

Pre-site plan comments – April 2026

Responses from SWMHP in *bold and italicized*

Submitted 4.15.2026

Preliminary and Final Plat

1. The preliminary plat shall be updated to include the standard utility easements around the proposed lot and block where not currently existing. Code citation: *Easements at least 20 feet wide centered on exterior lot lines and ten feet wide centered on interior lot lines, shall be provided for utilities, where necessary. Easements shall have continuity of alignment from block to block and at deflection points.*

Incorporated on Exhibit B – Revised Preliminary Plat

2. The plats shall be updated to reflect dedication of area at the cul-de-sac as necessary.

Incorporated on Exhibit B – Revised Preliminary Plat and Exhibit C – Revised Final Plat

3. The approval for School Sisters of Notre Dame subdivision includes the following condition, “The applicant shall make a payment in lieu of parkland dedication in the amount of \$11,250 for Lot 1, Block 1. Outlots will be required to make payments in the future based on the anticipated use and acreage.” Payment in lieu of parkland dedication will be required and rate calculation is underway. Payment in lieu of parkland fees will be required prior to the City affixing signatures on the final plat.

Noted

4. A wet sedimentation pond is located on the northerly side of the lots and traverses the property line. Will an easement be provided for this proposed encroachment?

Yes and Incorporated on Exhibit B – Revised Preliminary Plat and Exhibit D – Revised Site Plan

5. The subject property contains woodland areas, and in accordance with Mankato City Code, a conservation easement, or other mechanism allowed by code, shall be placed on the woodland areas on the site.

Noted and will be executed at time of development agreement.

6. Given the shared nature of the existing utilities and other infrastructure such as sidewalks, etc. servicing this site and the adjacent Loyola, the applicant shall provide easements/agreements that address the shared/common usage of these items.

The existing easement documents are provided as part of this response memo as Exhibit A.

7. Prior to any building permit issuance occurring at and for the subject site, the plat shall be recorded.

SWMHP is requesting that this requirement be applicable on Certificate of Occupancy issuance. Because the building permits will be for remodels/tenant finishes, SWMHP would like to get started with work and understands it might take many months for plat recording.

Conditional Use Permit, Planned Unit Development and Institutional Overlay District

1. Phasing Site Plan – a phasing plan shall be provided showing each phase of the project along with the proposed improvements and parking associated with that phase and use. As provided, there is not a site plan that represents Phase 1 and 2 proposed work/projects and the available parking for that phase. Further, Phase 3 build out should be provided such that the total parking available within that phase can be determined on the site plans. A phasing site plan that shows parking/usage/improvements for each phase is necessary.

A revised site plan and phasing / parking plan has been submitted as Exhibits D and E. Based on input from city staff, SWMHP is proposing to complete only Phase I as part of this request. The summary of phase I is included on Exhibit E as well as the chart below.

To meet the needs of parking for Phase I, SWMHP will re-stripe the existing parking lot to include a total of 154 parking stalls which meets the city code for residential and office parking needs.

SWMHP is also proposing to handle overflow special event parking by utilizing traffic control and a shuttle from an off-site (or adjacent) leased lot to satisfy the city code requirements for assembly use parking. Given the off hour use of the chapel for special events, SWMHP does envision using much of the existing parking lot for night and weekend events. However, a shuttle and offsite parking lot has been used in the past for special events and this is proposed to be formalized through an agreement and exhibit with another parking lot owner prior to execution of a development agreement. While it is highly preferable to come to an agreement to share the abundance of parking already available on the hill, SWMHP will make other arrangements if needed and will be finalized at the time of Development Agreement signature.

Additional parking and proof of parking will be built and shown on an updated site plan during Phase 2 of this approval process (when Notre Dame and/or St. Joseph's is re-modeled).

	<i>Use</i>	<i>Size</i>	<i>City Code Parking</i>	<i>Total Parking Spaces required</i>	<i>Total existing parking spaces proposed to be striped per PUD</i>
PHASE 1					
Isidore Hall West	Residential	17 units	1.5 per unit	26	26
	Office	13,000 square feet	1:250 sq ft	52	52
Isidore Hall East	Residential	10 units	1.5 per unit	15	15
	Office	5,000 square feet	1:250 sq ft	20	20
Chapel	Assembly	350 people	1 per 4 seats	88	88 (off site via shared parking arrangement and shuttle)
Theresa Hall	Residential	25 units	1.5 per unit	38	38
	Office	4,000 square feet	1:250 sq ft	16	0
Shied Hall	Residential	2 to 3 units	1.5 per unit	3	3
Total					154
FUTURE PHASES					
Notre Dame	Residential	54 beds	Future Phase	TBD	
Gym	Assembly	150 to 200 people			
St. Joseph's	Residential	54 units			
	Office	7,000 square feet			
Florian/Marian	Residential	1 to 2 units			

2. Shared parking is represented as required for Phase 1. As such, a cross-parking agreement with Loyola shall be provided. Acknowledgment from Loyola supporting the proposed agreement to

fulfill the parking requirements is needed in order to consider shared parking usage of the parking spaces in Phase 1. The acknowledgement must outline the terms for the use of the parking and whether there will be time or usage restrictions on the use of the spaces. For future Phases (shown as Phase 2, etal) time and usage requirements may work for event usage where hours do not conflict, however restricted days/times do not typically work for residential type uses as represented in Phase 1 of this proposal.

SWMHP has met with Loyola many times the past two years to discuss all the shared facilities on the hill. SWMHP is confident that a shared parking agreement will be arranged since it is the most ideal scenario for both parties. Negotiations are ongoing with the school. If agreement cannot be met, SWMHP is making plans for shared parking elsewhere to accommodate special events.

3. Parking numbers – the noted standard for the museum/office is 1:300 versus the code standard of 1:250. Please clarify intent.

See above for clarification on uses and parking in Phase I.

4. Applicant shall provide detail on the intended usage notated as, “maker/art space” and the details for this anticipated use.

See above for clarification on uses in Phase I.

5. Floor plans, site plans and the narrative and responses should be consistent. For example, floor plan (Widseth), First level, shows 53 dwelling units in phase 1, plus 5 guest units for visitors for a total of 58 units *excluding* Schied Hall. The narrative outlined in item “f” of the response shows 58 units *including* Schied Hall. The narrative included in the parking matrix response item “j” shows 52 units *excluding* Schied Hall. All plans shall be updated to provide a consistent plan for each phase with an accurate representation across the entire submission of the number of units and the plan desired in that phase. Further all residential units, including guest units, shall be included to provide an accurate representation of the proposed usage.

See above for clarification on uses in Phase I.

6. Applicant shall provide the intent for Scheid Hall. The responses provided in “f” of the response letter states that it will be included in Phase 1, and will include, “remodeling of 6 residential units.” The response in “j” does not include this with Phase 1, and outlines the use as, “Residential congregate housing”. The provided site plan shows Scheid Hall being part of Phase 1, and is noted as “Future Housing – Up to 3 units.” Applicant shall clarify the intent, phasing and details here as well as provide further guidance, if residential congregate housing is proposed and what this entails. All submissions shall be updated accordingly for a consistent request.

See above for clarification on uses in Phase I.

7. Floor plans for the build out of Schied Hall shall be provided if the desire is to include that for consideration with this review.

Included as Exhibit F.

8. A dumpster enclosure is shown in the bluff setback area on the western side of the parcel. Encroachments into the bluff setback area are not allowed. This structure must be relocated from the bluff and bluff setback area.

Incorporated .

9. Bicycle parking shall be provided within the development, if not already existing, as outlined in Mankato City Code.

Nine bicycle parking stalls have been added to the concrete on the north side of Isador Hall East.

10. PUD site design criteria: Applicant shall identify the common open space amenities and recreational components. Further, will the applicant be sharing amenities with the adjacent Loyola campus for playground purposes? From Code:
 - a. (d)Common open space within a planned unit development must be used for amenity or recreational purposes. Motor vehicle parking areas and traffic corridors shall not be considered an approved use of common open space. The uses authorized for the common open space must be approved to the scale and character of the planned unit development, and consider the planned unit development's size, density, topography, and number and type of structures to be provided.
 - b. (e)Common open space must be suitably improved for its intended use. Common open space containing natural features worthy of preservation may be left unimproved. The development plan must coordinate the improvement of the common open space and the construction of the permitted structures within the planned unit development.
11. General note from Code: *Control of the planned development. A planned unit development may be established for any parcel or tract of land under single ownership or control. The property included in the planned unit development shall be planned and developed or redeveloped as a single unit and in a manner consistent with the intent and purpose for which a planned unit development may be permitted.*

There is abundant open space and green space on the Good Counsel property. There are no plans to share recreational or open space with Loyola. Future funding applications may require the installation of a playground to serve residents and their families, which will be indicated on the site plan when and if that comes forward. No playground is

12. General

- A graphical phasing plan shall be submitted that clearly shows each phase and all associated work including but not limited to roadway and parking improvements, stormwater improvements, water and sanitary, etc. The phasing plan shall clearly demonstrate the work that is intended to be completed at the time within each phase.

A revised site plan and phasing / parking plan has been submitted as Exhibits D and E. Based on input from city staff, SWMHP is proposing to complete only Phase I as part of this request. The summary of phase I is included on Exhibit E as well as the chart above.

13. Sanitary Sewer

- The applicant shall clarify when the cleaning, televising and condition report of the existing sanitary sewer system will be submitted. The response acknowledges 4-6 weeks but please clarify as response also acknowledges March 15, 2026. It is anticipated that this work will be complete by city council consideration in June.

Empire Pipe Services has been hired to clean, televise and prepare a report of the existing sanitary sewer system. Cleaning and televising is expected to be completed by April 24th, with the report to follow by the middle of May.

- The application shall clarify when the cross-connection agreements and easements will be executed between Good Counsel Hill and Loyola Catholic School.

Existing easement documents have been provided.

14. Water

- The applicant shall clarify when the water system model and assessment of existing system for fire suppression (including site fire hydrants and Loyola Catholic School) will be submitted.

The assessment of the existing fire suppression system including site hydrants for Phase I will be submitted to the City by June 1st.

The response acknowledges additional water quality testing and results will be obtained. Please clarify time frame for this proposed testing and results.

Additional water quality testing will be performed by May 15th and the results of the testing will be provided to the City.

The application shall clarify when the cross-connection agreements and easements will be executed between Good Counsel Hill and Loyola Catholic School.

Existing easements have been provided.

15. Stormwater

- Multiple responses reference that a revised and updated drainage report was submitted. However, the report within the submittal package appears to be the same version submitted originally dated as January 2026. Please clarify.

The revised drainage report was updated on 2/13/2026 which is reflected on the signature line of the revised report that was submitted. The reference to 'January 2026' on the report was from when the original report was prepared.

- Applicant shall update Water Quality Volume requirement in Drainage Report to utilize 1.1" depth across new and reconstructed impervious area.

The revised drainage report dated 2/13/2026 includes the water quality volume of 1.1" across the new and reconstructed impervious area. Please note that Phase I does not include the addition of impervious surface.

- A geotechnical evaluation and bluff stability study will be a required prior to approval and issuance of any building permit.

Noted.

16. Traffic

- Traffic circulation plan depicting adequate circulation and turning movements for public safety vehicles needs to be submitted.

Noted and included on Exhibit G – Fire Protection & Traffic Circulation Plan.

- Cul de sac at end of Good Counsel Drive shall be proposed as a traditional cul de sac centered within the roadway. If an alternate offset cul de sac is desired a turning movement shall be included to demonstrate an acceptable footprint.

An alternative, offset cul de sac is being proposed. The turning movement of an emergency vehicle is illustrated on Exhibit G – Fire Protection & Traffic Circulation Plan.

- Traffic signal shall be added to the list of Potential Alternatives for Consideration. The city does not agree that a traffic signal would be inconsistent with the existing traffic control along the corridor as there are numerous existing traffic signals along Riverfront Drive.

Noted and in process.

- The applicant agrees to participate in any future access improvements at the intersection of Good Counsel Drive and N Riverfront Dr. The applicant shall be responsible for a cost share as determined by the applicant and city at time of the proposed improvement for a maximum of 25% and minimum percentage proportionate to the volume increase associated with the development on the approach leg defined in the School Sisters of Notre Dame Traffic Study.

Noted.