

**RESOLUTION OF THE MANKATO CITY COUNCIL
APPROVING THE FINAL PLAT OF
METCON ADDITION**

WHEREAS, the applicants have prepared a final plat of Metcon Addition; and

WHEREAS, the plat (CY 42-26) has been referred to the Mankato Planning Commission, which has reviewed and recommended approval of said plat; and

WHEREAS, the final plat conforms to the standards set forth in Chapters 10 and 11 of the Mankato City Code; and

WHEREAS, it is found that the final plat complies with the preliminary plat intent as recommended:

1. General Requirements

1. The site is designed in conformance with the location and width of streets, the general drainage situation, lot sizes and arrangement.
2. Concept plans for the future site development show the dedication of a public stormwater pond located within Outlot B.
3. The site provides storm drains and stormwater facilities that outlet into the city's stormwater facilities at the rates and volumes allowed by the MS4 permit.
4. Three onsite wetlands are shown on the plat. The applicant has requested replacement of these existing wetlands.
5. Drainage study information has been submitted to the City Engineer to verify compliance with the City drainage requirements.

2. Streets

1. The street right-of-way widths conform to the standards outlined in Chapter 10 of Mankato City Code.
2. The applicant proposes to construct a new public roadway identified as "Ponderosa Court".
3. The applicant proposes to dedicate a portion of the subject property as Right-of-Way for the future extension of "Evergreen Drive".
4. The applicant proposes to modify the existing condition of the adjacent Adams Street Right-of-Way, by constructing a dedicated right turn lane for Ponderosa Court.
5. The existing dedicated bike lanes along Adams Street will remain in place.
6. Only one private access shall be permitted off of Adams St. The applicant intends to construct a singular shared access for lots 2 & 3. All other accesses will be restricted to Ponderosa Ct or the future Evergreen Dr.
7. Outstanding Deferred Assessments are present on the Subject Property.

3. Easements

1. The preliminary plat provides the standard drainage & utility easements required in Chapter 10 of the Mankato City Code.
2. Drainage and utility easements are provided to encompass the full extent of all proposed rear-lot swales to ensure adequate access for drainage conveyance, maintenance, and long-term operation.

4. Block Standards

1. The blocks within the subdivision were designed for the intended end use as light industrial uses.
2. At a future date, Outlot A is intended to be platted into four commercial lots.
3. Outlot B will be dedicated as a public stormwater pond.

5. Lot Standards

1. The lots are designed in conformance with the standards set forth in Chapter 10.
2. The lots within the subdivision are intended for light industrial development.
3. The concept plan for the industrial areas demonstrates adequate areas to allow off-street parking, loading areas and such other facilities. Further review and consideration will be required for any site improvements proposed at the subject property.

6. Public Sites and Open Spaces

1. The subdivision has not designated an area for parkland or public open space in the comprehensive development plan.
2. The applicant will be required to make a payment-in-lieu of parkland dedication, as the subject parcel has not previously been platted. The amount of this fee will be determined in conformance with Mankato City Code standards and payment will be due prior to or in conjunction with affixing signatures to the Final Plat.
3. At this time, payment in lieu of parkland dedication shall not include the proposed Outlot A. Payment in lieu of parkland dedication shall be required prior to affixing signatures to any final plat which defines Outlot A into Lots & Blocks.

WHEREAS, a Preliminary Plat was reviewed by the Planning Commission on August 26th, 2026, and recommended for approval with the following conditions:

1. The applicant shall dedicate, on the final plat, the right of way area for Ponderosa Court, according to the size standards as reviewed and approved by the City's engineer.
2. The applicant shall execute a subdivision agreement with the City, prior to affixing signatures to the final plat, that outlines the terms of the agreement for proposed and future public stormwater, infrastructure, and utility elements.

3. The applicant shall make a payment in lieu of parkland dedication accordance with Mankato City Code. Payment shall be provided prior to, or in conjunction with, affixing signatures on the final plat.
4. In tandem with submittal of the request to review the Final Plat, the applicant shall apply for a Conditional Use Permit to allow for Wetland Replacement. Wetland replacement shall occur at a ratio of 2:1.
5. Applicant shall agree to be a willing petitioner for a full roadway improvement of Evergreen Drive for a connection to Madison Avenue if the CSAH 12/Adams St or Ponderosa Court/Adams St intersection results in operational or safety issues.
6. The applicant shall coordinate with City of Mankato staff to determine addressing for the proposed subdivision.
7. A singular private access shall be permitted off of Adams Street. The subdivision shall be served primarily by access from Ponderosa Court and the future Evergreen Drive.
8. The stormwater pond proposed on Outlot B shall be improved privately and dedicated to the public.
9. No parking will be permitted along the Ponderosa Court roadway and cul-de-sac. The applicant shall install no-parking signage in coordination with City Staff.
10. Any boulevard trees impacted by the proposed development shall be replaced per Mankato City Code Standards, at a ratio of 2:1.
11. Development of Outlot A shall only be permitted upon replatting of the Outlot into lots & blocks.
12. The existing field entrance and culverts along the north side of Madison Avenue (CSAH 17) shall remain in place for purposes of future pond access for maintenance and cleaning by the City of Mankato.
13. Applicants shall provide a Drainage and Utility Easement encompassing the full extent of all proposed rear-lot swales to ensure adequate access for drainage conveyance, maintenance, and long-term operation.
14. The applicant shall work with Blue Earth County to ensure any necessary approval or permit for the proposed site stormwater discharge has been received prior to work occurring.

WHEREAS, a final plat was reviewed by the Planning Commission on September 23, 2026, and recommended for approval.

WHEREAS, it is found that the final plat complies with the preliminary plat intent as recommended.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Mankato hereby approves the Final Plat of Metcon Addition and authorizes the Mayor and City Clerk to sign said plat.

FURTHER, BE IN RESOLVED that the Council of the City of Mankato hereby authorizes the City Manager to enter into a subdivision agreement for the proposed subdivision.

This resolution shall become effective immediately upon passage.

Dated this ____ day of _____, 2026.

Najwa Massad
Mayor

ATTEST: _____
Rena Kopischke, MMC
City Clerk