



January 29th, 2026

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

RE: Variance Request Letter for **905 South Victory Drive** in Mankato.

To Whom It May Concern,

I am writing on behalf of the owners of Victory Mankato, LLC, who own the subject property and are requesting a Variance for the placement of a sidewalk along South Victory Drive for the purposes of safe pedestrian travel to surrounding neighborhoods, the nearby campus and other services.

Below are the developer's responses to the questions offered by the planning department.

1. In your opinion, is the variance in harmony with the purposes and intent of the ordinance?

Yes, the variance being requested is in harmony with the purpose and intent of the ordinance. This property has been approved by the City, through a Conditional Use process, for multi-family residential use. It stands to reason that the Mankato residents that inhabit this property will desire to walk / bike to local parks, adjacent neighborhoods, retail services, college campuses, etc. This pedestrian route will offer a safe and dedicated path for persons to traverse this local area.

2. In your opinion, is the variance consistent with the comprehensive plan?

Yes, the variance is consistent with the comprehensive plan. The comprehensive plan, now modified through the appropriate process at the City to allow for multi-family construction on the subject site, will connect local residents through the proposed pedestrian route.

3. In your opinion, does the proposal put property to use in a reasonable manner?

Yes, the proposal to add a pedestrian walkway enhances the safety for local residents as well as providing a route around the wetlands. Without this walkway the residents of the proposed apartment complex will, more than likely, walk through the wetlands, leading to the degradation of these natural habitats.

4. In your opinion, are there circumstances unique to the property?

Yes, there are circumstances that are unique to this property. The existing wetlands that border the property on the west and north side of the site minimize any access that residents would have to access the adjacent roundabout and its related pedestrian walkways.

5. In your opinion, will the variance maintain the essential character of the locality?

Yes, this variance will maintain the essential character of the locality. The developed properties at the remaining three corners of the roundabout intersection all include multi-family dwellings. The addition of this sidewalk along Victory Drive will provide a pedestrian route to the roundabout area and subsequently to the neighboring developments through existing pedestrian routes.

The following are responses to the Site Plan and Traffic Advisory Committee comments offered to the developer on Wednesday, January 14th.

1. A License to encroach shall be applied for and issue with / prior to building permit submittal.

A license to encroach has been applied for through the City of Mankato's e-portal.

2. The application shall provide a grading plan for the proposed sidewalk construction. Plans shall show the construction limit line.

Sheet C5 (Grading Plan) shows the proposed grading of the areas adjacent to the proposed sidewalk and related retaining walls.

3. **The applicant shall be required to avoid impact to the delineated wetland.**

It is understood that the wetlands shall not be impacted during the construction of the sidewalk and related retaining walls.

4. **The proposed concrete retaining wall shall be detailed in the final plan and include appropriate drop-off protections.**

The proposed concrete retaining wall is detailed on sheet C9 of the Civil Engineering plans.

5. **The applicant shall be advised that the proposed sidewalk will be private.**

It is understood that the proposed sidewalk is private and that the property owner will be responsible for maintenance, snow removal, etc.

6. **The applicant shall log into the online portal and make notification fee payments, if not already complete.**

The application fee has been paid as of January 29th, 2026.

7. **The applicant shall complete the variance questions with more thorough detail to indicate the reasoning behind the variance request. The applicant has the burden of proof to show that all of the criteria have been satisfied.**

The variance questions have been answered at the beginning of this letter.

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

Sincerely,



Shawn R. Meschke
Senior Project Manager
APX Construction Group