

**RESOLUTION OF THE MANKATO CITY COUNCIL
GRANTING AN AMENDMENT TO A PLANNED UNIT DEVELOPMENT UNDER
THE MANKATO ZONING ORDINANCE**

WHEREAS, the applicant of the following property located in the City of Mankato, to wit:

Lot 1, Block 1, Mankato Clinic Third Addition, and Lot 1, Block 1, Mankato Clinic Fourth Addition, and Lot 1, Block 1, Mankato Clinic First Addition, Except: That part of Lot 1, Block 1, Mankato Clinic First Addition, according to the plat thereof on file and of record with the Blue Earth County Recorder, described as: Beginning at the northwest corner of said Lot 1; thence South 89 degrees 45 minutes 42 second East, (Minnesota County Coordinate System – Blue Earth County Zone – NAD83 – 1996), along the north line of said Lot 1, a distance of 568.28 feet; thence South 00 degrees 14 minutes 06 seconds West, along said north line, a distance of 10.00 feet; thence North 89 degrees 45 minutes 42 seconds West, a distance of 568.31 feet to a point on the west line of said Lot 1; thence North 00 degrees 24 minutes 16 seconds East, along said west line, a distance of 10.00 feet to the point of beginning. (1411, 1421, & 1431 Premier Dr).
Abstract

Has applied for amendment to a previously approved planned unit development to allow for a structure expansion and replatting of the existing planned unit development; and

WHEREAS, the City Council approved a planned unit development on November 6th, 2000 as “CY41-00”, said planned unit development has since been amended as part of CY48-02, CY11-13, CY25-24, & CY36-24, and said Planned Unit Development shall again be subsequently amended at this time; and

WHEREAS, the Planning Agency of the City of Mankato has completed a review of the application and made a report pertaining to said request (CY31-26), a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission of the City, on the 22nd day of July, 2026, following proper notice, held a public hearing regarding the request, and following said public hearing, adopted a recommendation that the request for an amendment to a planned unit development be approved with conditions; and

WHEREAS, the minutes of such public hearing and recommendation of the Commission have been presented to the City Council; and

WHEREAS, based upon the Planning Agency report, minutes, and recommendation, the City Council hereby finds that:

1. The planned unit development satisfies the intent of the City's ordinance, when approved with the recommended conditions, and does not jeopardize public health, safety or welfare.

2. The development for the planned unit development will conform to the approved development plan, including all proposed covenants, easements, conditions of approval, and other provisions relating onto the bulk, location, and density of permitted structures, accessory structures, parking, and other public facilities.
3. The Planned Unit Development in place, and its subsequent amendments, apply to the entirety of the Mankato Clinic Wickersham Medical Campus as a whole.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Mankato that the amendment to the planned unit development be approved subject to the following conditions:

1. Conditions and recommendations from all previously approved amendments to the Planned Unit Development shall continue to apply.
2. All future site improvements and modifications to building conditions shall continue to be reviewed and approved as amendments to the Planned Unit Development associated with the Mankato Clinic Wickersham Medical Campus as a whole.
3. All stormwater associated with new or fully reconstructed impervious surfaces proposed to be present onsite shall be treated by permanent onsite stormwater treatment improvements. The applicant shall coordinate with the Construction and Engineering Services and Environmental Services Staff to ensure conformance with state and local stormwater standards.
4. Applicant shall provide updated plans that reflect all onsite stormwater treatment improvements. Plans shall reflect conformance with City of Mankato MS4 standards, the City of Mankato Grading Manual, and Minn. R. 7090.
5. Applicant shall provide fully updated plan sets that represent the current proposal. Including, but not limited to, updated Floor Plans, and Exterior Elevations.
6. Signage for the development shall conform to Mankato City Code standards and a sign permit shall be obtained for any proposed signage prior to fabrication and installation.
7. All new and reconstructed parking and driving surfaces shall conform to the screening requirements set forth in Mankato City Code.
8. Landscaping shall be installed in accordance with Mankato City Code standards outlined in in Chapter 10, Article X, Division 8, and shall meet all height and opacity requirements within one year of installation.

9. The applicant shall coordinate with the appropriate regulatory agencies, including the Minnesota Pollution Control Agency (MPCA), to ensure conformance with state standards and permit requirements associated with the above-ground liquid oxygen tank.
10. No outside storage shall be allowed on the subject property.
11. Applicant shall ensure clients of the Mankato Surgery Center have continuous access to the bicycle parking stalls provided on site.
12. With the inclusion of this proposal, all future medical campus projects that create new or fully reconstruct existing impervious surfaces onsite, must meet City of Mankato and State of Minnesota MS4 standards, including, but not limited to, the onsite treatment of stormwater.

This resolution shall become effective immediately upon passage.

Dated this ____ day of _____, 2026.

Najwa Massad
Mayor

ATTEST: _____
Rena Kopischke, MMC
City Clerk