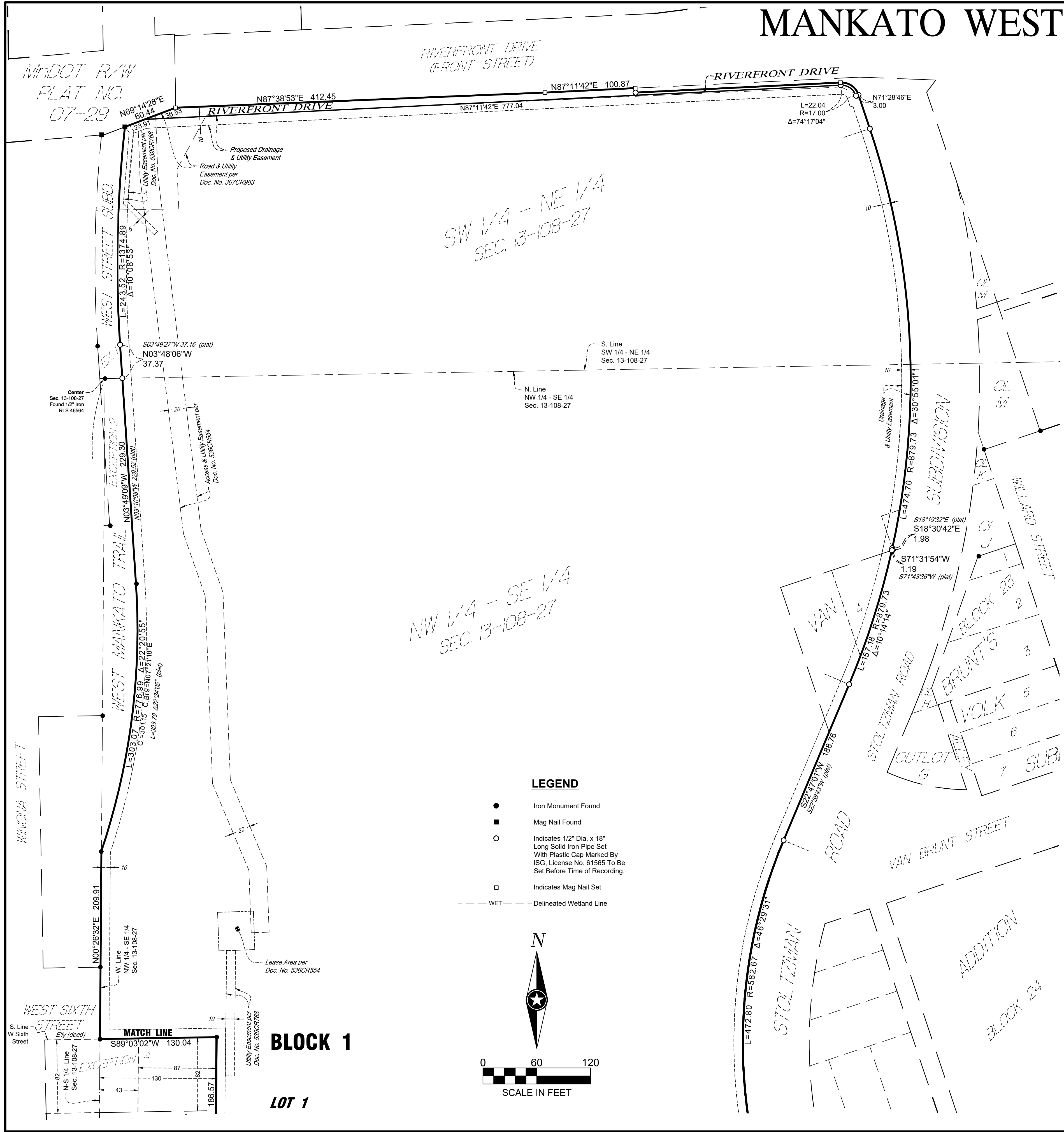
### VICINITY MAP (NOT TO SCALE)



SEC. 13, TWP. 108, RGE. 27  
Blue Earth County, Minnesota



# MANKATO WEST HIGH SCHOOL SUBDIVISION



**Meeting Date:** 09/09/2025

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**Title**

CY 50-25

**Request of American Builders and Contractors, Supply Co Inc, with permission of the property owner, for a conditional use permit to allow unenclosed storage of materials, products and equipment including wholesale building materials in the PI, Planned Industrial, zoning district. The subject properties are described as Lots 1 thru 8, Block 21 and Lots 12-16, 9-11, Block 12, and vacated alleys and streets and Lot 2, Block 1, Vogel Addition. (2205 7<sup>th</sup> Avenue; PID R010906182007 and R010906183004).**

**Applicant**

The applicant is American Builders and Contractors, Supply Co Inc, with permission of the property owner.

**Request**

The applicant is requesting a conditional use permit to allow unenclosed storage of materials, products and equipment including wholesale building materials in the PI, Planned Industrial, zoning district.

**Location**

The subject properties are described as Lots 1 thru 8, Block 21 and Lots 12-16, 9-11, Block 12, and vacated alleys and streets and Lot 2, Block 1, Vogel Addition. (2205 7<sup>th</sup> Avenue; PID R010906182007 and R010906183004).

**Existing Land Use**

The property was most recently used for industrial purposes.

**Zoning**

The property is zoned PI, Planned Industrial.

**Public Utilities**

The site is connected to city utilities.

**Review**

American Builders and Contractors, Supply Co Inc, with permission of the property owner, is requesting a conditional use permit to allow unenclosed storage of materials, products and equipment including wholesale building materials in the PI, Planned Industrial, zoning district. The subject properties are described as Lots 1 thru 8, Block 21 and Lots 12-16, 9-11, 12, and vacated alleys and streets and Lot 2, Block 1, Vogel Addition. (2205 7<sup>th</sup> Avenue; PID R010906182007 and R010906183004).

The applicant is proposing to use the property as a construction material supply business, which is proposed to have an outside storage area for materials. Mankato City Code allows unenclosed storage of material, products in the planned industrial zoning district by the issuance of a conditional use permit, as long as they conform to Chapter 10, article X, division 2 of the Mankato City Code. The proposal depicts the outside storage of materials to the east of the building. Overstock items will be stored adjacent to the building. Shingles will be on the eastern side of the parking lot.

In addition to the outside storage, floor plans depict offices and two warehouse areas located inside of the building.

Access to the site will remain in the current locations on 7th Avenue and Cleveland Street. Chain-link fencing with privacy slats will be installed on the perimeter of the site with gates allowing access at the driveways. Gate access must be left open along Cleveland Street to prevent queuing onto public roadways.

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**Attachments**

General Location Map

Aerial Map

Site Plan

Fence Cut Sheet

Existing Conditions

Floor Plans - Proposed

Floor Plans - Demo

Floor Plans - Existing

Plan Details - Misc

Narrative

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# General Location Map



Date: September 2025

Author:

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# Aerial



Date: September 2025

Author:

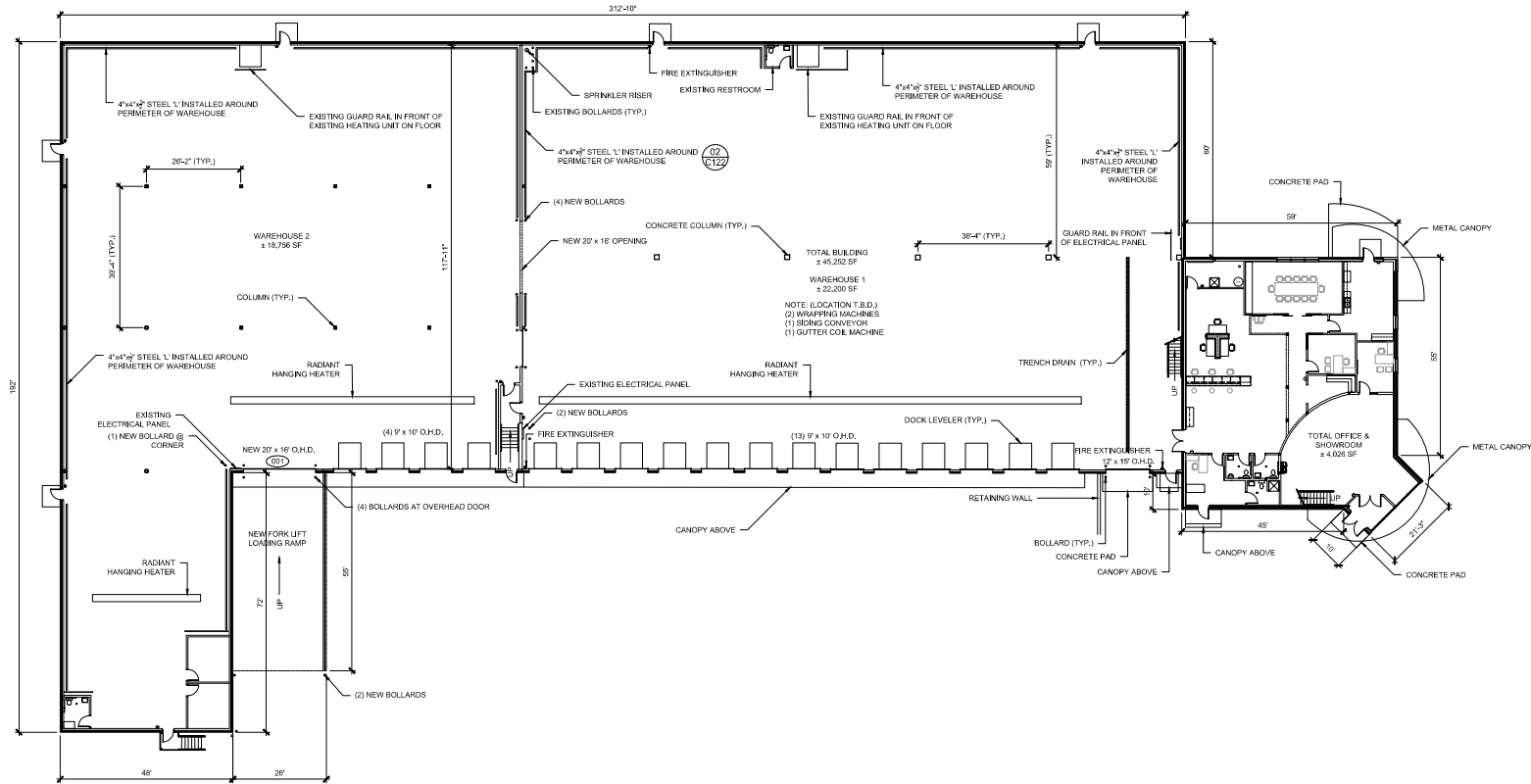
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**PROPOSED FIRST FLOOR BUILDING PLAN**

Scale: 1/16" = 1'-0"



**NOTES:**  
THESE DRAWINGS ARE INTENDED FOR SCHEMATIC DESIGN ONLY.  
LOCAL AUTHORITIES & GOVERNING BUILDING CODES SHALL BE USED  
FOR CONSTRUCTION.

**REVISIONS:**

REVISION 1 - 5/20/2025  
REVISION 2 - 7/2/2025

**ORIGINAL APPROVAL DATE:**

4/17/2025  
6/19/2025

**ISSUE DATE:**

3/28/2025

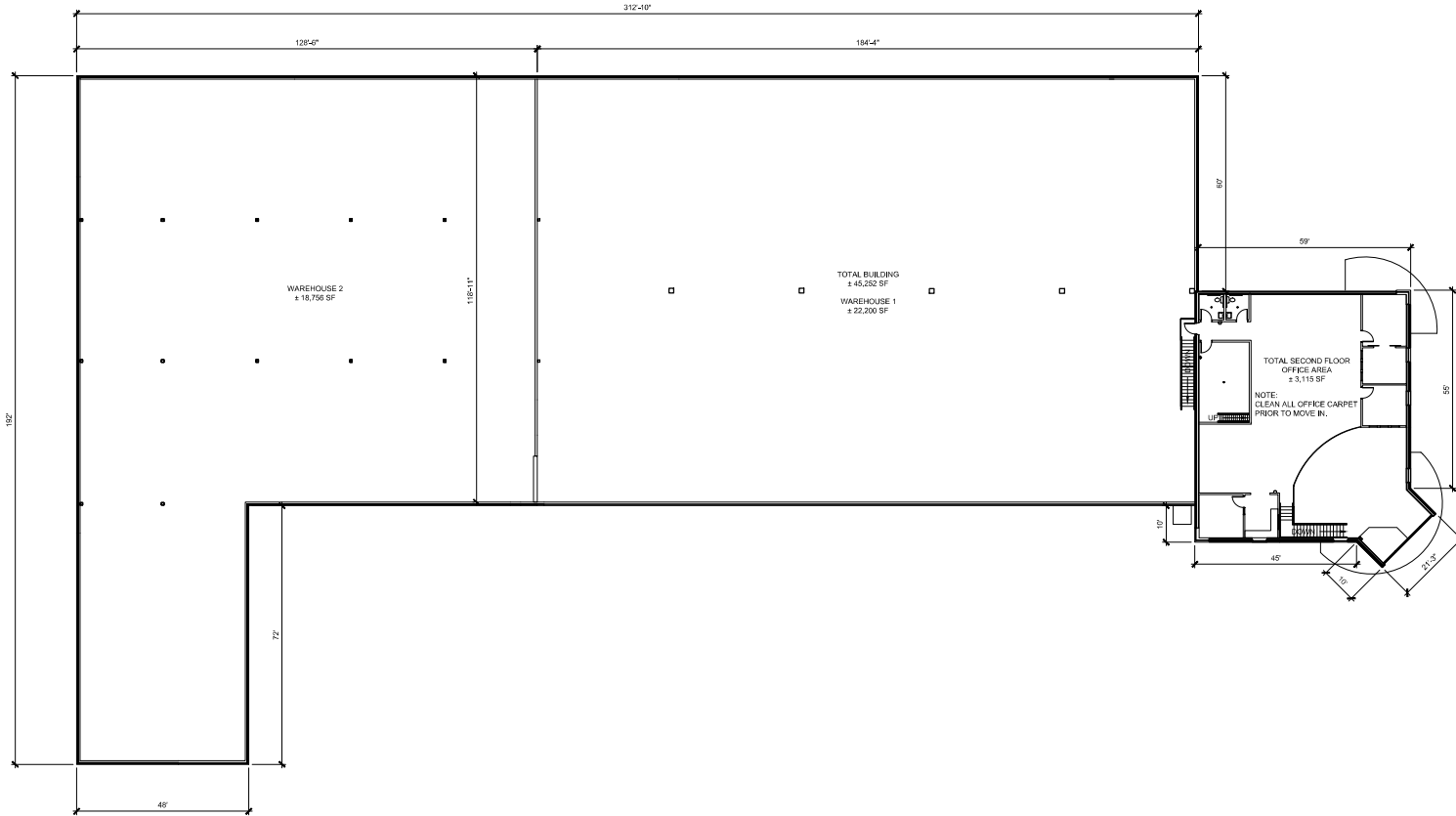
**DRAWN BY:**

SPENCER BEYTIEN

**SHEET:**

PROPOSED FIRST FLOOR  
BUILDING PLAN

**A100**



**PROPOSED SECOND FLOOR BUILDING PLAN**

Scale: 1/16" = 1'-0"



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4/17/2025  
 6/19/2025

**ISSUE DATE:**

3/28/2025

**DRAWN BY:**

SPENCER BEYTIEN

**SHEET:**

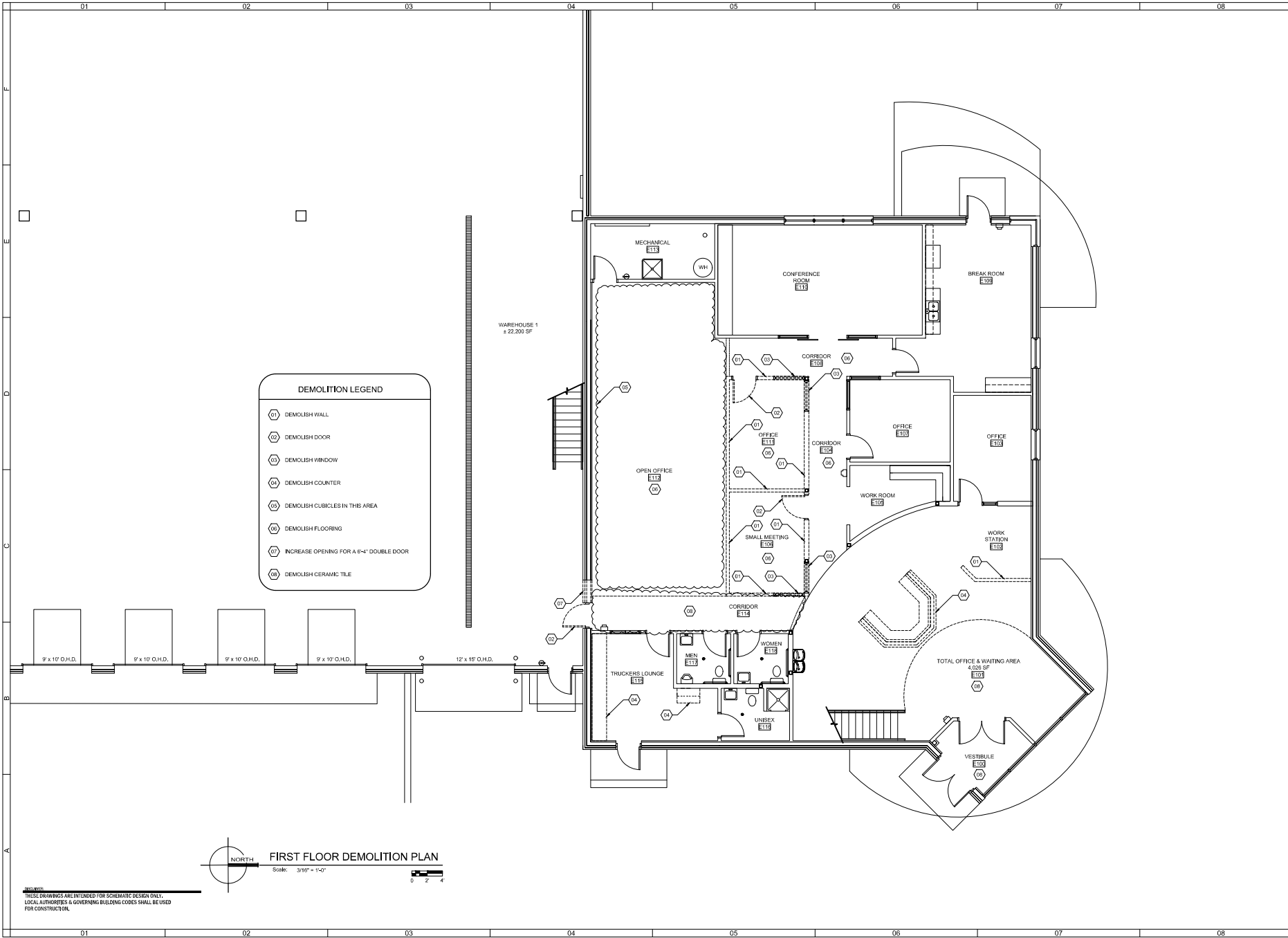
PROPOSED SECOND FLOOR  
 BUILDING PLAN

**A100.1**









DEMOLITION LEGEND	
(D1)	DEMOLISH WALL
(D2)	DEMOLISH DOOR
(D3)	DEMOLISH WINDOW
(D4)	DEMOLISH COUNTER
(D5)	DEMOLISH CUBICLES IN THIS AREA
(D6)	DEMOLISH FLOORING
(D7)	INCREASE OPENING FOR A 6'-4" DOUBLE DOOR
(D8)	DEMOLISH CERAMIC TILE



**FIRST FLOOR DEMOLITION PLAN**

Scale: 3/16" = 1'-0"  
 0 2 4

**NOTES:**  
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 LOCAL AUTHORITIES & GOVERNING BUILDING CODES SHALL BE USED  
 FOR CONSTRUCTION.

**REVISIONS:**  
 REVISION 1 - 5/20/2025  
 REVISION 2 - 7/2/2025

**ORIGINAL APPROVAL DATE:**

4/17/2025  
 6/19/2025

**ISSUE DATE:**

3/28/2025

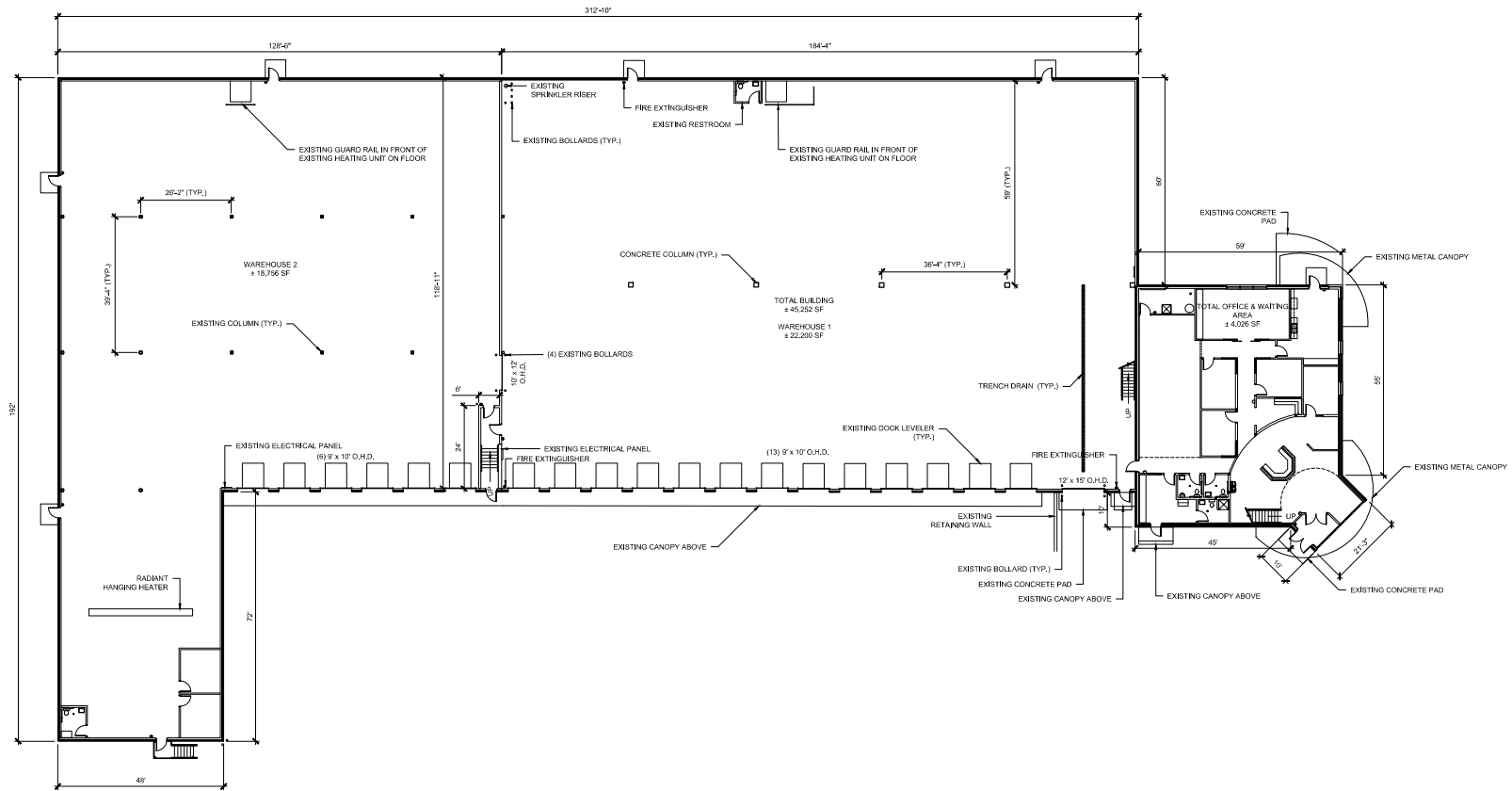
**DRAWN BY:**

SPENCER BEYTEN

**SHEET:**

FIRST FLOOR  
 DEMOLITION PLAN  
**A001**





**EXISTING FIRST FLOOR BUILDING PLAN**

Scale: 1/16" = 1'-0"



**NOTES:**  
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 LOCAL AUTHORITIES & GOVERNING BUILDING CODES SHALL BE USED  
 FOR CONSTRUCTION.

**REVISIONS:**

REVISION 1 - 5/20/2025  
 REVISION 2 - 7/2/2025

**ORIGINAL APPROVAL DATE:**

4/17/2025  
 6/19/2025

**ISSUE DATE:**

3/28/2025

**DRAWN BY:**

SPENCER BEYTIEN

**SHEET:**

EXISTING FIRST FLOOR

BUILDING PLAN

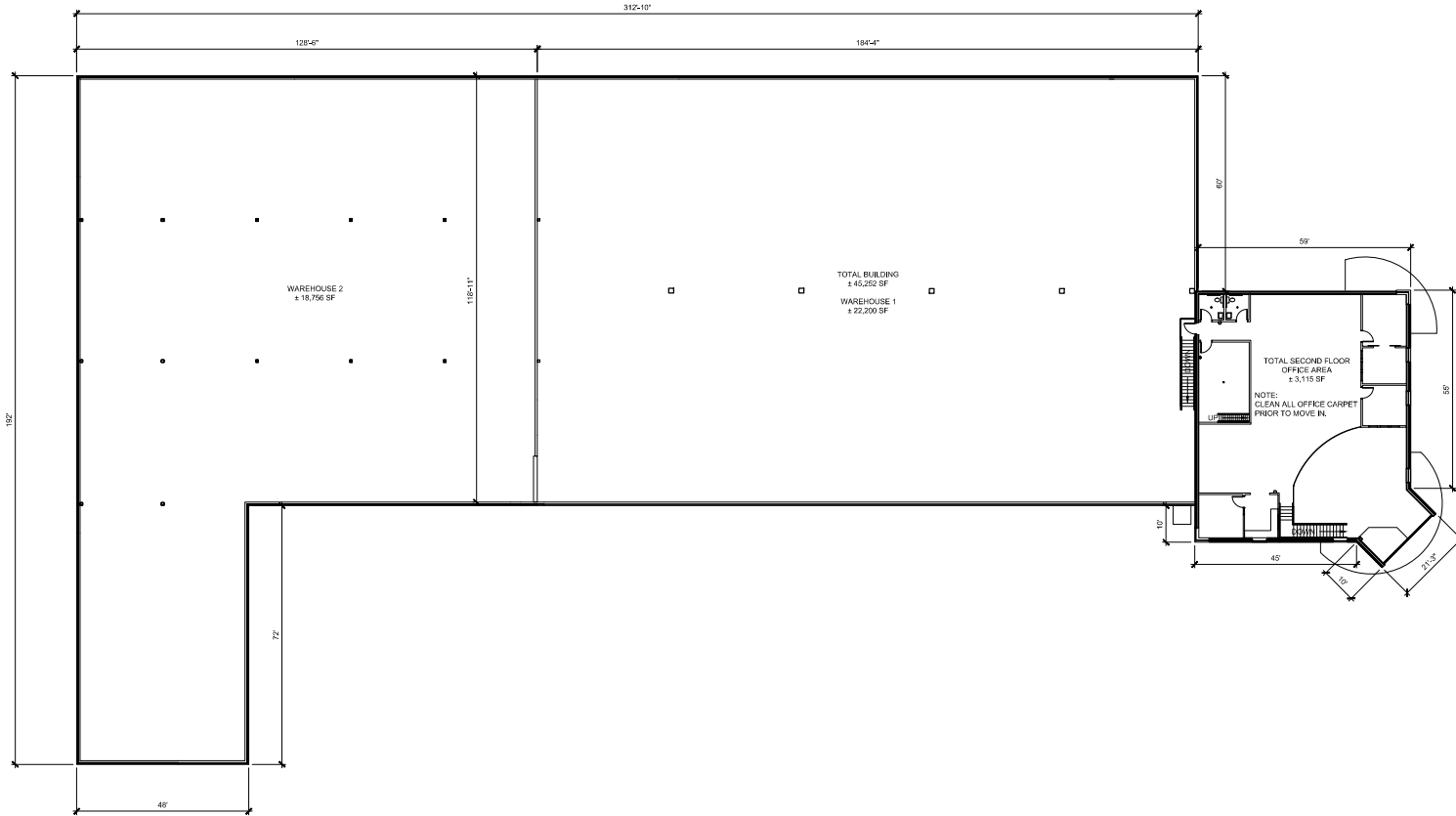
**A000**





# ABC SUPPLY CO. #590 RELOCATION

2205 7TH AVENUE  
MANKATO, MINNESOTA



**EXISTING SECOND FLOOR BUILDING PLAN**

Scale: 1/16" = 1'-0"



**NOTES:**  
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LOCAL AUTHORITIES & GOVERNING BUILDING CODES SHALL BE USED  
FOR CONSTRUCTION.

**REVISIONS:**

REVISION 1 - 5/20/2025  
REVISION 2 - 7/2/2025

**ORIGINAL APPROVAL DATE:**

4/17/2025  
6/19/2025

**ISSUE DATE:**

3/28/2025

**DRAWN BY:**

SPENCER BEYTIEN

**SHEET:**

EXISTING SECOND FLOOR  
BUILDING PLAN

**A000.3**













## Site Plan and Traffic Advisory Review Committee Application:

This is a request of American Builders and Contractors, Supply Co Inc, with permission of the property owner, for a conditional use permit to allow unenclosed storage for wholesale building materials in the PI, Planned Industrial, zoning district. The subject property was formally Volk Transportation, located at and address of 2205 7<sup>th</sup> Ave Mankato, Mn 56001

### Applicant:

The applicant is ABC Supply Co. Inc

### Request:

The applicant is requesting a conditional use permit.

### Existing Land Use:

The subject property is currently being used by the building owner's business, Volk Transportation Services for truck trailer storage

### Zoning:

The subject properties are zoned PI, Planned Industrial District.

### Environmentally Sensitive Areas:

There are no known environmentally sensitive areas on the site.

### Public Utilities:

Public utilities are available and will remain onsite in current condition

### Review:

The applicant, ABC Supply Co Inc, is requesting a Conditional Use Permit to allow unenclosed storage of construction materials. Materials include, asphalt shingles, roofing insulation and accessories, solar panels, siding, stucco, windows and doors, rain gutters, decking and railing.

### Conditional Use Permit:

Mankato City Code allows unenclosed storage of material, products and equipment in the PI, Planned Industrial Zoning District, through the issuance of a Conditional Use Permit, as long they conform to Chapter 10, article X, division 2 of the Mankato City Code.

## About ABC- who are we?

Since 1982, we have become North America's largest wholesale distributor of roofing supplies. Plus, one of the largest distributors of siding, windows and other select exterior and interior building products, tools and related supplies.

Specifically, our stated mission is to be the biggest, best and easiest service company distributing select exterior and interior building products. We will be recognized as an employee-first company producing world-class associate engagement, customer engagement and financial results. We fulfill that mission by:

- Stocking the brands and products contractors want and need at a competitive price.
- Maintaining a state-of-the-art delivery system that ensures orders are delivered to the jobsite when and where they are needed.
- Actively listening to our customers to find out what they want and need, what we're doing well and how we can improve—and then implementing many of their suggestions.
- Providing ongoing training for every ABC Supply associate, ensuring they have the knowledge and expertise they need to provide world-class customer service.
- Training every ABC employee so they can provide contractors with the information and techniques they need to remain competitive.
- Challenging our associates to set goals for themselves and creating an environment that helps them realize those dreams.
- Judging our own success by the success of our customers. We know that we will only be successful when our customers are successful.

Staying true to this mission helps us realize our vision to be the supplier of choice for our contractor customers and be the greatest place to work. More than 1000 locations with over 20,000 associates and \$20 billion in sales. The company earns its 17th consecutive Gallup Exceptional Workplace Award.

ABC has been serving the Mankato market for 20 years and is excited about the opportunity to relocate and grow our business in this community!





**Meeting Date:** 09/09/2025

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**Title**

CY 51-25

**Request of Power Athletics, with permission of the property owner, for a conditional use permit to allow an athletic facility for sports instruction in the M-1, Light Industrial, zoning district. The subject property is described as part of Common Interest Community Number 122, APX Campus Park (1021 Elevate Lane; PID R0109034760020).**

**Applicant**

The applicant is Power Athletics which is applying with permission of the property owner.

**Request**

The applicant is requesting a conditional use permit to allow an athletic facility for sports instruction in the M-1, Light Industrial, zoning district.

**Location**

The subject property is described as part of Common Interest Community Number 122, APX Campus Park (1021 Elevate Lane; PID R0109034760020).

**Existing Land Use**

An industrial building is located on the site. A contractor is currently using a portion of the building.

**Zoning**

The subject property is zoned M-1, Light Industrial.

**Public Utilities**

The site connects to public utilities via a private connection through the site.

**Review**

The applicant is seeking a conditional use permit to allow unenclosed storage in the M-1, Light Industrial, zoning district for the property located at 1021 Elevate Lane. The applicant is proposing to use the property as an athletic facility for sports instruction. The applicant's narrative states the application is being submitted because, "the proposed use is consistent with the intent of the M-1, Light Industrial District and is of the same general character as indoor recreational facilities."

Power Athletics will occupy Suite 400 of the Elevate 22 building, which is on the north side of the structure. The facility will provide recreational and competitive training in all-star cheerleading and tumbling. The business concept is designed to provide programs for youth through collegiate athletes and will be led by professional, certified coaches. The facility includes spring floors, tumbling tracks, mats, office space, and support areas.

The business will operate on the following schedule:

- Summer: Monday through Thursday, 10:00am–8:00pm
- Fall/Winter/Spring: Sunday through Thursday, 4:00pm–9:00pm

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**Attachments**

General Location Map

Aerial Map

Site Plan

Exterior Rendering

Floor Plan

Business Plan

APX Tenant Letter

Narrative

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# General Location Map



Date: September 2025

Author:

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# Aerial

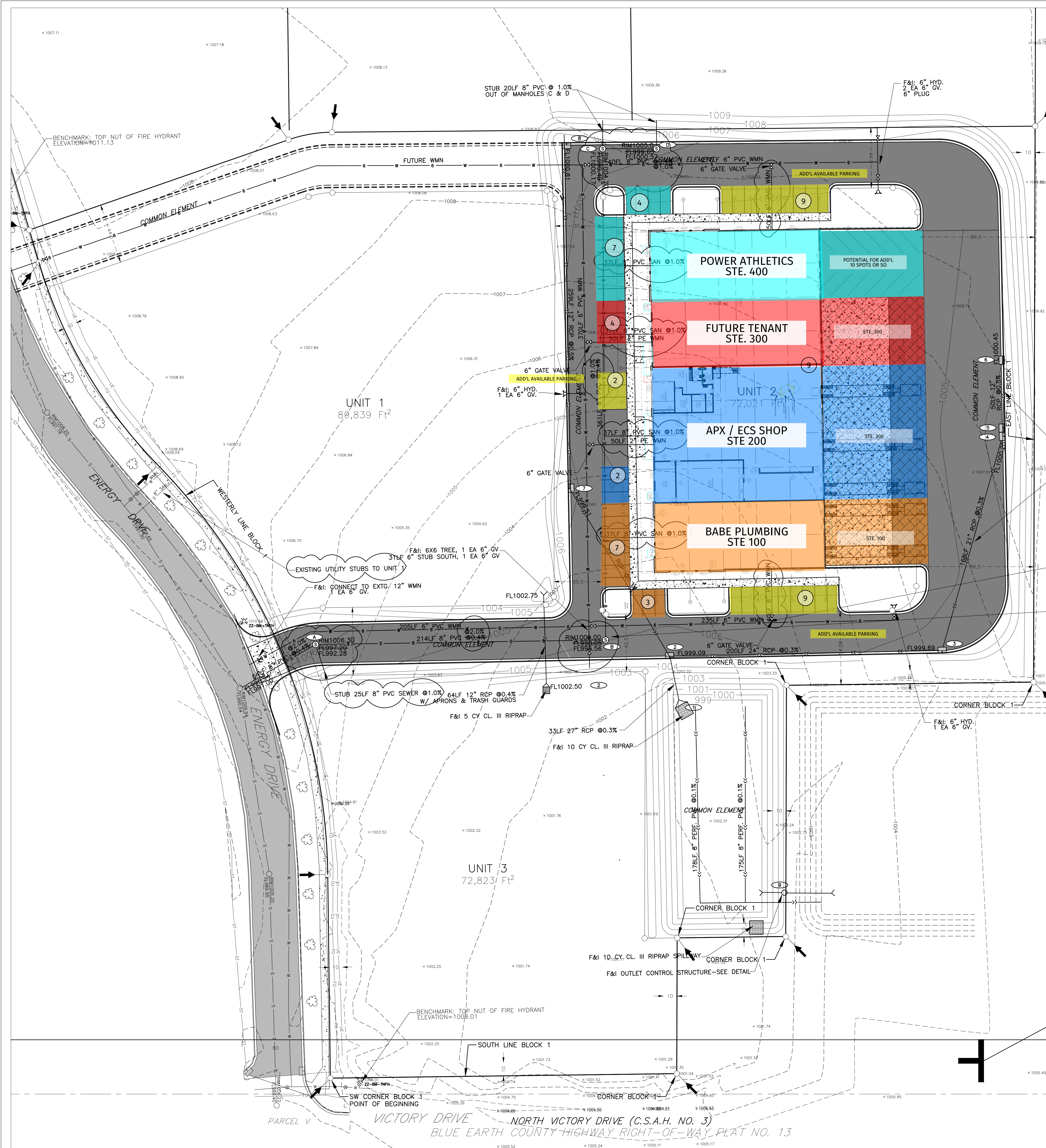


Date: September 2025

Author:

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STORM SEWER STRUCTURE SCHEDULE						
NO.	RIM EL.	INVERT EL.	HEIGHT	CASTING	DESIGN	REMARKS
1		999.00				27" RCP APRON & TRASH GUARD, 10 CY CL. III RIPRAP
2	1004.20	999.09	5.11	R3067	4022-60	
3	1004.00	999.69	4.31	R3067	4022-60	F&I 1' SUMP AT ELEV.=1002.49
4	1003.50	1000.20	3.30	R3067	4022-48	
5	1003.50	1000.20	3.30	R3067	4022-48	
6	1004.00	1000.45	3.65	R3067	2X3	
7	1004.80	999.51	5.29	R3067	4022-48	
8	1004.25	1000.81	3.44	R3067	2X3	12" RCP APRON & TRASH GUARD
9	1003.00	999.00	4.00	R1772		SEE OUTLET STRUCTURE DETAIL

ALL OUTLET APRONS TO HAVE CL. III RIPRAP PER DETAIL INSTALLED WITHIN 24 HOURS OF CONNECTION

SANITARY SEWER STRUCTURE SCHEDULE						
NO.	RIM EL.	INVERT EL.	HEIGHT	CASTING	DESIGN	REMARKS
A	1006.30	997.20	9.10	R1772	4007C	
B	1005.00	998.05	6.95	R1772	4007C	
C	1004.70	999.49	5.21	R1772	4007C	
D	1005.00	999.65	5.34	R1772	4007C	

F&I STORM SEWER PIPING AND STRUCTURES SHOWN  
SEE STRUCTURE SCHEDULE FOR MORE INFORMATION

F&I NEW WATER MAINS FROM ENERGY DRIVE AS SHOWN. REMOVE & REPLACE  
PAVEMENT AS REQUIRED. MATCH EXISTING STREET SECTION  
SEE MECHANICAL PLAN FOR ROUTING TO BUILDING.

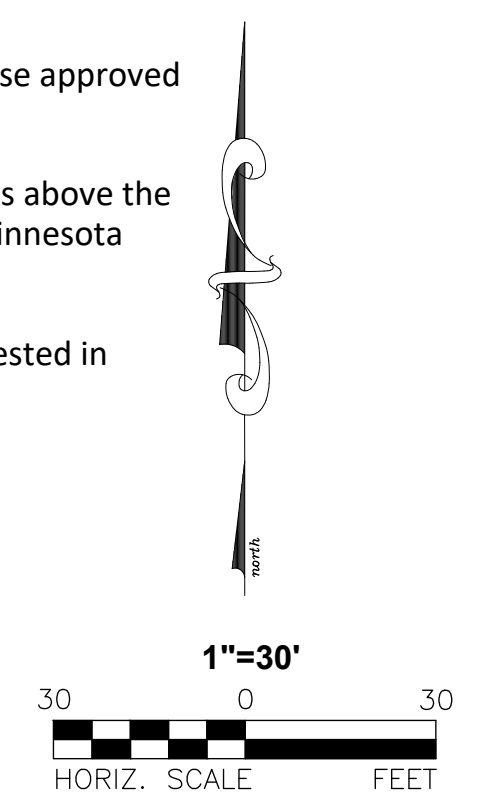
F&I NEW SEWER MAINS FROM EXISTING SEWER IN ENERGY DRIVE AS SHOWN.  
REMOVE & REPLACE PAVEMENT AS REQUIRED. MATCH EXISTING STREET SECTION  
SEE MECHANICAL PLAN FOR ROUTING TO NEW BUILDING  
SEE STRUCTURE SCHEDULE FOR MORE INFORMATION

NOTES PREPARED FOR  
2025.08.25 APX CONSTRUCTION - JS

## POWER ATHLETICS PROPOSED STE. 400 OF THIS BUILDING

### PLUMBING SPECIFICATIONS

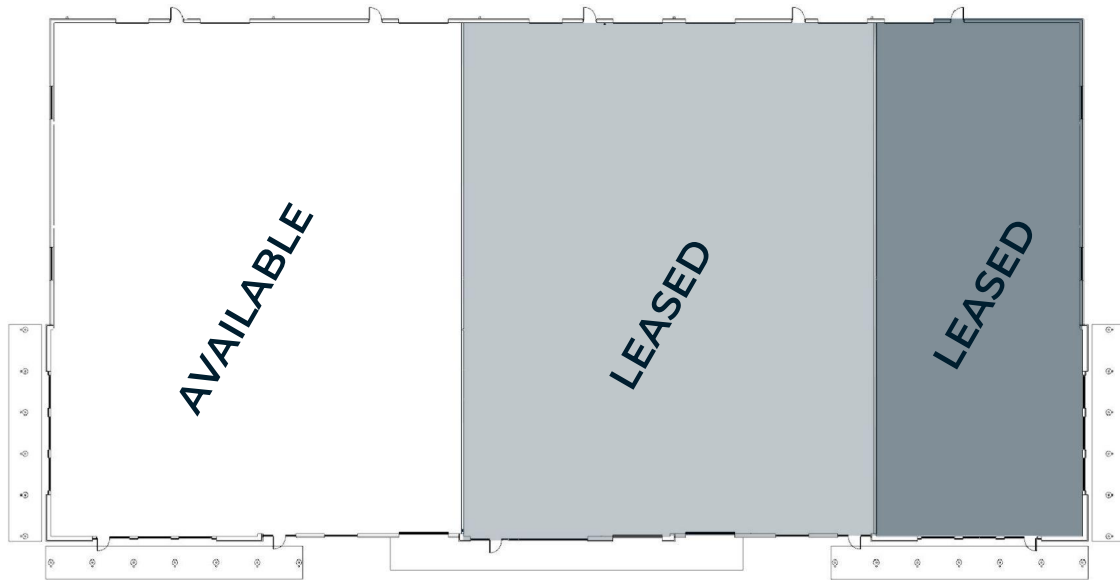
- All plumbing shall be installed in accordance with the Minnesota Plumbing Code (see Minnesota Rules, Chapter 4714).
- The water distribution system shall be disinfected per Minnesota Rules.
- A sanitary sewer cleanout will be provided near the connection between the building drain and the building sewer.
- PVC sanitary sewers will meet one of the following ASTM Standards: D3034, F789, D2665, or F891. ASTM D2241 pipe may be used for sewers 6 inch and larger. The installation will comply with ASTM D2321, which requires installation by open trench on a continuous granular bed.
- PVC solvent weld joints will include a primer of contrasting color to the pipe and cement.
- RCP storm sewers must comply with ASTM C76.
- All joints and connections in the storm sewer system shall be gastight or watertight. Approved resilient rubber joints must be used to make watertight connections to manholes, catchbasins, and other structures. Cement mortar joints are permitted only for repairs and connections of existing lines constructed with such joints.
- Polyethylene (PE) water services must meet ASTM D2239 or D2737 installed per ASTM D2774. Joints must use approved insert fittings with metal clamps. No more than two feet may be exposed within the building.
- The bottom of the water service pipe located within ten feet of the sewer crossing must be at least 12 inches above the top of the sewer. When this is not feasible, the sewer pipe must be constructed of materials listed in the Minnesota Rules. The water service should not contain any joints or connections within 10 feet of the crossing.
- All portions of the storm sewer system located within 10 feet of the building or water service line must be tested in accordance with Minnesota Rules.



# ELEVATE 22

*31,250 SF OF MODERN & FLEXIBLE CONDO SPACE*





## CONTRACTOR PARK

Make the move to the professional tenant mix at Elevate22. Newly developed modern and flexible 31,250 SF property available for sale or lease in Mankato, MN. Industrial and flexible suites offered in increments of 6,250 SF. Elevate22 is ideal for office, retail, and warehouse space ranging from 6,250-31,250 SF. Each 6,250 SF suite includes 1,000 SF vanilla shell with bathroom rough ins, office area, 5,250 SF warehouse space, plus a loading dock and drive-in.

## PROPERTY DETAILS

- New Construction
- Suites starting at 6,250 SF
- Flex space in increments of 6,250 SF up to 31,250 SF
- Quick access to Highway 14 and Highway 22
- Exterior courtyards
- Fenced and secured outdoor storage
- Ample and private parking
- Common shared conference room, receptionist, shop manager available for shipments and deliveries



## FOR MORE INFORMATION

**JAMIE JACOBS**

507-387-6836 x211

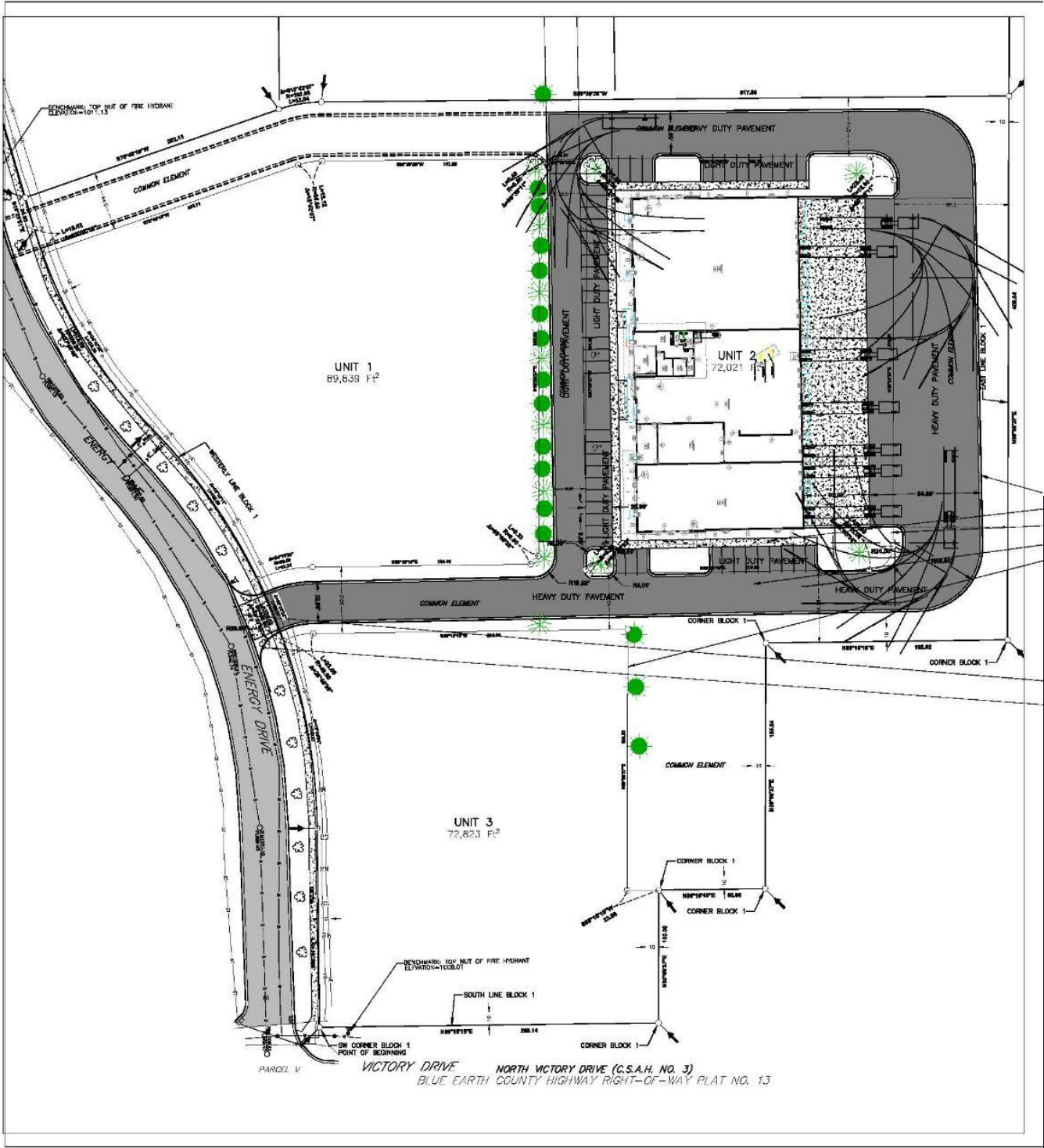
JAMIE@APXCONSTRUCTIONGROUP.COM

*a development by APX Construction Group*

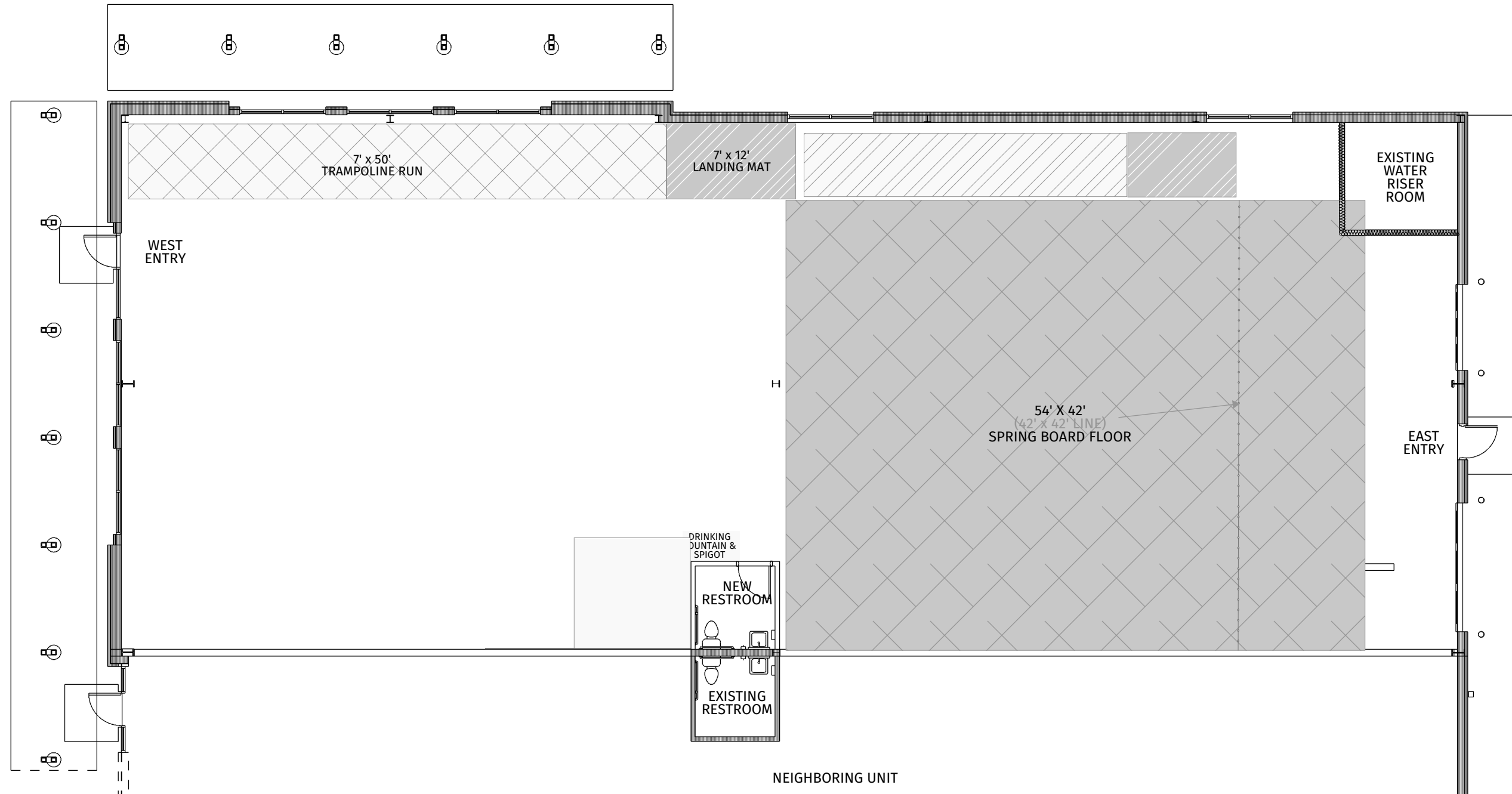
## FOR SALE OR LEASE

# ELEVATE22

31,250 SF OF MODERN & FLEXIBLE CONDO SPACE



Power Athletics, LLC  
 Elevate 22  
 1021 Elevate Lane  
 Suite 400



SCALE  
 3/32" : 1'  
 1:128



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AUGUST 2025

# Power Athletics, LLC

ALLSTAR CHEERLEADING AND TUMBLING  
FOR THE GREATER MANKATO AREA

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# Executive Summary

## VISION

Bringing all star cheerleading and tumbling to the greater Mankato area and beyond by working with youth athletes and teaching our core values of mastery, accountability, kindness, excellence and strength.

## MISSION

To expand into the greater Mankato area by offering opportunities to emphasize and teach our athletes mastery and safety of cheer and tumbling through the accountability, hard work and strength to do the sport while fostering a kind, inclusive environment.

## MASTERY

We pursue mastery through continuous learning, practice, and refinement. Striving towards perfection in all that we do, before progressing to new levels.

## ACCOUNTABILITY

We embrace accountability as a driver of learning and improvement, using feedback to grow and develop. We own our actions and their outcomes, taking responsibility for our commitments and performance.

## KINDNESS

We foster a culture of kindness, where everyone feels valued, supported, and appreciated. We demonstrate kindness through our actions, treating everyone with respect, compassion and generosity.

## EXCELLENCE

We relentlessly pursue excellence in all that we do. We are committed to the highest standards of quality and performance.

## STRENGTH

We build strength through resilience, determination, and teamwork. We are committed to developing both physical and mental fortitude. We believe that physical wellness supports mental clarity and resilience, and that mental strength empowers us to overcome challenges and achieve our goals.

# The Organization



## BRIDGETTE ZINS

**Owner  
& Co-Founder**

Setting strategy by defining the mission, vision, values, and goals of the business. Representing the company in public forms by managing relationships and marketing strategies. Monitoring the performance of employees. Assessing opportunities by monitoring industry changes and assessing areas of opportunities and growth.

## HALEY HUCHON

**Owner  
& Co-Founder**

Managing the business financial activities through financial planning, assessing financial risks and minimizing them, creating financial reports, overseeing accounting and ensuring the businesses compliance with financial regulations.

## MAKI BRAUNSHAUSEN

**Owner  
& Co-Founder**

Daily operations of the business. Ensuring strategic goals are met, managing performance of staff, creating and implementing strategies for business growth. Creating and maintaining relationships with athletes and parents. Cleaning, stocking, and maintaining equipment.

# Business Description

## PROBLEM

There is a desire to bring allstar cheerleading and tumbling into Mankato that offers safe, progressive training taught by skilled and knowledgeable coaches.

## SOLUTION

Power Athletics offers a variety of classes and teams at all levels to bring all star cheerleading and tumbling to the Mankato area through the expertise of their skilled coaches and safe facility.

## TARGET MARKET

### 1. CHEERLEADERS OF ALL LEVELS

Class offerings to benefit those at the beginner, intermediate and advanced levels.

### 2. INDIVIDUALS LOOKING TO IMPROVE TUMBLING

Progressive tumbling classes that benefit cheerleaders, dancers and gymnasts.

### 3. COMPETITIVE CHEER TEAMS

Performance and competitive teams in either half year or full year offerings for athletes of all abilities and commitments (novice, prep, elite).

### 4. INDIVIDUALS LOOKING TO GAIN FITNESS THROUGH MOVEMENT

Class offerings from infant exploratory movement through adult classes to gain physical fitness and stay active.

# Business Information

## NARRATIVE:

Power Athletics is seeking to establish a business presence within the city limits of Mankato, MN. Our needs for our facility to ensure a safe training area for our youth athletes includes, a large facility (Over 5000 square feet) to fit two competition sized floors, as well as training materials such as tumbling trampolines of various sizes. In addition to the large space needed, we are in need of high ceilings, as part of the sport involves tosses in which athletes are set into the air approximately 15 feet up. A similar feature needed is clear span area, as the competition floor is the size of 54 feet by 42 feet.

While Power Athletics has enjoyed being in Kasota/ St Peter, we have outgrown our location, and with the Highway 22 road construction for the years of 2025-2027, we are in need of moving to Mankato to be come more accessible to our families and to add a second floor. It is not possible to expand in our current location.

Power Athletics has searched the Mankato Area of over one year of time, and there are little to no options that are both affordable, and fit the criteria needed to provide safe, well lit, with appropriate facilities and parking available. Power Athletics has intension of moving to 1021 Elevate Ln, in the Elevate 22 Suites. Leasing 6129 sq ft, with a lease term of 5 years. Zoned as Office/Warehouse, Industrial, we hope to fit in with the current occupant businesses of Evenson Concrete Systems and Babe Plumbing.

Below are locations we have previously considered:

Rice/ De Mars Future Owned/Built: Power Drive Building- Not in construction phase yet, but ideal space.

River Hills Mall: - 30 ft structure poles, rent too high

Madison East Mall: Would need to retrofit building in existing hallways.

1850 Madison Ave: UNRL building: - Pricing too high, 30 ft structure poles

~1072 South Victory Drive- Space too small, no parking, zoning industrial

706 N Victory Dr (MVAC)- no bathroom addition option available to make suitable for code.

219 S. Victory Drive- differing ceiling heights, no space for a full floor, additional building not heated, cooled,

## BUSINESS DETAILS:

### **Hours of Operation**

June-August: Monday-Thursday

11:00am-8:00pm

September- May: Sunday-Thursday

4:00pm-8:30pm

### **Staff**

Approximately 8-10 part time staff

(4 coaches max in building at one time)

# Service Offerings

## GROUP CLASSES

Beginner, intermediate and advanced levels to develop tumbling or cheer skills.

## COMPETITIVE TEAMS

Formations of teams of various levels (novice, prep, elite) that perform and compete locally, regionally, and nationally.

## PRIVATE LESSONS

Personalized coaching for specific skill development with qualified coaches.

## SPECIALTY CLINICS

To develop areas such as stunts, tumbling, jumps, flexibility or themed clinics to have fun (princess clinic, tie dye & tumbling, Barbie, etc.)

## BIRTHDAY PARTIES

Offering a space to celebrate away from home offering both time in the gym and time for cake/presents. Specialty parties such as Nerf Parties.

## GYM RENTAL

Other teams or groups can rent the gym for floor time whether it be for practices or private parties. (Ex: school teams)

# Marketing Plan

Our marketing plan is to reach potential customers through four main sources: digital, community outreach, promotions and branding.

## DIGITAL MARKETING

This will be through our website, social media (Facebook, Instagram, etc) and targeted online advertizing.

## COMMUNITY OUTREACH

Partnerships with local schools and colleges, community events to spread awareness of the gym.

## PROMOTIONS

This will be achieved through running a free trial class, open houses, bring a friend class, and referral programs.

## BRANDING

Consistent visual identity across all marketing materials (online media, print, apparel).

# Market Analysis

## INDUSTRY GROWTH

Growing popularity of competitive cheerleading has increased the demand for specialized training and the rising interest in the sport as a fitness activity.

“Currently, cheerleading is one of the most popular activities across the US and around the globe – with over 3 million cheerleaders in the US participating in youth rec, all star, school cheer, and STUNT, and hundreds of thousands worldwide. With the recent recognition by the IOC and USOPC, there’s no signs of slowing down the growth and interest for cheer!” – USA Cheer, usacheer.org

LOCATION	POPULATION
Mankato, MN	Population: 45,742 Persons under 5 years: 5% Persons under 18 years: 17.3%
INCOME	LOCAL HIGH SCHOOL TEAMS
<ul style="list-style-type: none"><li>Median Household Income: \$64,826</li></ul>	<ul style="list-style-type: none"><li>St. Peter High School</li><li>LCWM High School</li><li>St. Clair High School</li><li>Maple River High School</li><li>New Ulm High School</li><li>Waseca High School</li></ul>
LOCAL COLLEGE TEAMS	NEARBY COMPETITORS
<ul style="list-style-type: none"><li>MSU, Mankato Cheer Team</li><li>MSU, Mankato Dance Team</li><li>Gustavus Adolphus College Cheer Team</li></ul>	<ul style="list-style-type: none"><li>Empire All Stars – Jordan, MN</li><li>K &amp; G Gymnastics – Mankato, MN</li><li>Mankato Area Gymnastics Academy – Mankato, MN</li><li>Spotlight Dance Company – Mankato, MN</li><li>Dance Express – Mankato, MN</li><li>Northern Elite All Stars – Bloomington, MN</li></ul>

# Competitor Analysis

Power Athletics, LLC has several similar sport competitors in the radius of 45 miles. Power Athletics specific advantages are being the only competitive cheerleading program in a 40 mile radius. Competitors locally for similar type sports do not offer competitive cheerleading of any capacity. Thus creating an open need in the Mankato and surrounding communities. Recreational programming is available in Mankato and surrounding communities, however most programs have limited safety measures in place for the intermediate to advanced athlete.

## EMPIRE ALL STARS – JORDAN, MN & NEW MANKATO LOCATION

STRENGTH	WEAKNESS	OPPORTUNITY	THREATS
<ul style="list-style-type: none"> <li>Highly ranking competitive cheer teams on a national scale</li> </ul>	<ul style="list-style-type: none"> <li>Distant Owners</li> <li>High prices comparatively to other gyms/studios</li> <li>Small Mankato location</li> </ul>	<ul style="list-style-type: none"> <li>Power Athletics can offer competitive pricing compared to their costs of teams/classes</li> </ul>	<ul style="list-style-type: none"> <li>If they offer teams or tumbling classes at times that are more convenient to our families</li> </ul>

## MAGS – MANKATO, MN

STRENGTH	WEAKNESS	OPPORTUNITY	THREATS
<ul style="list-style-type: none"> <li>Optimal gym location off of Hwy 169</li> <li>More equipment such as pits, trampolines, mats</li> </ul>	<ul style="list-style-type: none"> <li>High prices</li> <li>Does not offer cheer</li> </ul>	<ul style="list-style-type: none"> <li>Power Athletics offers competitive pricing</li> <li>Offer a service that they do not have - cheer classes</li> </ul>	<ul style="list-style-type: none"> <li>Convenient location</li> </ul>

# Financial Plan

All financial projections can be found in our Annual Business Budget.



[Link to Annual Business Budget](#)

# Price Comparisons

Price comparisons collected based on comparable and competitive industries in our area.



[Link to Price Comparisons](#)

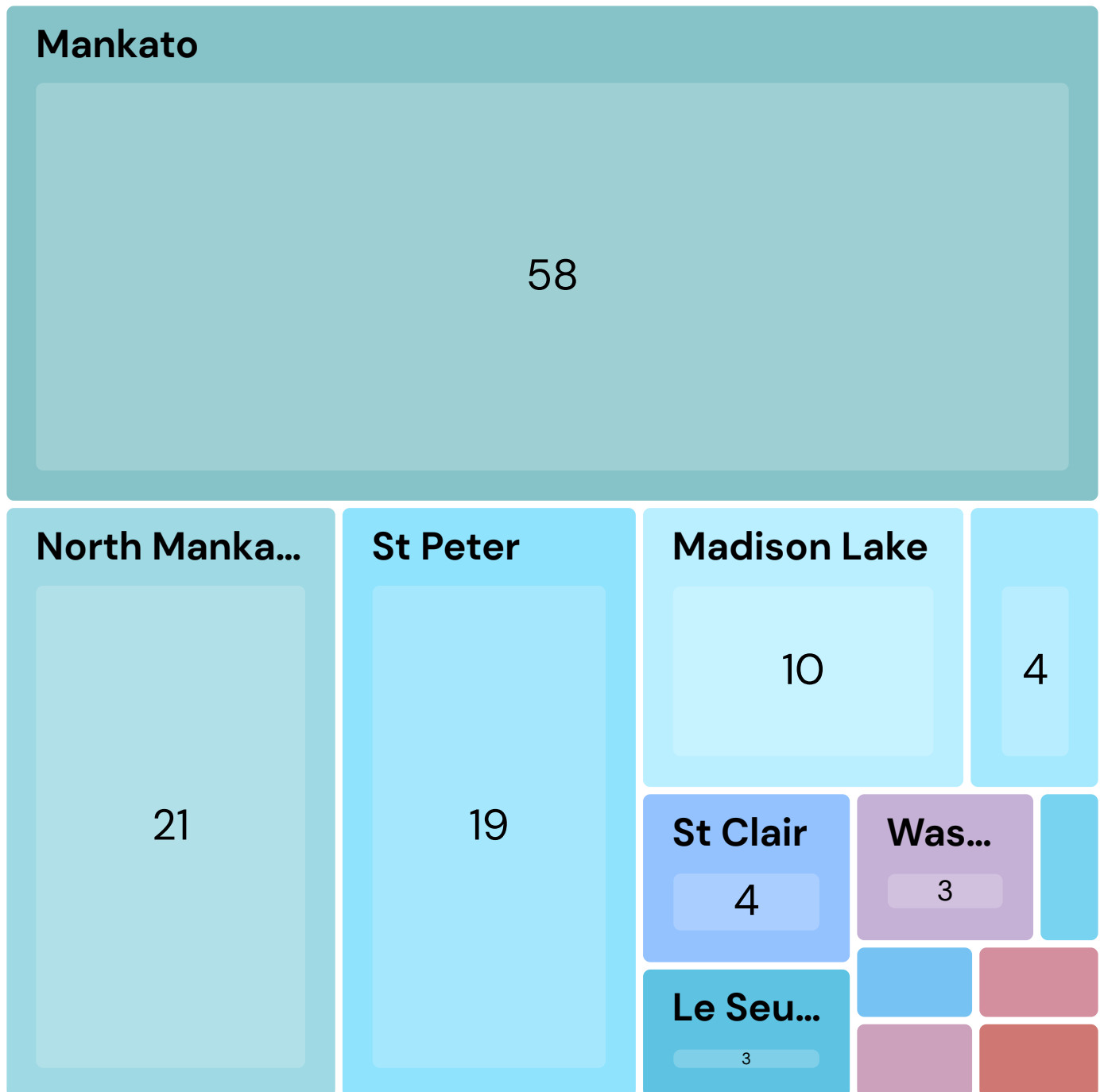
# Fall Schedule



[Link to Proposed Current Fall Schedule- 1 Floor](#)

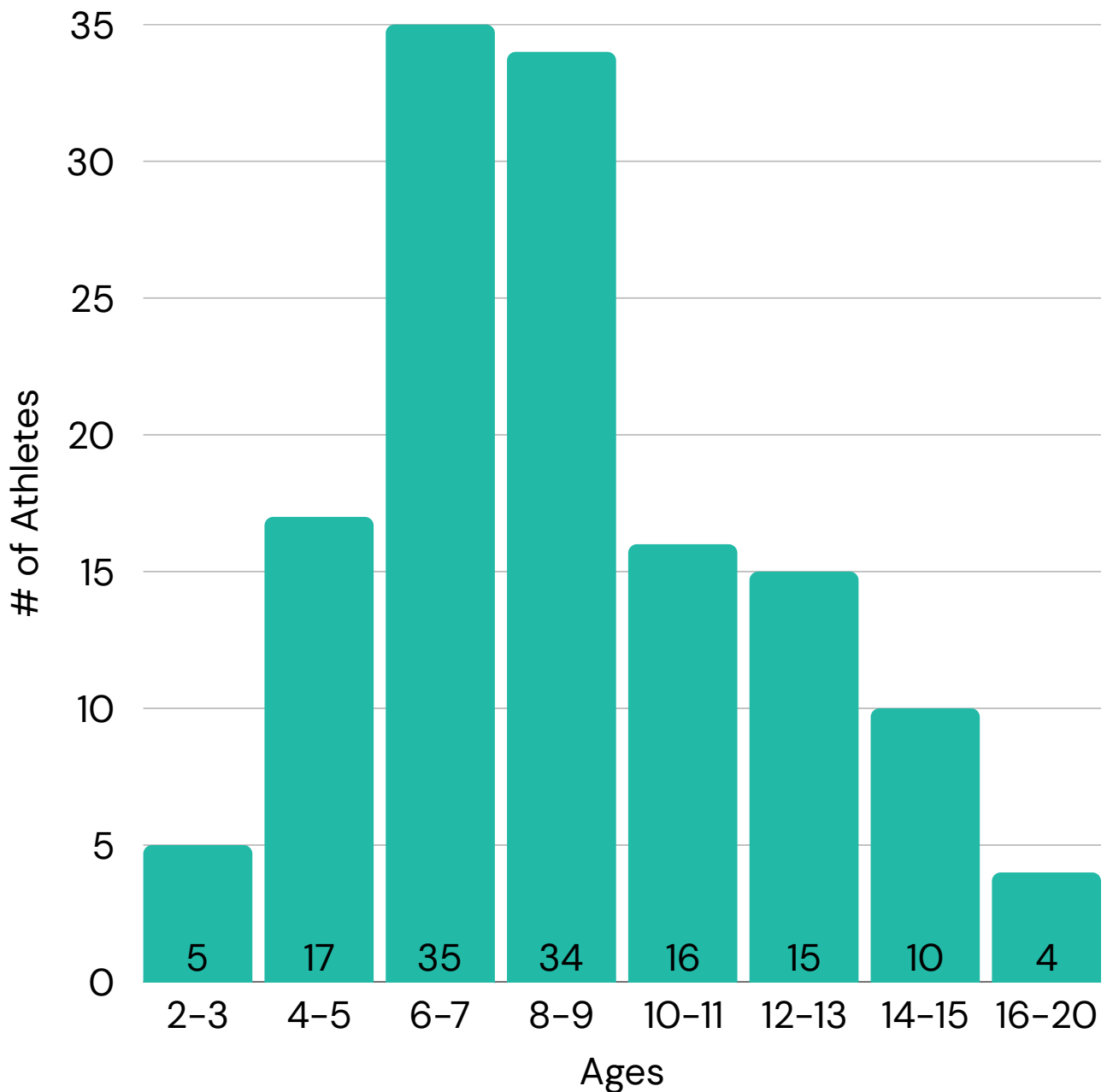
# Current Families

Active enrolled families as of August 19, 2025

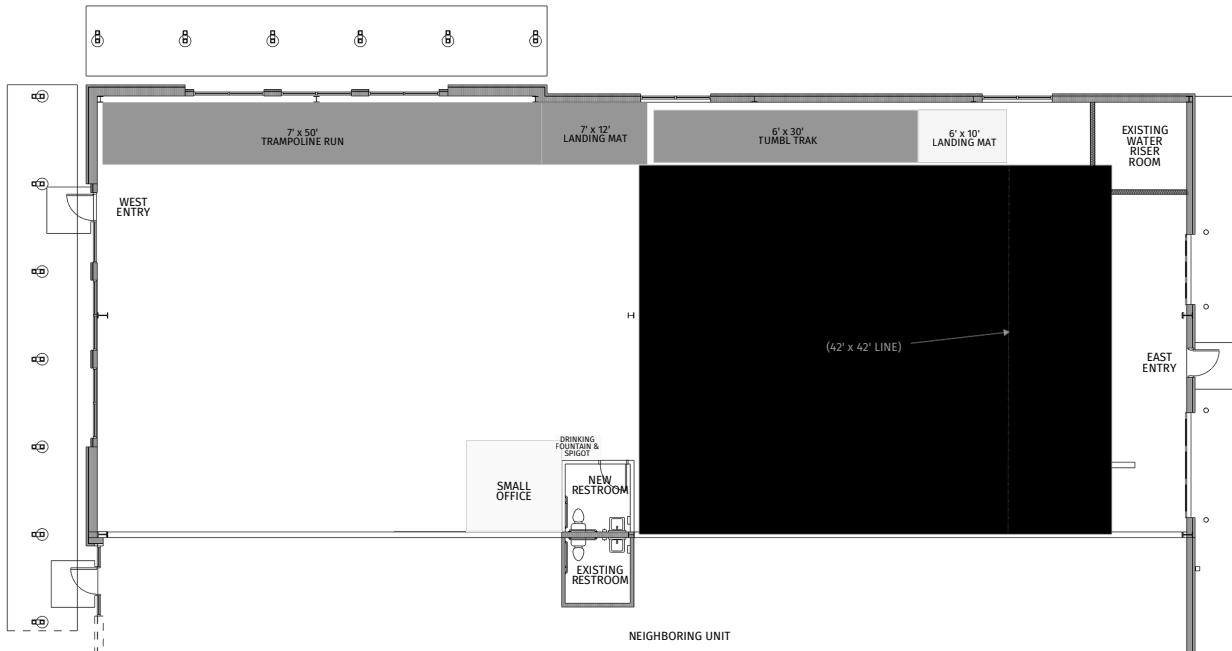


# Current Families

Active enrolled Ages of athletes as of August 19, 2025



# Proposed Building



SCALE  
3/32" = 1'  
1:128



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FLOOR PLAN OPTIONS	2025.08.01
POWER ATHLETICS	1



We look forward to working with Power Athletics and potentially joining the multi-tenant building located at 1021 Elevate Lane, Mankato, MN. Their tenancy on the north end of the building represents a strong commitment to the continued growth and vitality of this development.

Power Athletics is a tenant of high caliber whose operations will complement the existing businesses within the building. This addition supports our shared goals of fostering economic development, attracting quality employers, and ensuring the highest and best use of this property.

We look forward to a productive partnership with Power Athletics and to the positive contributions they will bring to the community and the broader business environment.

## **Conditional Use Permit Narrative**

**Applicant:** Power Athletics, LLC

**Property:** 1021 Elevate Lane, Mankato, MN (Suite 400)

**Zoning:** M-1, Light Industrial District

### **Introduction**

Power Athletics respectfully requests approval of a Conditional Use Permit (CUP) to operate a youth and collegiate cheerleading and tumbling training facility at 1021 Elevate Lane in Mankato, MN. The proposed use is consistent with the intent of the M-1, Light Industrial District and is of the same general character as indoor recreational facilities, specifically the permitted use of indoor firing ranges. The facility will provide structured, supervised, and safe indoor athletic training opportunities for area youth and young adults.

### **Description of Use**

Power Athletics will occupy Suite 400 of the newly developed Elevate 22 building. The facility will provide recreational and competitive training in all-star cheerleading and tumbling. Programs will serve youth through collegiate athletes and will be led by professional, certified coaches. The facility includes spring floors, tumbling tracks, mats, office space, and support areas as detailed in the attached floor plan.

### **Operations**

The business will operate on the following schedule:

- Summer: Monday through Thursday, 10:00am–8:00pm
- Fall/Winter/Spring: Sunday through Thursday, 4:00pm–9:00pm

Classes will be scheduled in blocks, with groups of athletes arriving and departing in predictable patterns. The nature of the training ensures staggered traffic flow rather than continuous high-volume traffic. The business will not generate outdoor activity, excessive noise, emissions, or storage needs beyond the building footprint.

### **Compatibility with Zoning**

The M-1 District lists indoor firing ranges as a permitted use. Power Athletics is comparable in that it:

- Is conducted entirely indoors

- Involves structured, supervised activity led by trained professionals
- Has scheduled participation with predictable traffic patterns
- Provides a safe recreational use consistent with community needs

The proposed use is also consistent with how other indoor training facilities (dance studios, martial arts academies, gyms) have been interpreted in similar zoning contexts.

### **Compatibility with Surrounding Uses**

The existing tenants of the building include Babe Plumbing, Heating and Air (Suite 100) and Evenson Concrete Systems (Suite 200). Power Athletics will complement these uses by occupying the remaining suites with a low-intensity recreational use. Unlike heavier industrial operations, Power Athletics does not create noise, odor, vibration, or traffic that would interfere with these tenants. Instead, the presence of Power Athletics adds diversity to the building's tenant mix while maintaining overall compatibility with the M-1 district.

### **Community Benefits & Economic Impact**

Power Athletics will provide significant community benefits by:

- Offering safe, structured after-school programs for children and young adults
- Preparing athletes for collegiate-level opportunities through high-quality training
- Serving as a positive gathering place for youth and families
- Attracting visitors to Mankato for cheerleading competitions, camps, and clinics
- Supporting local businesses such as hotels, restaurants, and retailers through event-related tourism

The presence of Power Athletics enhances the community's recreational offerings and positions Mankato as a regional hub for competitive cheerleading and tumbling.

### **Findings of Fact**

1. The proposed use is of the same general character as permitted uses in the M-1 District, particularly indoor firing ranges.
2. The request is consistent with the City's comprehensive planning policies by diversifying uses within industrial corridors.

3. The proposal does not interfere with neighboring uses and is compatible with Babe Plumbing and Evenson Concrete Systems.
4. The property is served by public facilities and utilities.
5. The use does not create undue traffic congestion.
6. There are no known historical, architectural, or environmental resources affected by the proposal.
7. The overall intensity of the development is not greater than other allowed uses in the district.
8. The proposal conforms with applicable regulations and ordinances.
9. The proposed use will not jeopardize public health, safety, or welfare.

### **Conclusion**

Power Athletics respectfully requests approval of a Conditional Use Permit for a cheerleading and tumbling training facility at 1021 Elevate Lane. The use aligns with the intent of the M-1 District, is comparable to permitted uses, and provides significant community and economic benefits to Mankato. Approval of this request will allow Power Athletics to continue serving the region's youth and families in a safe, structured, and impactful manner.

**Site Plan and Traffic Advisory Review Committee**

**1. 7.**

**Meeting Date:** 09/09/2025

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**Title**

CY 52-25

**Request of the Planning Agency for review of the Hilltop Study.**

**Review**

This item is only on the agenda for informational purposes only. The report will be sent to the Planning Commission.

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**Meeting Date:** 09/09/2025

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**Title**

CYV-04-25

**Request of Lori Schlueter for a variance from Chapter 10, Article II, Division 4, Sec.10-137 of the Mankato City Code to increase the allowable maximum ground coverage from 30% to 37%, for a total lot coverage of 1,358 square feet in the R-2, one-and-two family dwelling district; and a variance from Chapter 10 Article X, Division 1, Sec. 10-1465 to decrease the required corner side yard setback from 15 feet to 8.5 feet. The variance is being requested in order to allow for the construction of a new, 22' X 25' detached garage. The property is described as the west 48 feet of Lots 8 and 9, Block 5, Hubbell's Addition (307 Mound Avenue).**

**Applicant**

The applicant is Lori Schlueter.

**Request**

Request of Lori Schlueter for a variance from Chapter 10, Article II, Division 4, Sec.10-137 of the Mankato City Code to increase the allowable maximum ground coverage from 30% to 37%, for a total lot coverage of 1,358 square feet in the R-2, one-and-two family dwelling district; and a variance from Chapter 10 Article X, Division 1, Sec. 10-1465 to decrease the required corner side yard setback from 15 feet to 8.5 feet. The variance is being requested in order to allow for the construction of a new, 22' X 25' detached garage.

**Location**

The property is described as the west 48 feet of Lots 8 and 9, Block 5, Hubbell's Addition (307 Mound Avenue).

**Existing Land Use**

The property is currently residential and in use as a single family dwelling.

**Zoning**

The subject property is zoned R-2, One- and Two- Family Dwelling District.

**Environmentally Sensitive Areas**

There are no known environmentally sensitive areas on the property.

**Public Utilities**

The subject property is currently served by Public Utility infrastructure.

**Review**

The applicant, Lori Schlueter is requesting a variance from Chapter 10, Article II, Division 4, Sec.10-137 of the Mankato City Code to increase the allowable maximum ground coverage from 30% to 37%, for a total lot coverage of 1,358 square feet in the R-2, one-and-two family dwelling district; and a variance from Chapter 10 Article X, Division 1, Sec. 10-1465 to decrease the required corner side yard setback from 15 feet to 8.5 feet.

The variance is being requested in order to allow for the construction of a new, 22' X 25' detached garage. The property is addressed as 307 Mound Avenue.

**Site Conditions:**

The minimum lot area for One-Family residential uses, recorded prior to May 28, 1956, is 5,500 sq. ft. The subject property has a lot area of 3,669 Sq. Ft., this is significantly smaller than the minimum lot sizes in the R-2, Zoning District.

The subject property is bound by Mound Ave to the North and Public ROW, dedicated as Irving Street to the West. Due to these conditions, the property is considered a corner lot and subject to corner side yard setbacks and sight triangle limitations.

The Western ROW abutting the property is dedicated as Irving Street. This 50'-wide street was Platted as part of Hubbell's Addition in 1874, despite this, it was never improved as a public roadway.

The primary structure, the house, is setback 8.4' feet from the Irving St ROW and 16' from Mound Ave. The existing garage is setback 8.5' from the Irving St ROW. The applicant proposes to maintain the 8.5 building setback along Irving St, in line with the primary structure.

'Private' driveway access off of Mound Ave was created to serve 307 Mound Ave in 1941 within the Irving St ROW. This 'driveway' is constructed of gravel and is proposed to remain so after the completion of the new detached garage. Only a 8.5' x 22' driveway pad is proposed to be constructed between the new garage and the Irving Street ROW. No improvements have been proposed to occur within the Irving Street Right-of-Way.

The property owner has indicated that a drain system of sorts is present within the area of Irving St currently operating as her driveway. City of Mankato GIS shows the presence of a Storm Main within this area, but not to the extent reported by the property owner.

#### Ground Coverage:

[Section 10-137](#) of the Mankato City Code defined the maximum ground coverage in the R-2 Zoning District. It reads: "*The sum total of lot area that may be covered by all structures located on a zoning lot in the R-2 district shall not exceed 30 percent. Accessory buildings shall occupy not more than 50 percent of the total area of a required rear yard*".

With a lot area of 3,669 square feet, 30% of said lot would be 1,101 Sq. Ft. The existing primary structure is 832 Sf. Ft, meaning that only 269 square feet would be available for a new garage if the existing 250 Sq. Ft. garage was demolished. Due to the abnormally small lot size, which is far below the minimum lot size, the applicant is seeking to increase the allowable maximum ground coverage from 30% to 37%, for a total lot coverage of 1,358 square feet. With this change, the applicant would be able to construct a proposed 22' x 25' (550 Sq. Ft.) garage.

#### Corner Side Yard Setback:

The subject property is considered a Corner Lot due to its location along Mound Ave and the Irving St ROW.

[Section 10-1465](#) of the Mankato City Code defines the setback requirements for Corner Lots. It reads: "*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...*".

Because the front yard setback in the R-2 Zoning District is 30 feet, the required corner side yard would then be 15'. The applicant is requesting to decrease the required corner side yard setback from 15 feet to 8.5 feet. As previously stated, this setback would reflect that of the primary structure and existing garage.

General Location Map

Aerial Map

Site Plan

Original Survey

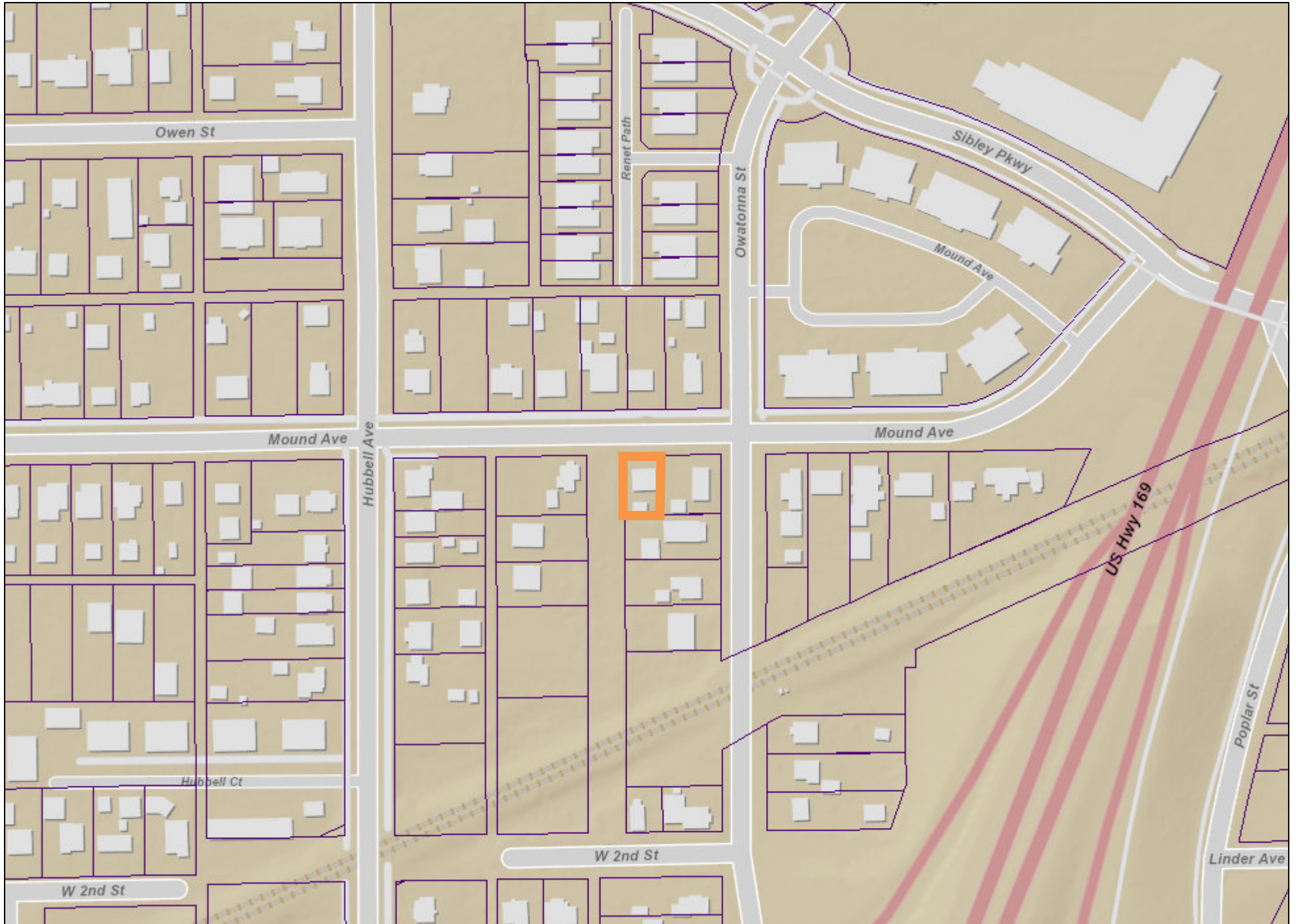
Survey with Plans

Variance Questions

Variance Narrative

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# General Location map



Date: September 2025

Author:

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# Aerial Map



Date: September 2025

Author:

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Lori, Lyle, Kyla  
Schlueter  
8-20-25

Lori Schlueter  
907-766-5398  
lori98schlueter@gmail.com

3,669 ft<sup>2</sup>

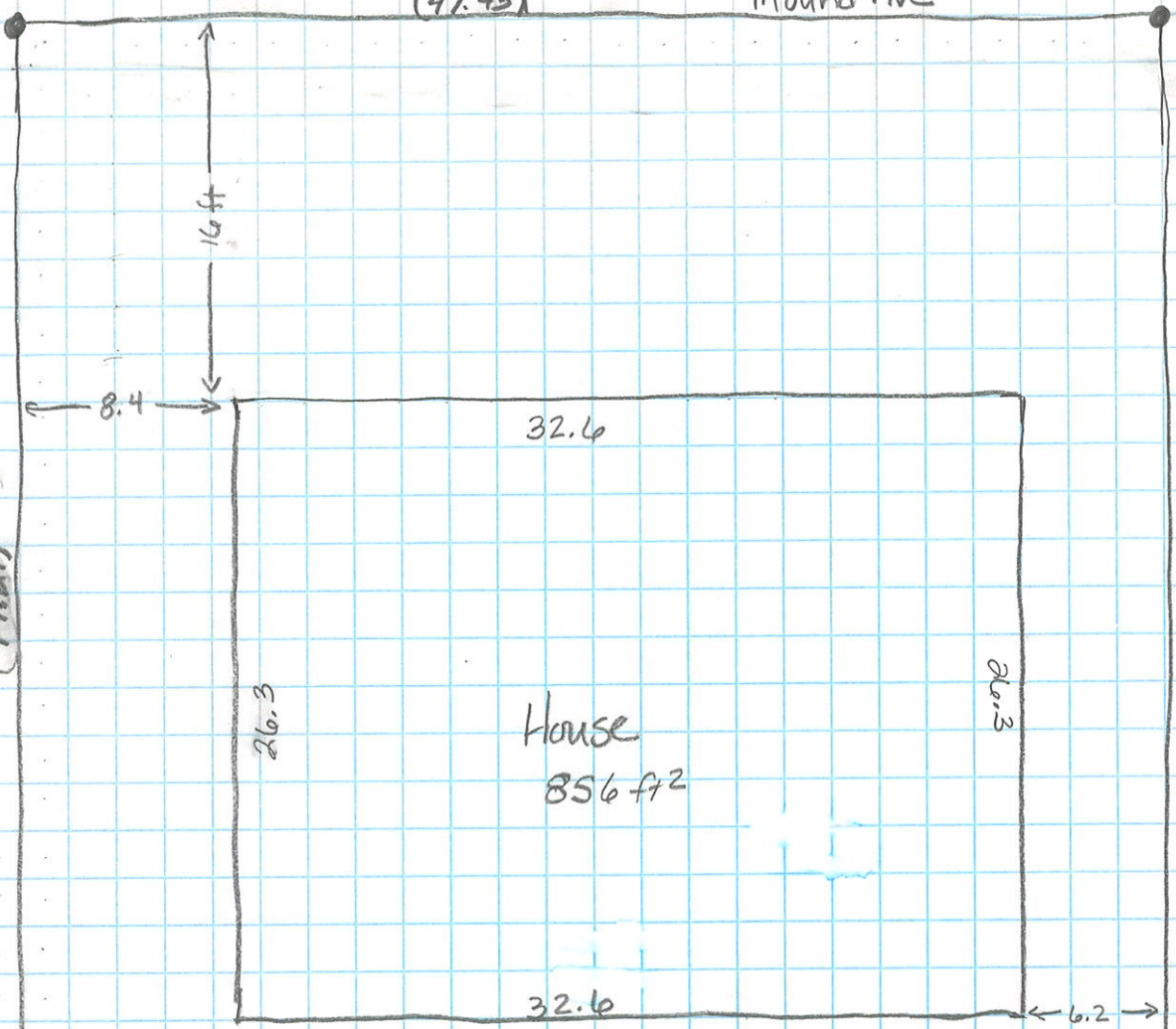
307 Mound Ave  
(47.43)

Mound Ave

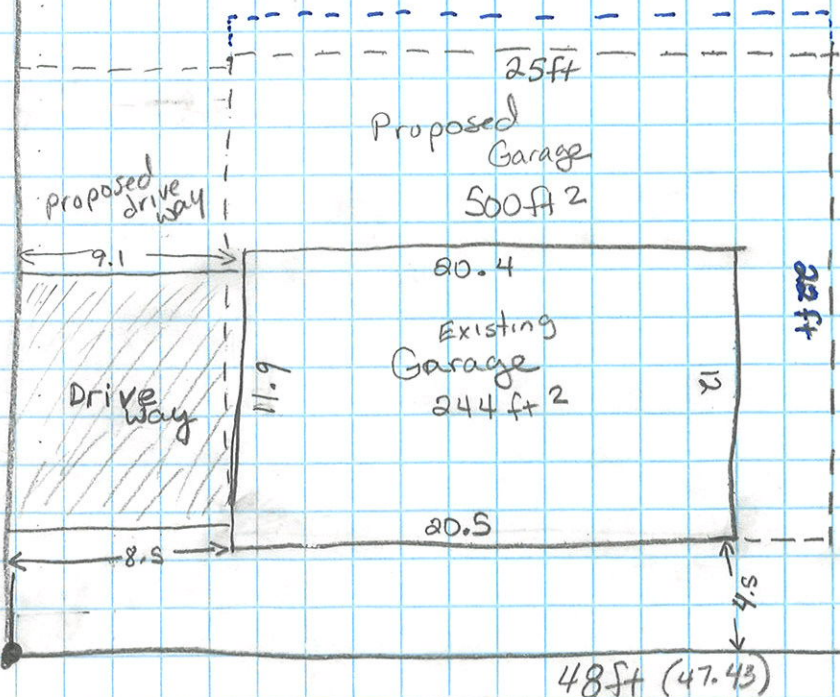


Irving Street

(77.21)



78 ft (71.53)



1 block = 2 ft

# CERTIFICATE OF SURVEY

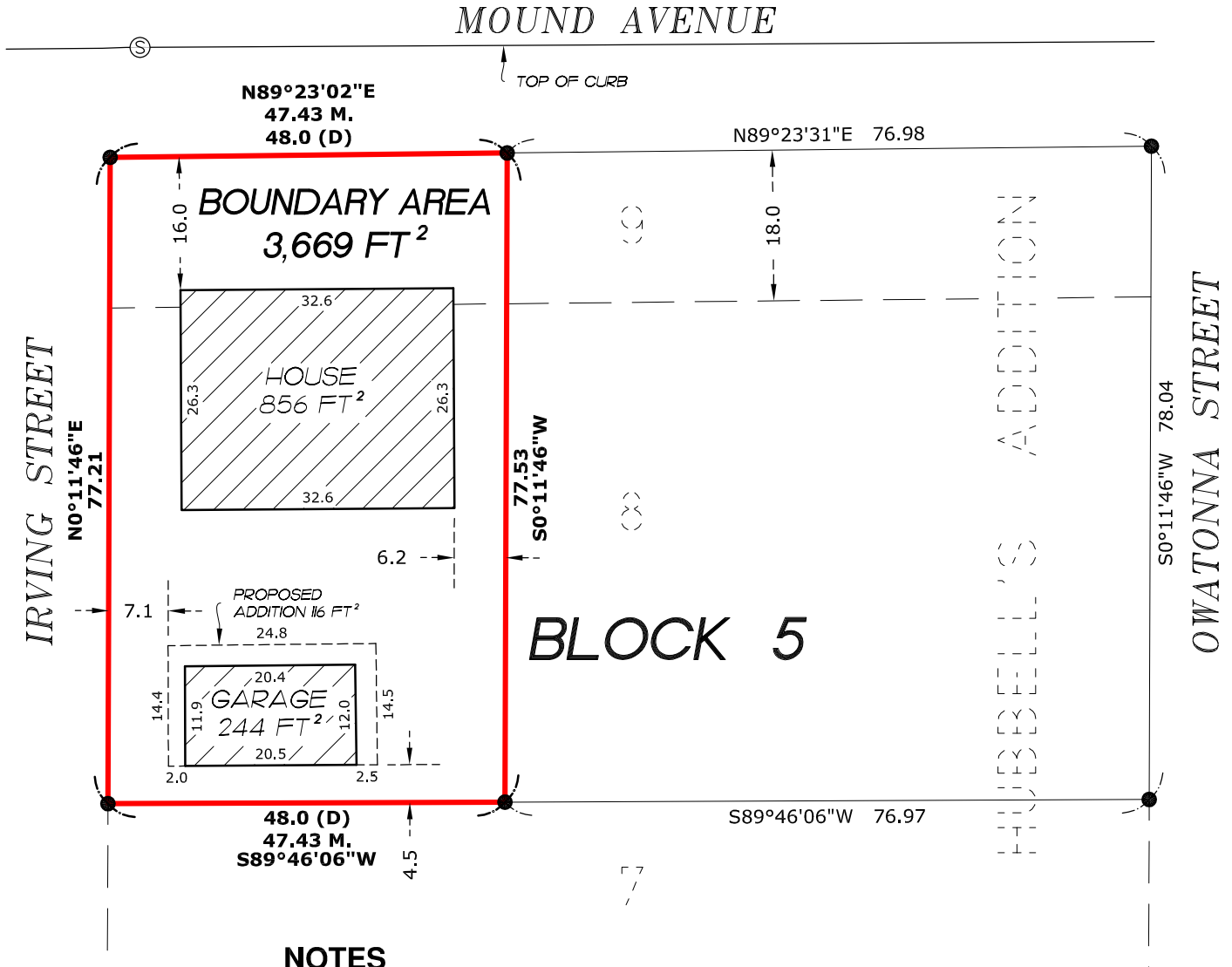
~for~ LORI & KYLE SCHLUETER

~of~ West 48 Ft. of Lots 8 and 9, Block 5, HUBBELL'S ADDITION  
307 Mound Avenue, Mankato, MN

## LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- (D) DENOTES DISTANCE PER DEED
- M. DENOTES DISTANCE AS MEASURED

NORTH



## NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 10/04/2021.
- Bearings shown are on an assumed datum.
- Parcel ID Number: R010813178001.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

SCALE: 1" = 20'

BEARING DATUM: Assumed

JOB NO. 21.1199LS

DRAWN BY: SW

CREW: JWM

I hereby certify that this plan, survey 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.

By: *[Signature]*  
Minnesota License No. 15475

Dated 19 day of October 2021.

DATE: 10/19/2021

### REVISIONS

#	DATE	DESCRIPTION	BY
1			
2			
3			
4			



**E. G. RUD & SONS, INC**

PROFESSIONAL LAND SURVEYORS  
335 Main Ave., P.O. Box 988  
Gaylord, MN 55334

TEL. (507) 237-5212  
www.egrud.com

L-B

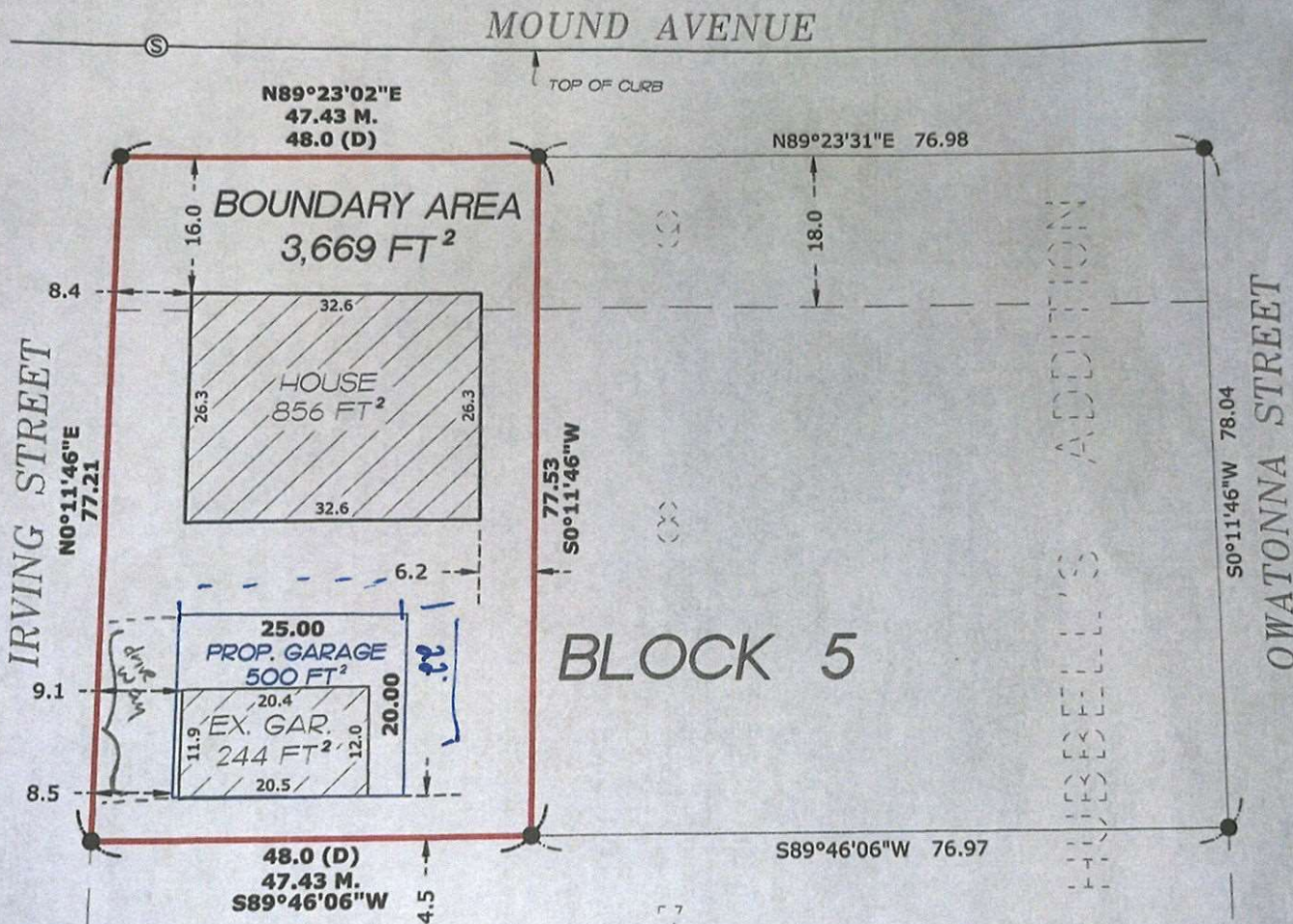
# CERTIFICATE OF SURVEY

~for~ LORI, LYLE & KYLA SCHLUETER  
 ~of~ West 48 Ft. of Lots 8 and 9, Block 5, HUBBELL'S ADDITION  
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By: *[Signature]*  
 Minnesota License No. 15475

Dated 9th day of November, 2021.

DATE: 10/19/2021

### REVISIONS

#	DATE	DESCRIPTION	BY
1	9NOV21	REV. GAR.&NAMES	KN
2			
3			
4			
#	DATE	DESCRIPTION	BY

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Variance questions

Please answer the following questions as they relate to your specific variance request:

1. In your opinion, is the variance in harmony with the purposes and intent of the ordinance?

Yes  No ( ) Why or why not?

Ordinance was developed with certain lot size in mind to not alter character of neighborhood. In this case the overall neighborhood character is not diminished because the lot is very small compared to norm where ordinance was meant to control.

2. In your opinion, is the variance consistent with the comprehensive plan?

Yes  No ( ) Why or why not?

Allowing the variance would still maintain normal, common structures consistent for the surrounding area. The request is to allow for a 2 car garage replacing single stall. The issue is the tiny size of the lot. We are not request unusual use or size of structure.

3. In your opinion, does the proposal put property to use in a reasonable manner?

Yes  No ( ) Why or why not?

Request is for standard 2 stall garage which is reasonable for a family with 2 cars and well as lawn + snow removal equipment. This is consistent with other properties in the area and in Mendota

4. In your opinion, are there circumstances unique to the property?

Yes  No ( ) Why or why not?

The property was developed in the 1940's on a lot which is well below standards @ only 3169 sq ft preventing common + standard garage size for 2 vehicles + storage of lawn + snow equipment.

5. In your opinion, will the variance maintain the essential character of the locality?

Yes  No ( ) Why or why not?

Request for 2 stall garage is similar to surrounding properties that include 2 stall garages, storage sheds + other additional building. In fact there are two larger sheds on other lot property

The Planning Commission/City Council must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.



Mankato Planning & Zoning

Subject: Residential Zoning Variance

We, along with our daughter Kyla (a resident at the property), own 307 Mound Ave, Mankato MN: the west 48 feet of lots 8 and 9, block 5, Hubbell's Addition. The property, developed in the 1940s, includes a single-family home and a small, deteriorating one-stall garage. The lot size is 3,669 sq ft, which is below both current (7,000 sq ft) and pre-1956 (5,500 sq ft) ordinance requirements.

We propose demolishing the old garage and building a standard two-stall garage (25 ft wide by 20 ft deep). This will allow for storage of outdoor equipment (lawn mower, snow blower) and indoor winter parking, reflecting typical dimensions for such garages.

The substandard lot size presents limitations that make it difficult to construct a standard garage under current residential ordinances, which restrict maximum building coverage to 30% of the total square footage or no more than 50% of the rear yard. The house occupies 858 sq ft, and a two-stall garage would require 500 sq ft, totaling 1,358 sq ft or 37% of the lot area. Two-stall garages are common in the surrounding neighborhood; however, the unique characteristics of this property create unique challenges as residents and owners. Adding a two-stall garage in the backyard would be consistent with the surrounding area's character, which includes multifamily homes, apartments, storage sheds, and various garage types and pole shed within a few blocks. The lack of a garage limits options for storing tools and parking vehicles indoors, as is typical for most properties in the area, denying us rights other commonly enjoy. Approval of a variance is requested to address these issues as no other remedy is apparent.

We believe we meet the criteria to be granted a variance to the max coverage of the lot to exceed 30% between the house and garage. We don't believe we need any other variances as we intend to leave more than 3 feet to the back of the property line, more than 6 feet to the side property lines. However, we are not experts on the overall codes.

Included is the certificate of survey completed in 2021, at that time I also was in contact with Chris Talamantez. We had not moved forward in the last few years to other unplanned situations but would like prompt consideration of our request now.

Thank you for your consideration.

Lori Schlueter