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CONDITIONAL USE PERMIT RESPONSE NARRATIVE

May 14, 2026

All responses written in red below:

Please provide a written plan review response letter, with the comment and your response, along with any required additional submittals **no later than Monday, May 18, 2026** by end of day. *The responses should be provided to Bennett Hanson, copied here, who will be preparing the staff report for this item.*

CY23-26 Request of Cherry Creek, Inc, on behalf of the owner, Scott and Charlie Trautman, for a conditional use permit to allow for a modification to the approved subdivision grading plan that will allow the construction of a patio home on a lot that was graded for a walkout basement, requiring fill in excess of 25 cubic yards to be moved into the property. The subject property is described as Lot 3, Block 1, Miller Creek 1st Addition, Mankato (112 Butler Falls Road).

- a. The applicant shall provide a plan showing existing and proposed vegetation and ground cover, per Mankato City Code Sec. 10-1498. c. 7. *See Attachments "A-1, A-2 & A-3 of photos and renderings showing existing ground cover and the proposed site development.*
- b. All proposed work shall remain a minimum of 16.5' from the previously delineated wetlands. No work shall occur within the required wetland buffer. The required site plan shall clearly indicate the delineated wetland and demonstrate that the proposed

- improvements meet the required wetland setback requirements. See comments and supporting documents from Nate Myhre of Bolten & Menk (Attachments B-1 & B-2)
- c. The applicant shall install permanent code-compliant wetland signage along the wetland setback boundary prior to any work occurring on site. So noted and will install signage prior to construction beginning.
 - d. For the duration of any construction activities on site, the bluff shall be physically represented on the property to ensure no impacts occur to the bluff area. Bluff Line is already staked (See Attachment "E" Photo of existing staking)
 - e. The applicant shall be aware that maintenance of the property located between the retaining wall and adjacent lot will fully be the responsibility of the property owners. So noted and contractor will communicate this responsibility to the property owners.
 - f. It is the expectation of City Staff that the applicant continues to work with City of Mankato Engineering/Construction Services Staff to ensure the proposed development plans achieve the goals of the applicant within the bounds of the Mankato City Code. It is fully the intent of Cherry Creek to continue to work with the City of Mankato Engineering /Construction Services Staff to ensure the proposed developments are adhered to followed.
 - g. The applicant shall obtain written approval from the adjacent property owners if encroachments are necessary for the construction and installation of any of the proposed work. Submitted (See attachment "C")
 - h. If not already done, the applicant shall log into the online portal and make notification payment. Completed
 - i. Applicant shall provide a geotechnical report/memorandum signed by a Professional Engineer that provides recommendation for placement, compaction and stabilization of the proposed fill material. See attachment "D" that was provided with the original submittal documents signed by licensed engineer Mr. Chris Arlandson, specific the use of Superior Walls Foundation. It should be noted that additional recommendations have been requested from Mr. Phillip Bailey of Braun Intertec. They will be forthcoming after a soil boring request has been performed and analyzed. The results of which will be submitted to the city engineer when they become available.
 - j. Erosion control and turf establishment plan shall be provided with building permit application. Acknowledged
 - k. Proposed grading contours extend into 30' Drainage and Utility easement on the south side of the property; please clarify if that is indeed the case and if existing drainage pipe, apron, and rip rap area are going to be modified. Provide clarification on plan sheets included with building permit application
See Comments from Mr. Nate Myhre of Bolten & Menk (Attachment B-1)