



MANKATO PLANNING COMMISSION
Regular Meeting June 24, 2026 - 6:00 p.m.
Intergovernmental Center
Council Chambers

Any person speaking to the Commission shall give to the Secretary of the
Commission the NAME and HOME ADDRESS of such person prior to speaking.

1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

3. **APPROVAL OF MINUTES**

1. **Draft May 27, 2026, Planning Commission minutes**

4. **OLD BUSINESS**

5. **NEW BUSINESS**

1.

CY26-26

Request of ISG, on behalf of the owner, for a preliminary and final plat review of Hiniker Parkway Subdivision. The subject property is described as Lot 2, Block 1, Hiniker Pond Park; Outlots A, B, and C, Axis Subdivision, and that part of Government Lot Two (2), Section 1, Township 108 North, Range 27 West, described as follows: Commencing at the northeast corner of Government Lot Two (2) thence South 00 degrees, 2 minutes, 28 seconds East along the east line of Government Lot Two (2), a distance of 1159.22 feet to the point of beginning; thence due West 415 feet; thence due South 2 feet more or less to the Northerly boundary of Butterworth Street; thence easterly along the Northerly boundary of Butterworth Street, a distance of approximately 415 feet more or less to a point directly south of the point of beginning; thence northerly approximately 8.2 feet more or less to the point of beginning; All that part of Government Lot 2 in Section 1, Township 108 North, Range 27 West, described as: Commencing at a found iron pipe monument designating the Northeast Corner of Government Lot 2; thence South 88 degrees 46 minutes 20 seconds West

(assumed bearing along the north line of Government Lot 2), a distance of 813.93 feet; thence South 01 degrees 13 minutes 40 seconds East, 182.13 feet; thence continuing South 01 degrees 13 minutes 40 seconds East, 17.87 feet; thence North 88 degrees 46 minutes 20 seconds East and parallel with the north line of Government Lot 2, a distance of 64.00 feet to the point of beginning of the tract to be described; thence South 74 degrees 40 minutes 42 seconds East, 90.04 feet; thence North 01 degrees 13 minutes 40 seconds West, 26.71 feet; thence South 88 degrees 46 minutes 20 seconds West and parallel with the north line of Government Lot 2, a distance of 89.86 feet to the point of beginning.

The anticipated date of City Council action is July 13, 2026.

2.

CY27-26

Request of Amanda Furnas of Mankato Chemical Health, with permission of the property owner, for a conditional use permit to allow a medical clinic in the R-1, one-family dwelling zoning district, to serve adults seeking treatment and support for substance use and co-occurring mental health concerns. The subject property is described as an approximately 1.77 acre parcel located in the west half of the southeast quarter of Section 17, Township 108 Range 26, Blue Earth County (114 Pohl Road).

The anticipated date of City Council action is July 13, 2026.

3.

CY28-26

Request of The Factor Group, with permission of the property owner, for a preliminary and final plat review of River Bluff Cottages, and for an amendment to a previously approved Planned Unit Development. The subject property is described as Outlot A, Sibley Parkway (Blue Earth County PID R010813101049).

The anticipated date of City Council action is July 13, 2026.

6.

MISCELLANEOUS

7.

ADJOURNMENT

Planning Commission Regular Meeting

3. 1.

Meeting Date: 06/24/2026

Title

Draft May 27, 2026, Planning Commission minutes

Attachments

Draft May 26, 2026 PC minutes



MINUTES

Mankato Planning Commission May 27, 2026 - 6:00 p.m. IGC - Council Chambers

1. **CALL TO ORDER**

Chair Zehnder called the meeting to order at 6:00 p.m.

Commissioner's Present: Chair Zehnder, Ms. Surdy, Mr. Dieken, Mr. Iddings, Mr. Wilke, Ms. Bigham.

Staff Present: Mark Konz-Director of Planning and Development Services, Travis Johnson- Permit Technician, Brittany Mitchell-Planning Coordinator, Bennett Hanson-Planner, Molly Westman-Planning Coordinator, Ean Pringnitz-Community Development Intern.

2. **APPROVAL OF AGENDA**

Mr. Dieken made a motion to approve the agenda. Mr. Wilke seconded the motion. The motion carried unanimously.

3. **APPROVAL OF MINUTES**

Mr. Wilke made a motion to approve the minutes from April 22nd, 2026. Ms. Bigham seconded the motion. The motion carried unanimously.

4. **OLD BUSINESS**

5. **NEW BUSINESS**

1. | | |---------| | CY22-26 | |---------|

Request of ISG, on behalf of the owner, Snell Real Estate, LLC, for a final plat review of Snell Addition. The subject properties are described as Lots 3, 4, and 5, Block 1, Menard Addition; except a portion of Lot 5, Block 1 (1900 and 1990 Madison Avenue).

Mr. Pringnitz respectfully submits the following findings of fact:

- **General Requirements**

1. The site is an existing commercial complex and changes to the existing development are not proposed at this time.
2. Because site improvements are not currently proposed, a drainage study has not been submitted to verify compliance. If future site modifications occur, a drainage plan will need to be submitted.

3. The site provides existing storm connections.

- Streets

1. The street right-of-way widths are in line with the existing street right-of-way widths. No changes are proposed.
2. Future reconstruction of Haefner Drive will require the installation of the sidewalk unless determined by the City Engineer that the sidewalk is infeasible.

- Easements

1. The plat provides the standard easements required in Chapter 10 of the Mankato City Code where currently feasible.

- Block Standards

1. The blocks within the subdivision were designed for the intended end use as a commercial lot.

- Lot Standards

1. The lots within the subdivision are intended for commercial uses and are designed to accommodate the existing use of the site.

- Public Sites and Open Spaces

1. Because the property was previously platted, no parkland dedication is due at this time.

Mr. Pringnitz reports that staff recommends approval of the final plat with the following conditions:

1. Any revised or new signage at each site will need to conform with the applicable standards based on any new/revised frontages.
2. Any proposed modifications to existing site or building conditions shall trigger the requirement that all off-street parking and driving surfaces on the subject property be hard surfaced within one year of the proposed work occurring.
3. Any future reconstruction of Haefner Drive will require the installation of a sidewalk along its west side, as identified in the City's Critical Link Sidewalk Plan, unless the City Engineer determines installation to be infeasible.

Chair Zehnder opened the public hearing for comment. With no one wishing to speak, the public hearing was closed.

Mr. Dieken made a motion to approve CY22-26. Mr. Wilke seconded the motion and passed unanimously.

The anticipated date of City Council action will be June 8, 2026.

2.

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).

Mr. Hanson reports that staff respectfully submit the following findings of fact for the conditional use permit:

1. Mankato City Code [Section 10-1498](#), (substantial land alteration) requires that a Conditional Use Permit be obtained where the excavation, grading, and filling of any land would result in the

movement of earth and materials in excess of 25 cubic yards and would significantly change the existing ground contour and existing drainage, or cause flooding or erosion. The proposed development results in the filling of land beyond 25 cubic yards and significantly alters the existing ground contours of the site.

2. The request is in keeping with the comprehensive planning policies of the City, as the proposed use, a single-family residential dwelling, is not contemplated to change and is in keeping with the low-density residential use, as designated in the City of Mankato's Zoning Map and Land Use Plan.
3. The proposal does not interfere with or diminish the use of property in the immediate vicinity.
4. The primary structure will be served by public facilities and services.
5. The proposal does not cause undue traffic congestion as no changes are proposed to the density of the property or the public street system.
6. There are no known historical or architectural resources on the site.
7. The site contains bluff and wetland areas as natural or environmental features on the site. With the recommended conditions, it is intended that impacts to these areas will be avoided and minimized.
8. It will not cause a negative cumulative effect and effect on the City as a whole.
9. To the extent known, the development, when considered with the recommended conditions, conforms with all other applicable regulations of the district, and other applicable ordinances.
10. The proposal will not jeopardize the public's health, safety, or general welfare.
11. The applicant has provided a signed approval form from the adjacent property owner, Richard Wethe, to allow Cherry Creek Inc. and other employed subcontractors, access through the adjacent residential lots during construction of the home.
12. The applicant has made a request to Braun Intertec to provide additional geotechnical report information. The results of their geotechnical analysis will be provided to the City Engineer once completed.

Mr. Hanson reports that staff recommends approval of the requested conditional use permit with the following conditions:

1. The applicant shall obtain a building permit prior to any work occurring on site.
2. The applicant shall install permanent code-compliant wetland signage along the wetland setback boundary prior to any work occurring on site. Applicant shall coordinate with City Staff to ensure signage installation compliance.
3. All proposed work shall remain a minimum of 16.5' from the previously delineated wetlands. No work shall occur within the required wetland buffer.
4. 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 or bluff setback area.
5. Maintenance of the property located between the retaining wall and adjacent lot will fully be the responsibility of the owners of the subject property.
6. An erosion control and turf establishment plan shall be provided with building permit application.
7. The applicant shall continue to work with City of Mankato Engineering/Construction Services Staff to ensure code compliance throughout the entirety of the development process.

Mr. Wilke stated that he lives in the neighborhood and is familiar with the area. He questioned whether future homeowners proposing a similar patio home would be required to undergo the same review process, noting the significant amount of time and resources that have been invested in this request for a patio home.

Mr. Konz stated that the original design of the subdivision included an approved grading plan. He explained that if a project conforms to the approved grading plan, no modification is required. Additionally, if a proposal conforms to the grading plan and involves less than 25 cubic yards of fill, a conditional use permit is not required. In this case, however, the proposal does not conform to the approved grading plan and exceeds 25 cubic yards of fill, which is why additional review is required.

Mr. Konz added that this requirement exists for several reasons. He explained that one reason is to ensure that the first person to build within a subdivision does not end up with a bowl-shaped lot where subsequent homes are constructed at higher elevations, causing stormwater to drain onto the first property.

He also noted that there are grading-related impacts on adjacent properties, as changes to landscaping or yard grading beyond what was originally approved could create drainage impacts on neighboring parcels. He added that the findings for this proposal are intended to ensure it does not negatively affect adjacent property owners, and because this request represents a deviation from the originally approved grading plan, it is required to go through the review process.

Ms. Surdy questioned whether the fill was only located where the retaining walls are proposed.

Mr. Hanson explained that the fill would be used around the foundation of the home, as well as in conjunction with the retaining wall, to ensure the project meets building code requirements.

Gary Rudolf, Cherry Creek, Inc. Mr. Rudolf was present at the meeting as the applicant for this proposal. He explained that this proposal was the culmination of a long process for his clients. He stated that his clients had the opportunity to purchase several different lots throughout the community and noted that there were other homes near the proposed site that were developed as patio homes. As a result, once his clients became aware of this, everyone involved assumed that constructing a patio-style home on this lot would not require this type of process.

Mr. Rudolf added that neither he nor his clients were aware of the extensive precautions required to ensure that stormwater runoff from the property remains on the property. He explained that Bolton & Menk prepared a grading plan to address these requirements and noted that soil boring was scheduled to take place the morning following the meeting to determine bearing capacity and ensure that appropriate fill material is used to minimize settling. He stated that every precaution is being taken to avoid impacts on neighboring properties and added that City of Mankato engineering staff have been instrumental in helping ensure this outcome.

Mr. Rudolf further stated that his clients were very fond of the lot, its location, and the trees in the backyard, and were committed to building on the property. He added that they have no interest in including a basement in the proposed home.

Mr. Dieken questioned how many cubic yards of fill would be required for the project.

Mr. Rudolf explained that this determination would be made following the soil boring scheduled for the following day. He stated that, because the site had previously been developed, they conducted exploratory excavation several weeks earlier in an attempt to identify the existing soil conditions; however, the excavation did not provide sufficient information. He noted that it was unclear whether the soil currently on the site had been imported or was native to the property, and that the soil boring would be necessary to make that determination.

Mr. Rudolf added that another consideration is the amount of weight exerted by the soil behind the proposed home. He explained that, to reduce this load, structural foam may be used beneath the fill material, with soil placed above it. He noted that whether this approach is necessary will be determined based on the results of the soil analysis and the composition of the existing soils.

Chair Zehnder opened the public hearing for comment. With no one wishing to speak, the public hearing was closed.

Ms. Surdy commented that, in her opinion, this was primarily a property owner issue, noting that this type of home could have been constructed on a different lot. She stated that she understood it was unfortunate for property owners to purchase a lot and later discover they are unable to build exactly what they had intended. However, she expressed concern that allowing property owners to make significant alterations to a site simply because they wish to build a particular type of home is not something the Planning Commission should routinely support.

Mr. Wilke made a motion to approve CY23-26. The motion was seconded by Ms. Bigham. The motion passed on a vote of 5–1, with Ms. Surdy voting in opposition.

The anticipated date of City Council action will be June 8, 2026.

3.

CY24-26

Request of Bolton and Menk, on behalf of the owner, Old Town Riverfront Properties, LLC., for preliminary and final plat review of Eastwood Energy Center No. 7. The subject properties are described as Tract B, Registered Land Survey No. 175, (Blue Earth County PID R010903400026).

Ms. Mitchell reports that staff submits the following findings:

General Requirements:

1. The site is designed in conformance with the location and width of streets, the general drainage location, lot sizes and arrangement.
2. A drainage study is being prepared and will be submitted to verify compliance with the City drainage requirements
3. The site will need to conform to the Common Plan of Development rules and regulations for stormwater. Applicant shall continue working with the City Engineer on design and requirements.
4. The uses identified conform to the zoning types of the parcels.

Streets:

1. The street right-of-way widths conform to the standards listed in Chapter 10 of the Mankato City Code.
2. The proposed subdivision does not contain any new public streets.

Easements:

1. The proposed preliminary plat provides the standard easements required in Chapter 10 of the Mankato City Code.

Block Standards:

1. The blocks within the subdivision were designed for the intended end use as industrial lots.

Lot Standards:

1. The lots within the subdivision are intended for industrial development. The lots are designed in conformance with the standards set forth in Chapter 10.
2. The concept plan for the industrial areas conforms to the minimum lot size requirements.

Public Sites and Open Spaces:

1. The applicant is not required to make a park dedication as the property was previously platted.

Ms. Mitchell reports that staff recommends approving the preliminary and final plat with the following conditions:

1. The applicant shall continue working with city staff regarding site design, drainage, and storm water management.
2. The applicant shall submit a traffic impact study for each buildout at the time of building permit.
3. The applicant shall provide an easement for the stormwater pond area and the shared drives for the subject property.
4. The applicant shall be required to pay water and sewer connection fees.
5. The applicant shall submit a plan reflecting that the wetlands have been investigated on the site.

Alternately, the applicant shall provide the NOD demonstrating that no wetlands were found on the subject site.

Chair Zehnder questioned whether the drainage pond had available capacity and, if the applicant intended to utilize any portion of that capacity, whether they would be required to provide sufficient stormwater retention elsewhere to offset the difference.

Mr. Konz stated that the City of Mankato would allow credit for the stormwater pond capacity that was accounted for in the original design. However, if the proposed development exceeds the original assumptions due to the amount of impervious surface being created, the applicant will first need to demonstrate that adequate capacity remains available under the original buildout conditions. He added that any additional stormwater runoff generated beyond those assumptions would need to be addressed through additional on-site retention measures.

Nate Myhra, Bolton & Menk. Mr. Myhra was present at the meeting to respond to any questions from the Commission.

Ms. Surdy questioned whether any developments had been identified at this time.

Mr. Myhra stated that the second lot is the only one not currently spoken for. He added that they are actively working on site designs for both Lot 1 and Lot 3.

Ms. Surdy asked, regarding Lot 3, what the road shown along the rear of the lot near the pond was intended for.

Mr. Myhra explained that the roadway was designed to accommodate semi-truck traffic on-site.

Chair Zehnder opened the public hearing for comment. With no one wishing to speak, the public hearing was closed.

Mr. Dieken made a motion to approve CY24-26. The motion was seconded by Mr. Wilke and passed unanimously.

The anticipated date of City Council action will be June 8, 2026.

4.

CY25-26

Request of Brad Bass on behalf of Bridgewater Group, Inc., with permission of the property owner, Tom Yenish, for a conditional use permit to repurpose the Motel 6 structure to allow an assisted living/affordable housing with services facility serving elderly and disabled adults in the B-3, Highway Business District, and for a certificate of design compliance for exterior modifications in the Highway Gateway Overlay District. The subject property is described Lot 4, Block 1, Venstar Subdivision, Mankato (1731 Premier Drive).

Mr. Hanson reports that staff respectfully submits the following findings of fact for the conditional use permit and the certificate of design compliance:

1. The proposed use, an Assisted Living Facility (also known as congregate housing), is of similar character to other uses listed in the B-3 district. Apartments, which are also multifamily dwellings in nature, are conditional uses within the B-3 zoning district, and thus this proposal is considered a conditional use.
2. The request is in keeping with the comprehensive planning policies of the City as the underlying land use plan identifies this parcel as "Commercial", and in said land use district, residential uses similar in character to this use are identified in Code as a conditional use.

3. The proposal does not interfere with or diminish the use of property in the immediate vicinity. The applicant proposes only minor modifications to the exterior of the structure and the proposed alteration of use type should not fundamentally differ from the existing use.
4. The primary structure will continue to be served by public facilities and services, and no utility service provider changes are proposed with this proposal.
5. The proposal does not cause undue traffic congestion. No changes are proposed to the public street system or private parking/driving areas. The applicant has attested that no significant change with respect to trip generation, site operations and overall traffic impact to the area shall occur with the proposed reuse of the subject property.
6. There are no known historical or architectural resources on the site.
7. There are no known natural or environmental features on the site.
8. It will not cause a negative cumulative effect and effect on the City as a whole.
9. The proposal will not jeopardize the public's health, safety, or general welfare.
10. To the extent known, the development, when considered with the recommended conditions, conforms with all other applicable regulations of the district, and other applicable ordinances.
11. The property is located in the Highway Gateway Overlay District and proposes exterior modifications to the existing structure.
12. The building elevations conform to the guidelines of the Highway Gateway Overlay District. The proposed project presents no modification to the exterior materials of the existing structure, only removal of signage and repainting of some surfaces. Existing exterior finishes include primarily EIFS, glass, and metal. All sides of the building visible to the public will be treated consistently with quality materials and finishes.
13. In the event that any future storage and maintenance building is proposed, it shall be excluded from this CUP / CDC review process and thus shall be independently reviewed for conformance.

Mr. Hanson reports that staff recommends approval of the requested conditional use permit and certificate of design compliance with the following conditions:

1. Any proposed future storage & maintenance building shall meet Mankato City Code standards. As the applicant has not provided sufficient review materials prior to Planning Commission review of the request, the originally proposed future storage & maintenance building must be reviewed separately from the current request.
2. Any proposed future storage or maintenance building on site shall conform to the standards of the Highway Gateway Overlay District, including exterior finishes which are complementary to the exterior finishes utilized on the primary structure.
3. The proposed exterior "*outdoor activity area*" privacy fencing shall conform with Mankato City Code. A fence permit shall be obtained prior to installation of any fencing.
4. The gazebo shall be installed with a separate building permit and shall conform to Mankato City Code accessory structure standards.
5. The applicant shall obtain a sign permit for any desired site signage prior to fabrication and installation.
6. The applicant shall fully screen any existing or proposed mechanical equipment from public right-of-ways.
7. Bicycle parking achieving Mankato City Code standards will be required. A minimum of four off-street bicycle parking stalls shall be provided on site.
8. Due to the proposed change in use, a full code review for compliance with all applicable Minnesota Codes will be required. Plans submitted at the time of the building permit application shall be signed by a licensed architect.
9. The applicant shall agree to be a willing petitioner for any future sidewalk network improvements along the east side of Premier Drive. At such time as a sidewalk is constructed, a private sidewalk connection to the building shall be developed within the site.
10. Applicant shall coordinate with City of Mankato Construction Services Staff to determine code conformance of current accessible parking stalls. Any modification deemed necessary to achieve ADA compliant stalls shall be performed prior to unit occupancy. Additionally, any parking area shown to be non-compliant with current Mankato City Code standards, shall be updated to conform to code.

11. If the applicant intends to modify the existing exterior lighting, a Photometric Plan and Lighting cut sheets shall be provided that confirm compliance with full-cut, fully shielded fixture requirements and other applicable Mankato City Code standards.
12. If any existing landscaping will be modified or removed as part of this project, the applicant shall provide a landscaping plan that demonstrates conformance with Mankato City Code.
13. No outside storage shall be allowed on the subject property.
14. All amenity spaces shall be completed prior to unit occupancy.
15. The applicant shall be subject to SAC & WAC fees based on the City of Mankato assessment policy and fee schedule.

Ms. Surdy inquired whether a layout for the proposed storage building had been provided.

Mr. Hason responded that no layout was included in the application and that the information shown was only a general description. He added that the only detail provided was dimensional information, and that no additional plans for the building have been submitted at this time.

Ms. Surdy questioned the layout of the dining room and referenced the ratio of proposed rooms in relation to the dining room layout. She stated that the configuration appears to be limited with respect to the number of rooms that could be accommodated.

Brad Bass, 4336 Linder Bay Ln. Mr. Bass was present at the meeting to address any questions from the commission members. He indicated that the suites are larger than those typically provided, which made the building suitable for the proposed use.

Mr. Bass added that these are the types of suites commonly found in new construction. He referenced the property owner and noted that, during the original construction of the building, the owner incorporated several exceptional features, including accessibility and adaptive design for handicap accessibility. These features have allowed the building to be repurposed for the current proposed use without significant additional costs.

He further explained that the exterior storage building was intended to provide functional storage space, as there are limited storage opportunities within the building and outdoor storage is not permitted. He noted that storage units would be available for residents behind the building, though certain items may not be suitable for outdoor storage. He concluded that while these elements were intended to be included in the submission, the drawings and supporting materials were not completed in time to be included.

Mr. Iddings added that the building should be relatively easy to remodel based on its original construction. He stated that this would be a great addition to Mankato and expressed hope that the transition will proceed smoothly.

Mr. Wilke thanked Mr. Bass for bringing the project forward and stated that it appears to be a great reuse of the property. He also expressed appreciation to the owner for the work that had been done with Motel 6.

Ms. Bigham questioned if the expectation was for 60 people to be able to eat together.

Mr. Bass indicated that the units would be single occupancy. He noted that potentially six of the units would be converted into community spaces for a variety of activities. He added that mealtimes would generally be staggered, such as 11:30 a.m. and 12:30 p.m., and that many residents would likely prefer to eat in their own suites.

Mr. Dieken added that he was pleased to see the item move forward and stated that he believed it would be a positive addition to Mankato.

Chair Zehnder opened the public hearing for comment.

Tom Yenish. Mr. Yenish was present at the meeting as the current owner of the proposed building. He indicated that through further discussions with Mr. Bass and his team, he came to realize that the building was constructed in a manner that makes it a strong fit for the proposed use.

He added that this would be a great addition to the area, noting its location, connectivity, and proximity to The Paw. He also stated that Motel 6 currently has a contract with The Paw requiring that all windows be closed by 8:00 p.m. He noted that, over the past three years of new ownership at The Paw, there have been no complaints.

With no one wishing to speak, the public hearing was closed.

Mr. Iddings made a motion to approve CY25-26. The motion was seconded by Mr. Wilke and passed unanimously.

The anticipated date of City Council action will be June 8, 2026.

6. **MISCELLANEOUS**

No Miscellaneous items.

7. **ADJOURNMENT**

There being no further business, Ms. Surdy moved to adjourn the meeting. The motion was seconded by Mr. Wilke with all in favor. The meeting adjourned at 7:51 pm.

MINUTES APPROVED.

Chair, Mankato Planning Commission

Meeting Date: 06/24/2026

Title

CY26-26

Request of ISG, on behalf of the owner, for a preliminary and final plat review of Hiniker Parkway Subdivision. The subject property is described as Lot 2, Block 1, Hiniker Pond Park; Outlots A, B, and C, Axis Subdivision, and that part of Government Lot Two (2), Section 1, Township 108 North, Range 27 West, described as follows: Commencing at the northeast corner of Government Lot Two (2) thence South 00 degrees, 2 minutes, 28 seconds East along the east line of Government Lot Two (2), a distance of 1159.22 feet to the point of beginning; thence due West 415 feet; thence due South 2 feet more or less to the Northerly boundary of Butterworth Street; thence easterly along the Northerly boundary of Butterworth Street, a distance of approximately 415 feet more or less to a point directly south of the point of beginning; thence northerly approximately 8.2 feet more or less to the point of beginning; All that part of Government Lot 2 in Section 1, Township 108 North, Range 27 West, described as: Commencing at a found iron pipe monument designating the Northeast Corner of Government Lot 2; thence South 88 degrees 46 minutes 20 seconds West (assumed bearing along the north line of Government Lot 2), a distance of 813.93 feet; thence South 01 degrees 13 minutes 40 seconds East, 182.13 feet; thence continuing South 01 degrees 13 minutes 40 seconds East, 17.87 feet; thence North 88 degrees 46 minutes 20 seconds East and parallel with the north line of Government Lot 2, a distance of 64.00 feet to the point of beginning of the tract to be described; thence South 74 degrees 40 minutes 42 seconds East, 90.04 feet; thence North 01 degrees 13 minutes 40 seconds West, 26.71 feet; thence South 88 degrees 46 minutes 20 seconds West and parallel with the north line of Government Lot 2, a distance of 89.86 feet to the point of beginning.

The anticipated date of City Council action is July 13, 2026.

Applicant

ISG, on behalf of the owner, is the applicant.

Request

The request is for the review of the preliminary and final plat of Hiniker Parkway Subdivision.

Location

The subject property is legally described as Lot 2, Block 1, Hiniker Pond Park; Outlots A, B, and C, Axis Subdivision, and that part of Government Lot Two (2), Section 1, Township 108 North, Range 27 West, described as follows: Commencing at the northeast corner of Government Lot Two (2) thence South 00 degrees, 2 minutes, 28 seconds East along the east line of Government Lot Two (2), a distance of 1159.22 feet to the point of beginning; thence due West 415 feet; thence due South 2 feet more or less to the Northerly boundary of Butterworth Street; thence easterly along the Northerly boundary of Butterworth Street, a distance of approximately 415 feet more or less to a point directly south of the point of beginning; thence northerly approximately 8.2 feet more or less to the point of beginning; All that part of Government Lot 2 in Section 1, Township 108 North, Range 27 West, described as: Commencing at a found iron pipe monument designating the Northeast Corner of Government Lot 2; thence South 88 degrees 46 minutes 20 seconds West (assumed bearing along the north line of Government Lot 2), a distance of 813.93 feet; thence South 01 degrees 13 minutes 40 seconds East, 182.13 feet; thence continuing South 01 degrees 13 minutes 40 seconds East, 17.87 feet; thence North 88 degrees 46 minutes 20 seconds East and parallel with the north line of Government Lot 2, a distance of 64.00 feet to the point of beginning of the tract to be described; thence South 74 degrees 40 minutes 42 seconds East, 90.04 feet; thence North 01 degrees 13 minutes 40 seconds West, 26.71 feet; thence South 88 degrees 46 minutes 20 seconds West and parallel with the north line of Government Lot 2, a distance of 89.86 feet to the point of beginning.

Existing Land Use

The property is the location of the future Hiniker Parkway street and also includes Hiniker Pond Park.

Zoning

The areas included in the plat are zoned R-3, limited multiple family dwelling district, and B-2, general business district.

Environmentally Sensitive Areas

There is the existing Hiniker Pond and associated wet areas located in the platted areas.

Public Utilities

The plat is being presented in order to accommodate a new city street. There are no structures proposed in conjunction with the platting.

City Code

Mankato City Code Chapter 10, Article XII pertaining to Subdivision and Development Regulations (Platting) can be found at this link: https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=PTIICOOR_CH10LAUSDE_ARTXIISUDEREPL

Site Plan Review Comments

The Site Plan and Traffic Advisory Committee reviewed the request at their June 9, 2026, meeting. The comments, along with the applicant's subsequent responses in italics, are below.

1. If not already done, the applicant shall log into the online portal and make notification payment.

ISG Response: Notification payment was paid on 06/10/2026.

2. Lot 2 shall be eliminated and added to Lot 1 Block 1.

ISG Response: Noted, change made.

3. Applicant shall provide an exhibit clearly and visually identifying the proposed new right of way (i.e. Shading).

ISG Response: Noted, submitted.

Review

The City of Mankato is requesting a preliminary and final plat review of Hiniker Parkway Subdivision. The subject property is described as Lot 2, Block 1, Hiniker Pond Park; Outlots A, B, and C, Axis Subdivision, and that part of Government Lot Two (2), Section 1, Township 108 North, Range 27 West, described as follows: Commencing at the northeast corner of Government Lot Two (2) thence South 00 degrees, 2 minutes, 28 seconds East along the east line of Government Lot Two (2), a distance of 1159.22 feet to the point of beginning; thence due West 415 feet; thence due South 2 feet more or less to the Northerly boundary of Butterworth Street; thence easterly along the Northerly boundary of Butterworth Street, a distance of approximately 415 feet more or less to a point directly south of the point of beginning; thence northerly approximately 8.2 feet more or less to the point of beginning; All that part of Government Lot 2 in Section 1, Township 108 North, Range 27 West, described as: Commencing at a found iron pipe monument designating the Northeast Corner of Government Lot 2; thence South 88 degrees 46 minutes 20 seconds West (assumed bearing along the north line of Government Lot 2), a distance of 813.93 feet; thence South 01 degrees 13 minutes 40 seconds East, 182.13 feet; thence continuing South 01 degrees 13 minutes 40 seconds East, 17.87 feet; thence North 88 degrees 46 minutes 20 seconds East and parallel with the north line of Government Lot 2, a distance of 64.00 feet to the point of beginning of the tract to be described; thence South 74 degrees 40 minutes 42 seconds East, 90.04 feet; thence North 01 degrees 13 minutes 40 seconds West, 26.71 feet; thence South 88 degrees 46 minutes 20 seconds West and parallel with the north line of Government Lot 2, a distance of 89.86 feet to the point of beginning.

The intent of the plat is to realign the current curved configuration of Hiniker Parkway right of way to be a straight street, and to provide an area for storm water retention ponding. The plat proposes one new lot in a one-block subdivision. Lot 1, Block 1, an area of 30.11 acres, is the location of the existing Hiniker Pond as well as a portion of a parcel, currently designated as Outlot B, Axis Subdivision, located to the west of Hiniker Parkway. The remaining 0.81 acre included in the new plat is proposed to be dedicated for right of way, which will accommodate a new street, Hiniker Parkway, and a stormwater retention pond.

Standard drainage and utility easements are provided around the subject lot in conformance with Mankato City Code.

Hiniker Parkway street improvements are planned for a 2027 construction project.

Findings

1. General Requirements

1. The site is designed in conformance with the existing location and widths of streets, the general drainage situation, lot sizes and arrangement.
2. A drainage study/stormwater management needs have been assessed by the City of Mankato to ensure a development conforming to the applicable standards.

2. Streets

1. The street right-of-way widths for the existing local street conform to the standards listed in Chapter 10 of Mankato City Code. Additional right of way areas are included in the plat to accommodate storm water retention ponds and additional right of way on Range Street.

3. Easements

1. The plat will provide standard easements required in Chapter 10 of the Mankato City Code prior to affixing signatures.

4. Block Standards

1. The block within the subdivision is designed around the existing condition and park configuration.

5. Lot Standards

1. The lot is designed to accommodate the existing configuration and is in conformance with the standards set forth in Chapter 10.

6. Public Sites and Open Spaces

1. The subject site includes Hiniker Pond Park and payment in lieu of parkland dedication will not be required.

Recommendation

Staff recommends approval of the preliminary and final plat of Hiniker Parkway Subdivision.

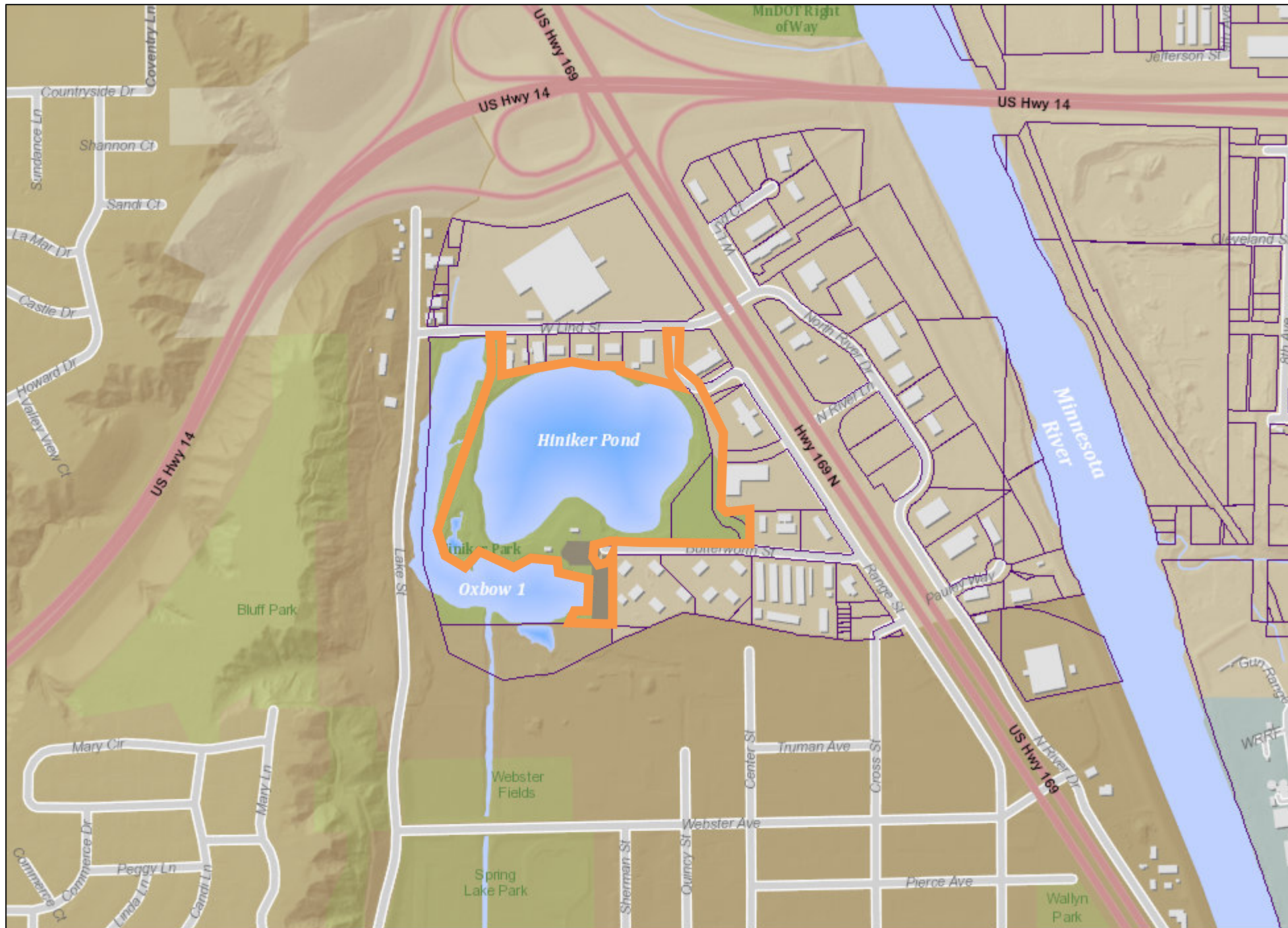
Attachments

General Location Map

Aerial Plan

Preliminary Plat
Final Plat
Hiniker Parkway Right of Way areas exhibit
Hiniker Plans

General Location Map



Date: June 2026

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

Aerial Map

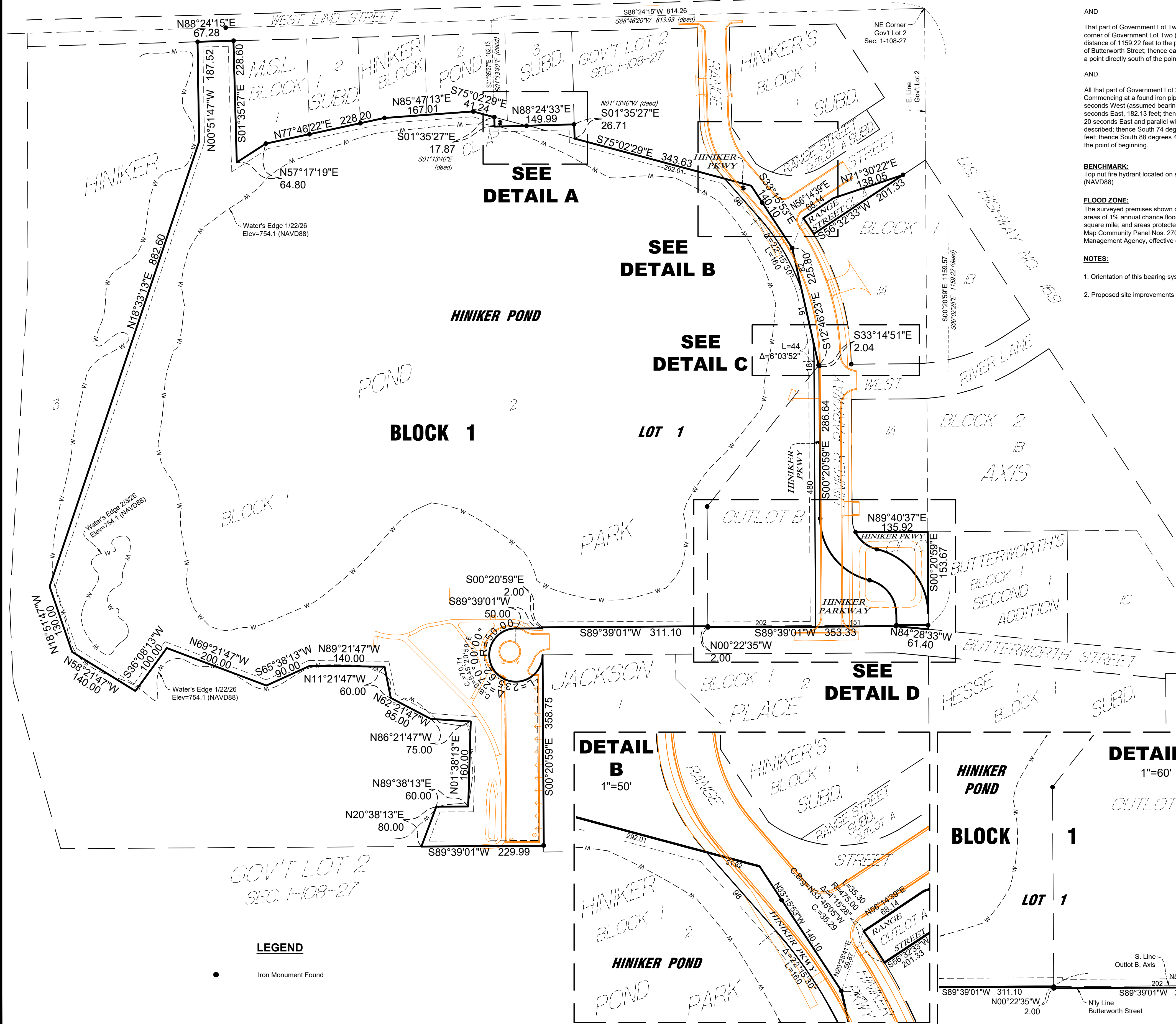


Date: June 2026

Author:

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HINIKER PARKWAY SUBDIVISION



EXISTING LEGAL DESCRIPTION:

(per client)

Lot 2, Block 1, Hiniker Pond Park, City of Mankato, Blue Earth County, Minnesota.

AND

Outlots A, B and C, Axis, City of Mankato, Blue Earth County, Minnesota.

AND

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BENCHMARK:

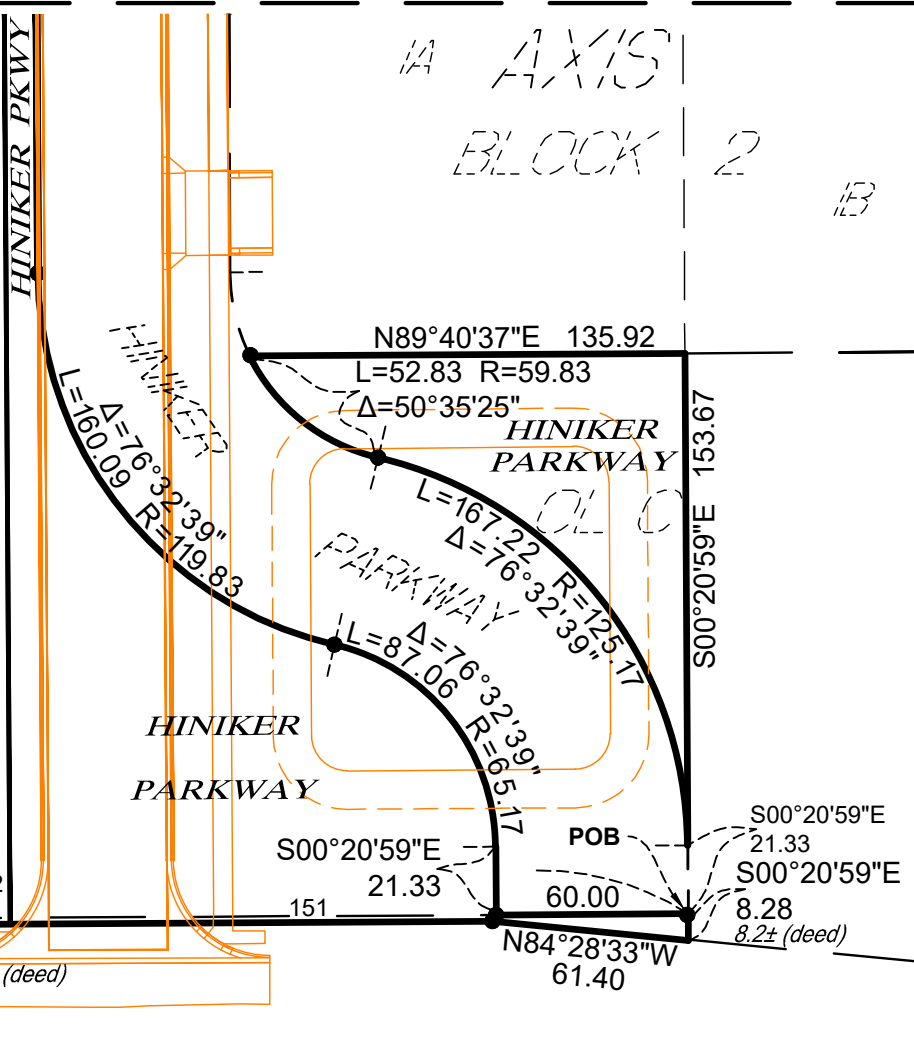
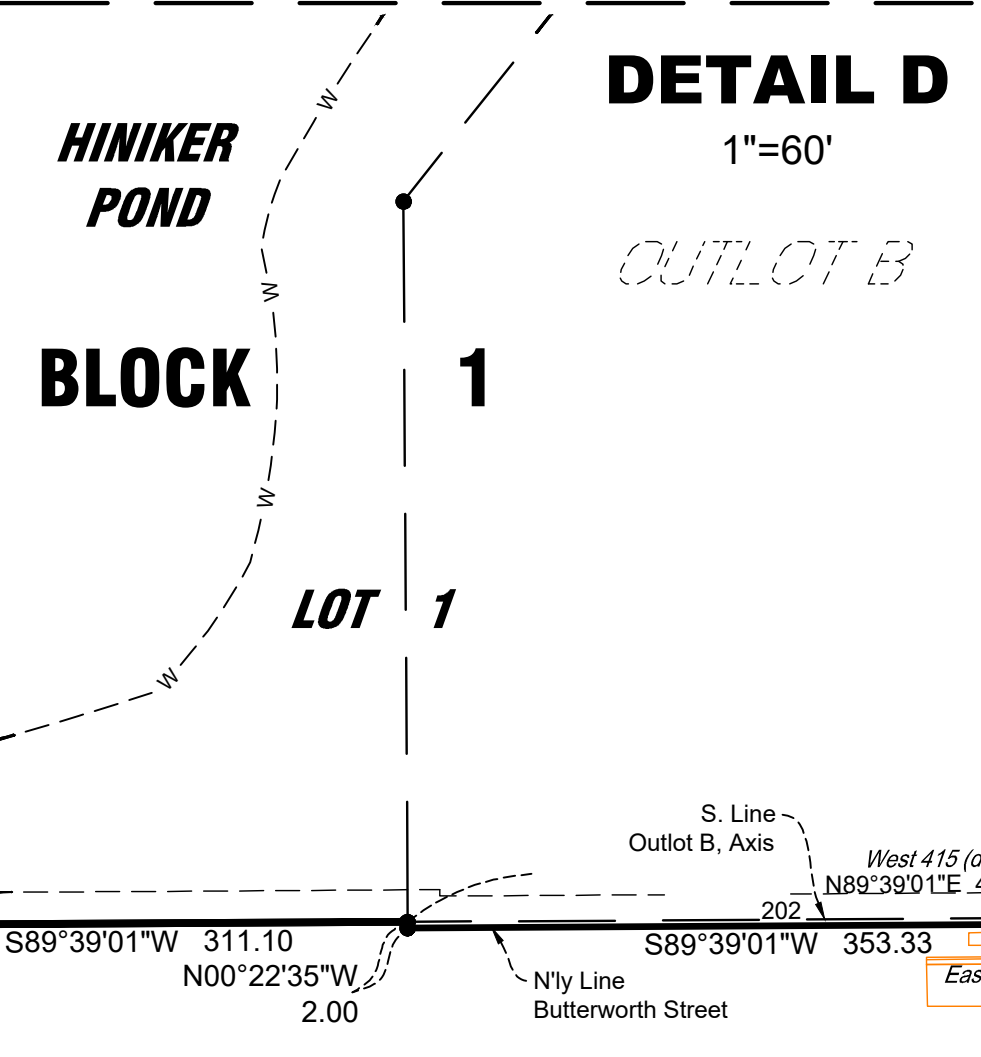
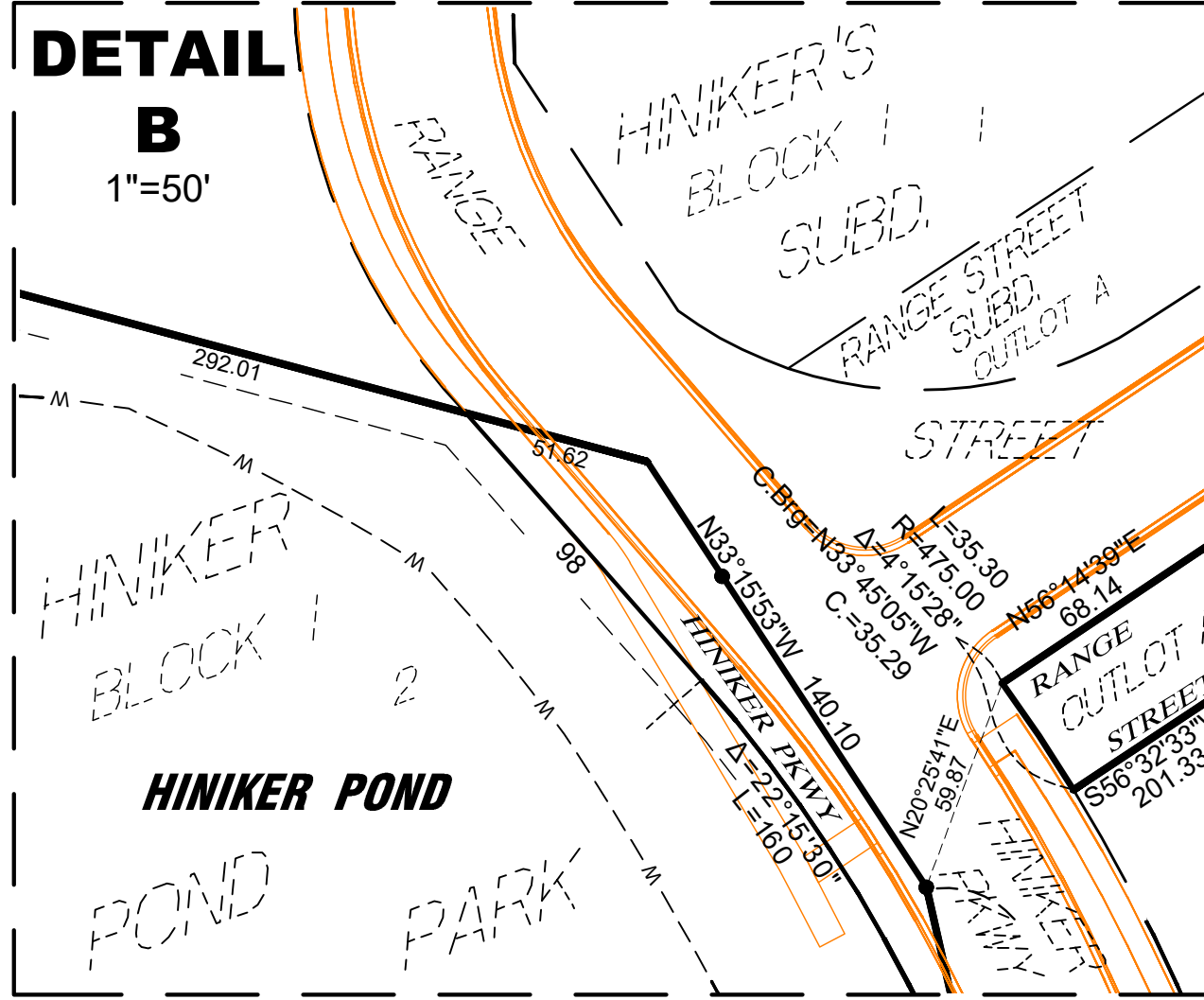
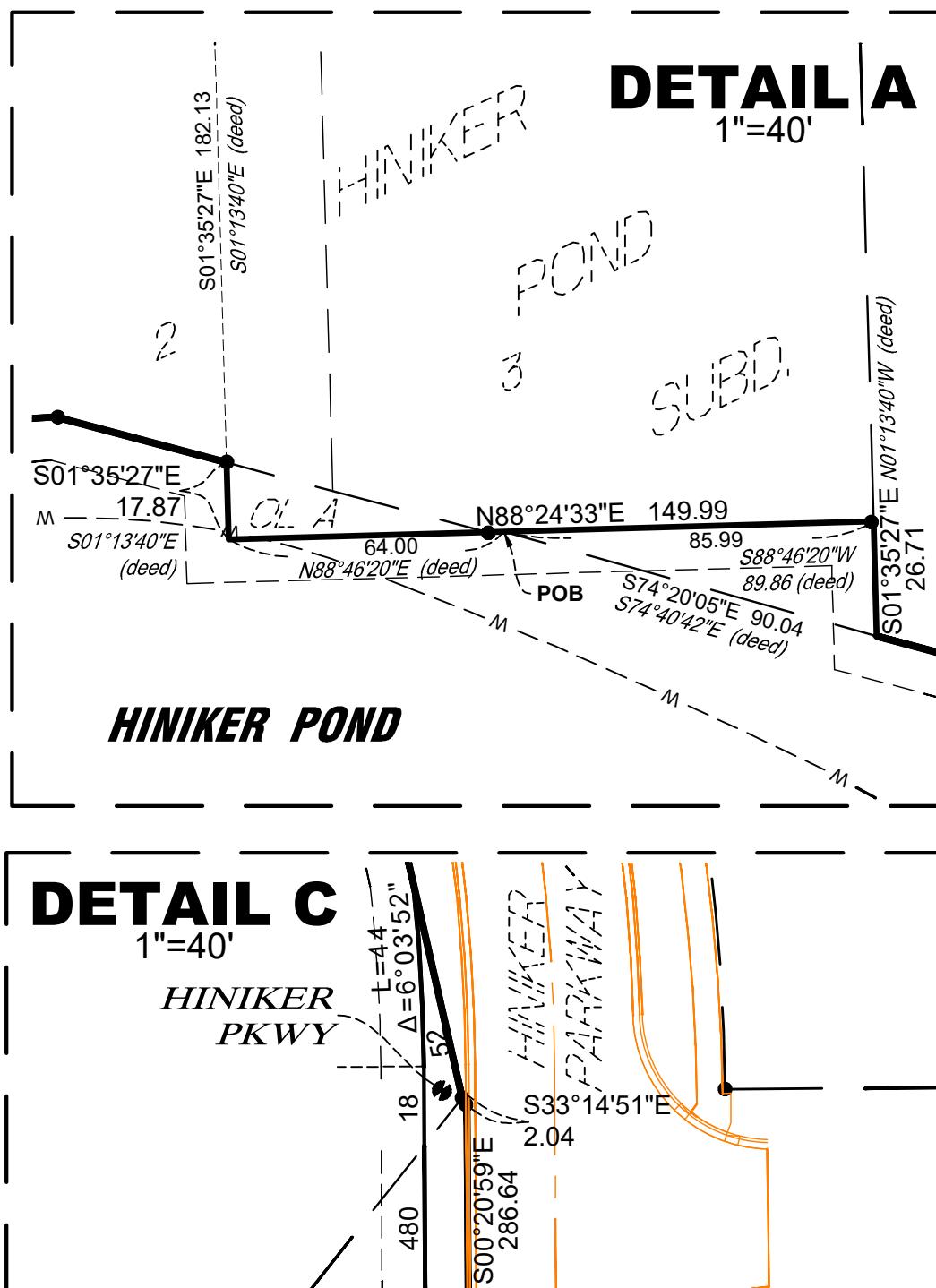
Top nut fire hydrant located on south side of West Lind Street, 75± west of Range Street. Elev=769.79 (NAVD88)

FLOOD ZONE:

The surveyed premises shown on this survey map is in Flood Zone X (areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood), according to Flood Insurance Rate Map Community Panel Nos. 27013C0084F & 27013C0092F, published by the Federal Emergency Management Agency, effective date February 22, 2024.

NOTES:

- Orientation of this bearing system is based upon the plat of Axis.
- Proposed site improvements are shown in orange on this sheet.



I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

RYAN E. KOTTHOFF

DATE 6/17/26 LIC. NO. 61565

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PROJECT

CITY OF MANKATO
HINIKER PARKWAY

MANKATO MINNESOTA

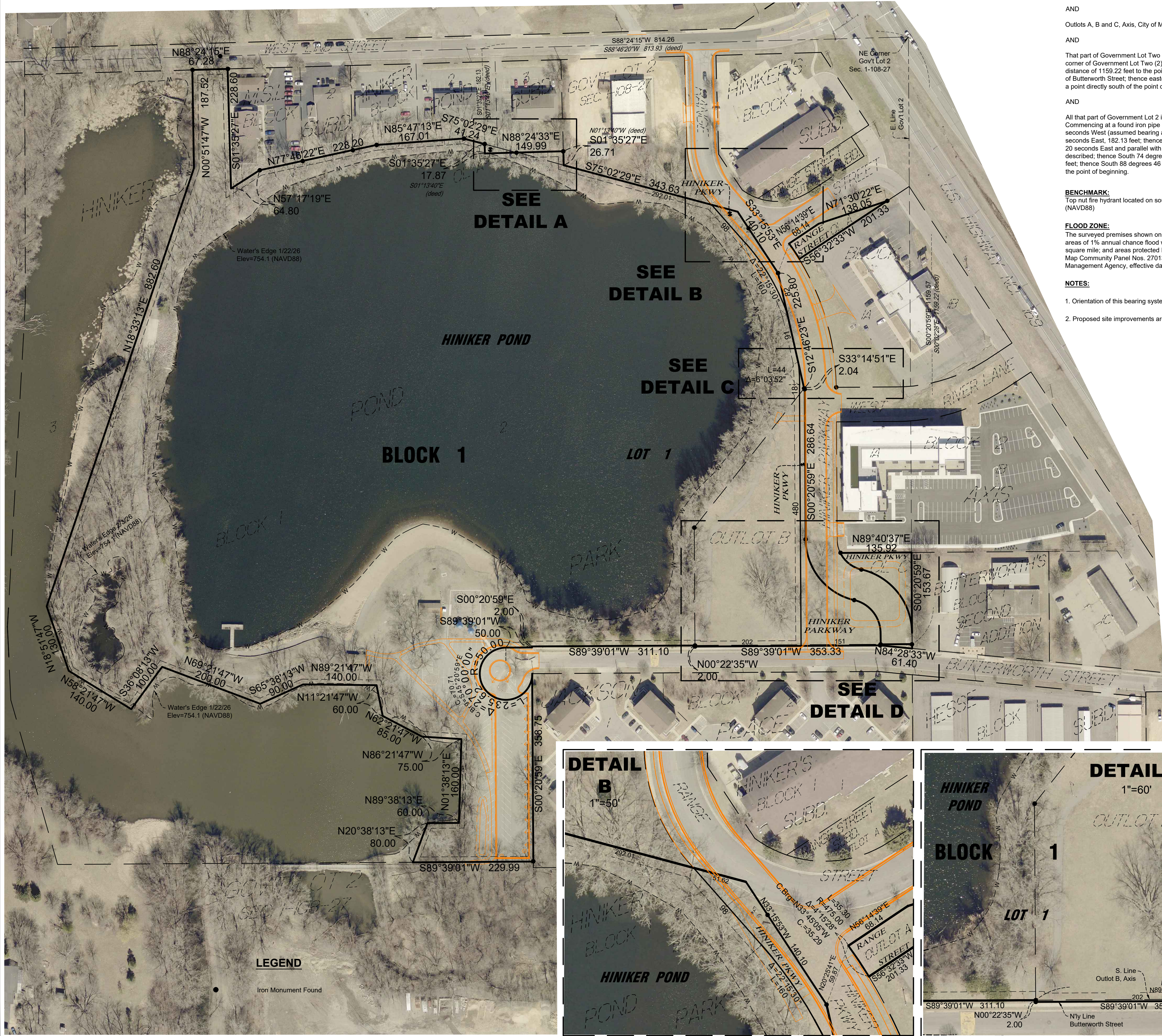
REVISION SCHEDULE		
DATE	DESCRIPTION	BY
6/15/26	Removed Lot 2, Block 1	KH
6/17/26	Added D & U Easements	KH

PROJECT NO.	25-33609
FILE NAME	33609 PPLAT
DRAWN BY	KH
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	5/26/26
CLIENT PROJECT NO.	-

TITLE
PRELIMINARY PLAT

SHEET
1 OF 3

HINIKER PARKWAY SUBDIVISION



EXISTING LEGAL DESCRIPTION:

(per client)

Lot 2, Block 1, Hiniker Pond Park, City of Mankato, Blue Earth County, Minnesota.

AND

Outlots A, B and C, Axis, City of Mankato, Blue Earth County, Minnesota.

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BENCHMARK:

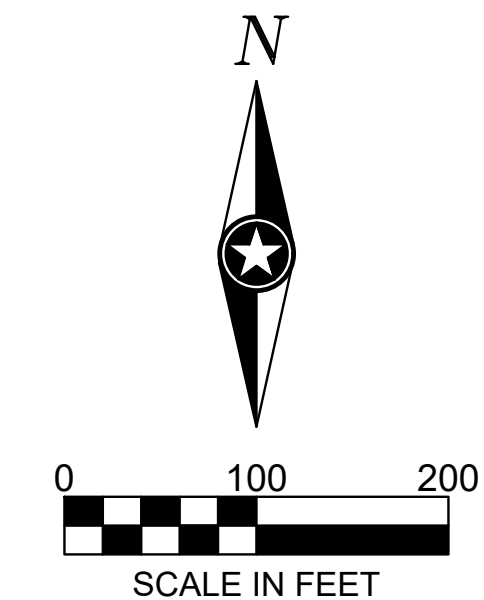
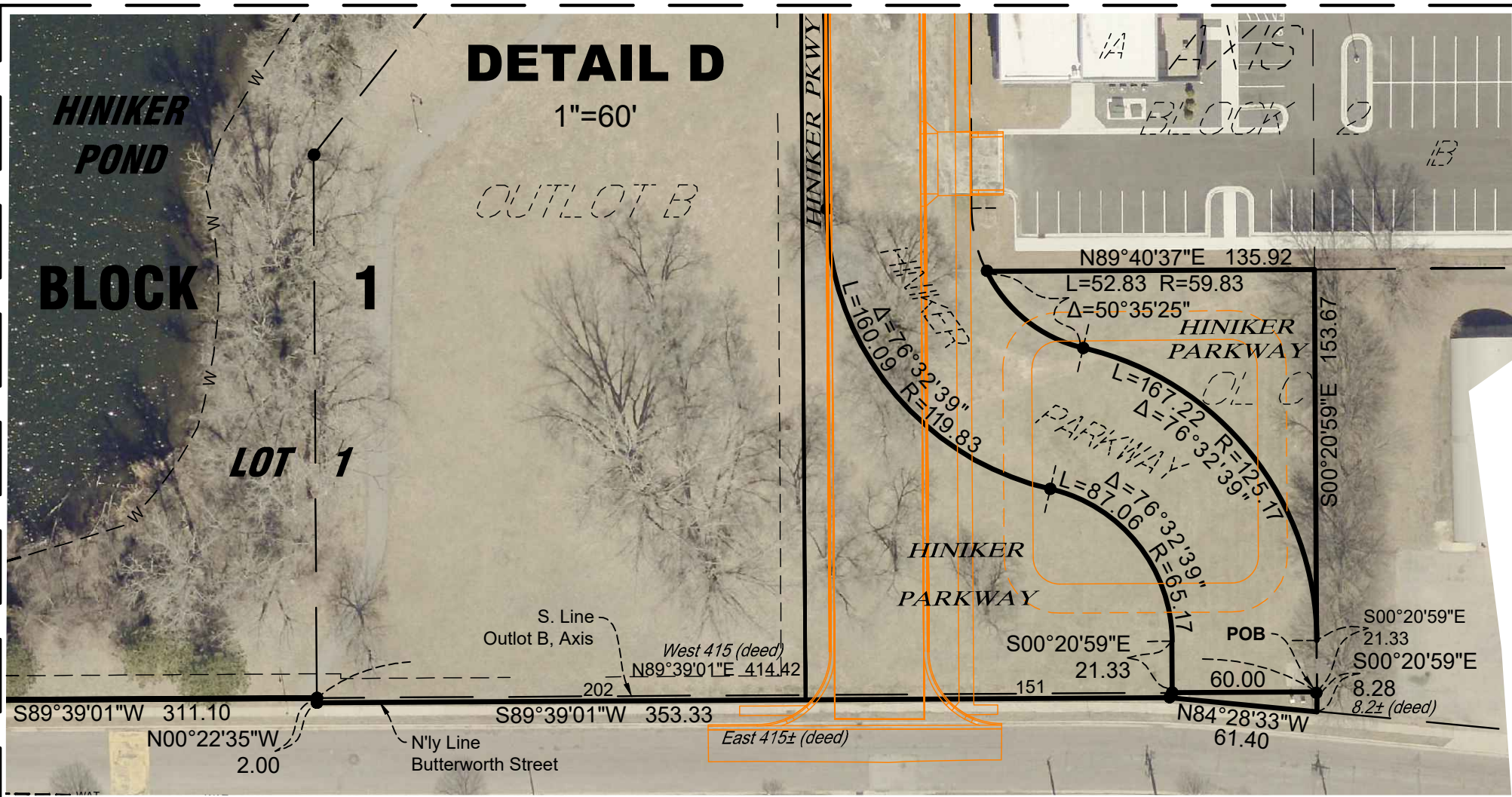
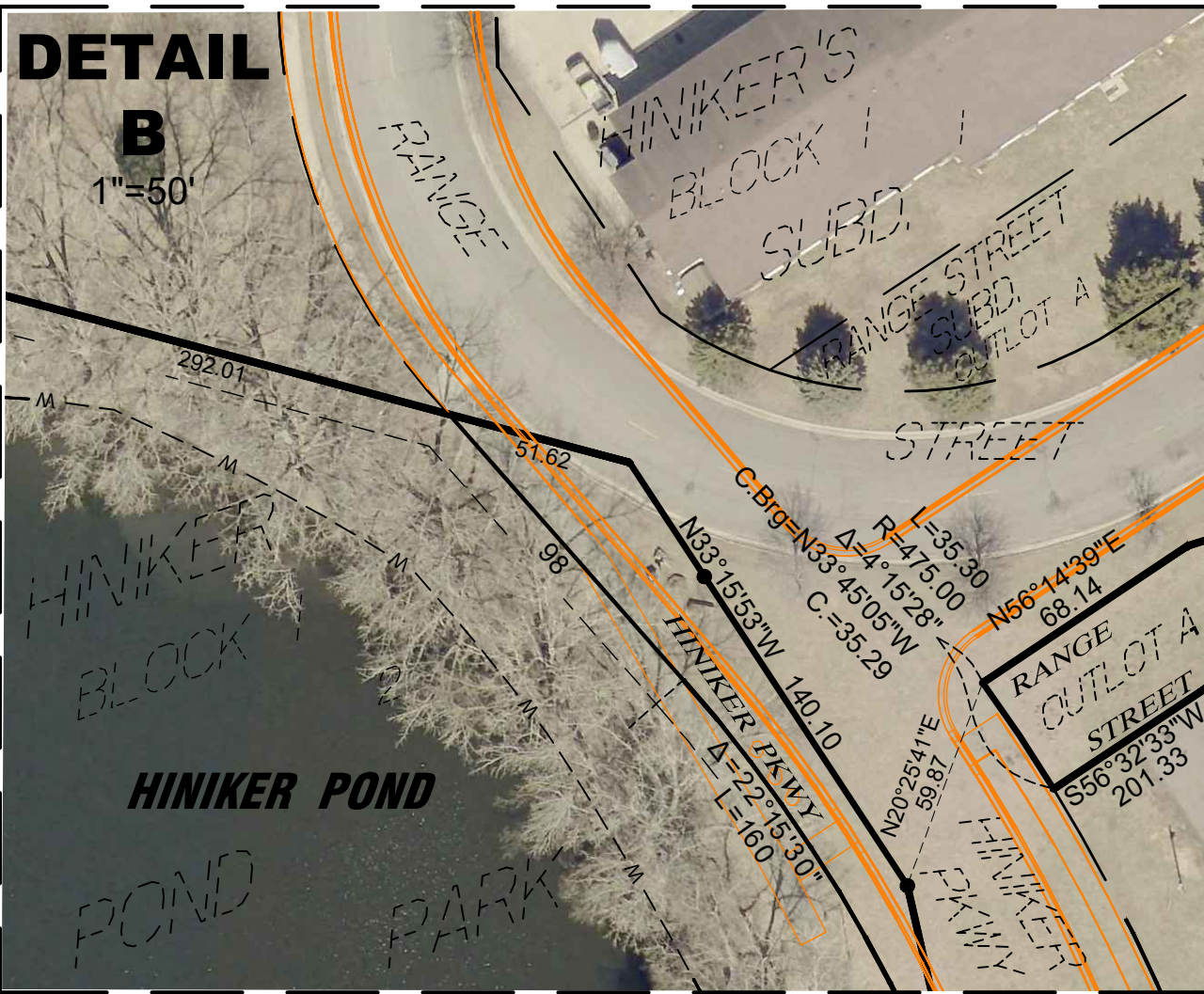
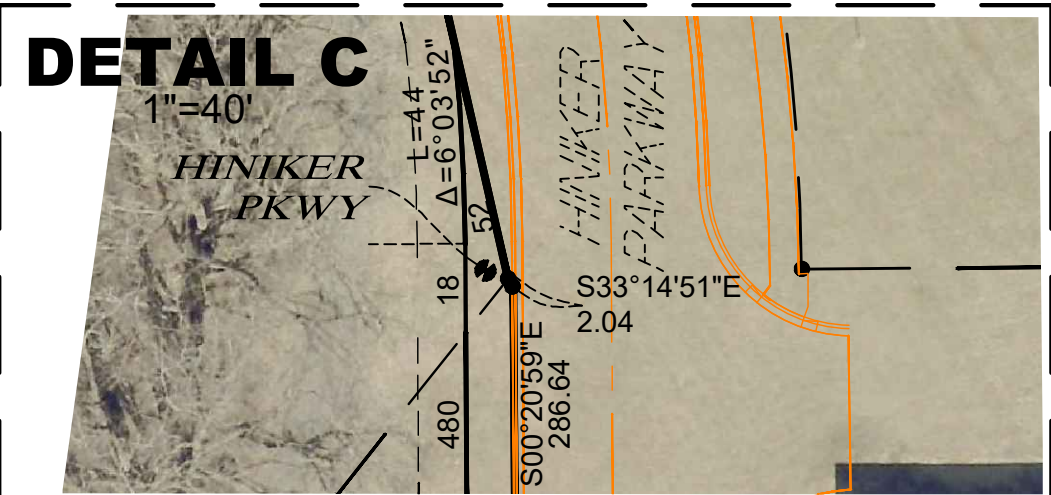
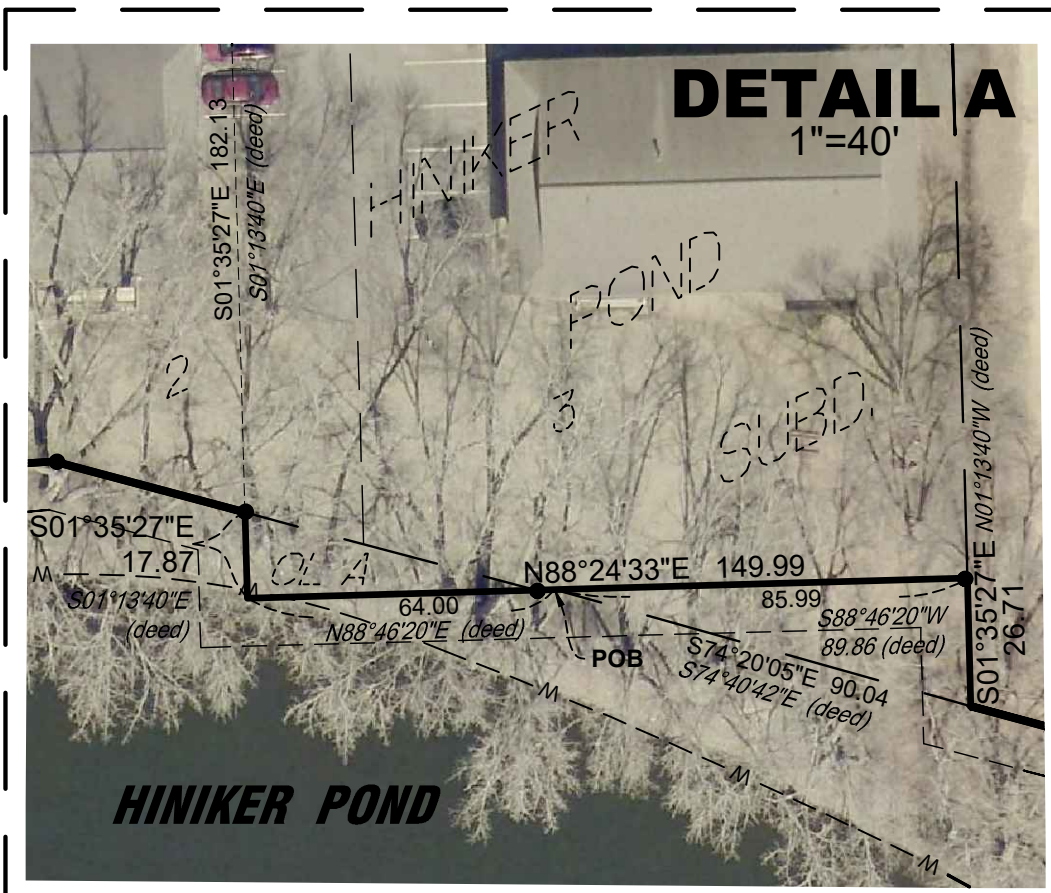
Top nut fire hydrant located on south side of West Lind Street, 75± west of Range Street. Elev=769.79 (NAVD88)

FLOOD ZONE:

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NOTES:

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I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

RYAN E. KOTTHOFF

DATE 6/17/26 LIC. NO. 61565

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PROJECT

**CITY OF
MANKATO

HINIKER
PARKWAY**

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
6/15/26	Removed Lot 2, Block 1	KH
6/17/26	Added D & U Easements	KH

PROJECT NO. 25-33609
FILE NAME 33609 PPLAT
DRAWN BY KH
DESIGNED BY ---
REVIEWED BY ---
ORIGINAL ISSUE DATE 5/26/26
CLIENT PROJECT NO. -

TITLE

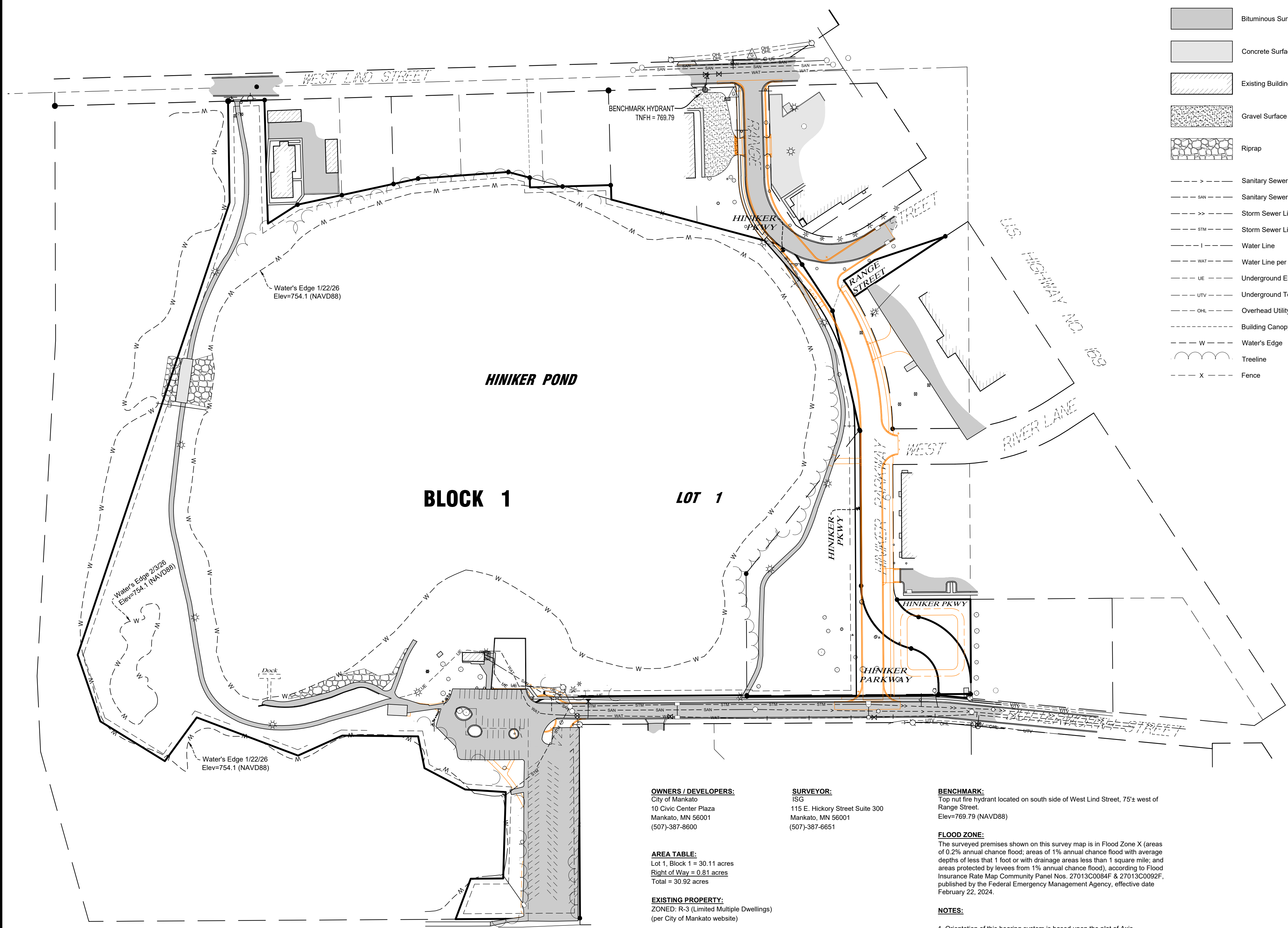
**PRELIMINARY
PLAT**

SHEET

2

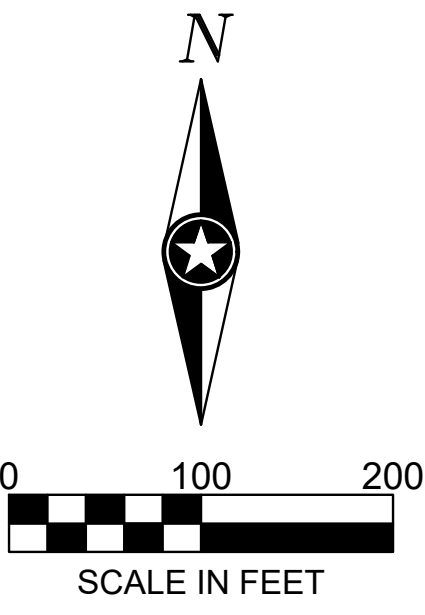
OF 3

HINIKER PARKWAY SUBDIVISION



- LEGEND**

 - Bituminous Surface
 - Concrete Surface
 - Existing Building
 - Gravel Surface
 - Riprap
 - Sanitary Sewer Line
 - Sanitary Sewer Line per City Mapping
 - Storm Sewer Line
 - Storm Sewer Line per City Mapping
 - Water Line
 - Water Line per City Mapping
 - Underground Electric Line
 - Underground Television Line
 - Overhead Utility Line
 - Building Canopy Or Deck Line
 - Water's Edge
 - Treeline
 - Fence
- Iron Monument Found
 - Electric Meter
 - Utility Vault
 - Light Pole
 - Transformer
 - Utility Pedestal
 - Utility Pole/Guy Wire
 - Curb Stop
 - Hydrant
 - Water Valve
 - Manhole/Catch Basin
 - Flared End Section/Apron
 - Mailbox
 - Post
 - Sign
 - Coniferous Tree
 - Deciduous Tree
 - Stump
 - Rock/Boulder
 - Utility Marker



OWNERS / DEVELOPERS:
City of Mankato
10 Civic Center Plaza
Mankato, MN 56001
(507)-387-8600

SURVEYOR:
ISG
115 E. Hickory Street Suite 300
Mankato, MN 56001
(507)-387-6651

BENCHMARK:
Top nut fire hydrant located on south side of West Lind Street, 75± west of Range Street.
Elev=769.79 (NAVD88)

FLOOD ZONE:
The surveyed premises shown on this survey map is in Flood Zone X (areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood), according to Flood Insurance Rate Map Community Panel Nos. 27013C0004F & 27013C0092F, published by the Federal Emergency Management Agency, effective date February 22, 2024.

NOTES:

- Orientation of this bearing system is based upon the plat of Axis.
- Snow and ice were present on this site during the field survey and may have made some physical features not visible.
- Proposed site improvements are shown in orange on this sheet.

AREA TABLE:
Lot 1, Block 1 = 30.11 acres
Right of Way = 0.81 acres
Total = 30.92 acres

EXISTING PROPERTY:
ZONED: R-3 (Limited Multiple Dwellings)
(per City of Mankato website)

Setbacks
Front - 25 feet
Rear - One and two-family dwellings 25 feet
All other principal buildings and uses: 25 percent of lot depth, provided the yard is a minimum of 25 feet or a maximum of 75 feet.
Side - One and two-family dwellings 6 feet
All other principal buildings and uses: ten percent of lot width, provided the side yard is a minimum of 10 feet or a maximum of 30 feet.



I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

RYAN E. KOTTHOFF

DATE 6/17/26 LIC. NO. 61565

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PROJECT

CITY OF MANKATO

HINIKER PARKWAY

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
6/15/26	Removed Lot 2, Block 1	KH
6/17/26	Added D & U Easements	KH

PROJECT NO.	25-33609
FILE NAME	33609 PPLAT
DRAWN BY	KH
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	5/26/26
CLIENT PROJECT NO.	-

TITLE

PRELIMINARY PLAT

HINIKER PARKWAY SUBDIVISION

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Mankato, a Minnesota municipal corporation, owner of the following described property:

Lot 2, Block 1, Hiniker Pond Park, City of Mankato, Blue Earth County, Minnesota.

AND

Outlots A, B and C, Axis, City of Mankato, Blue Earth County, Minnesota.

AND

That part of Government Lot Two (2), Section 1, Township 108 North, Range 27 West, described as follows: Commencing at the northeast corner of Government Lot Two (2) thence South 00 degrees, 2 minutes, 28 seconds East along the east line of Government Lot Two (2), a distance of 1159.22 feet to the point of beginning; thence due West 415 feet; thence due South 2 feet more or less to the Northerly boundary of Butterworth Street; thence easterly along the Northerly boundary of Butterworth Street, a distance of approximately 415 feet more or less to a point directly south of the point of beginning; thence northerly approximately 8.2 feet more or less to the point of beginning.

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Has caused the same to be surveyed and platted as **HINIKER PARKWAY SUBDIVISION** and does hereby dedicate to the public, for public use, the public ways and/or the drainage and utility easements as created by this plat.

In witness whereof said City of Mankato, a Minnesota municipal corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Mayor

City Manager

State of _____

County of _____

This instrument was acknowledged before me on _____, 20____ by _____, Mayor of the City of Mankato, and by _____, City Manager, of City of Mankato, a Minnesota municipal corporation.

_____.(sign)

_____.(print)

Notary Public _____

My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Ryan E. Kotthoff, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been or, will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Ryan E. Kotthoff, Licensed Land Surveyor
Minnesota License No. 61565

State of Minnesota
County of Blue Earth

This instrument was acknowledged before me on _____, 20____ by Ryan E. Kotthoff, Licensed Land Surveyor.

Kent A. Hays
Notary Public, Minnesota
My Commission Expires Jan. 31, 2030

MANKATO PLANNING COMMISSION

Be it known that on this _____ day of _____, 20____, the Planning Commission of the City of Mankato did duly review this plat of **HINIKER PARKWAY SUBDIVISION**.

Chair Person

Secretary

CITY COUNCIL, CITY OF MANKATO, MINNESOTA

This plat of **HINIKER PARKWAY SUBDIVISION**, was approved and accepted by the City Council of the City of Mankato, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

Mayor

Clerk

TITLE OPINION

I, _____, Licensed Attorney, State of Minnesota, do hereby certify that the owners as indicated hereon represent all ownership interest in the land encompassed by this plat.

Licensed Attorney

BLUE EARTH COUNTY PROPERTY AND ENVIRONMENTAL RESOURCES

I hereby certify that there are no delinquent taxes and/or delinquent special assessments, that the current taxes have ben paid and that the transfer has been entered on the land described herein on the _____ day of _____, 20____.

Blue Earth County Property and Environmental Resources Director

COUNTY RECORDER, BLUE EARTH COUNTY, MINNESOTA

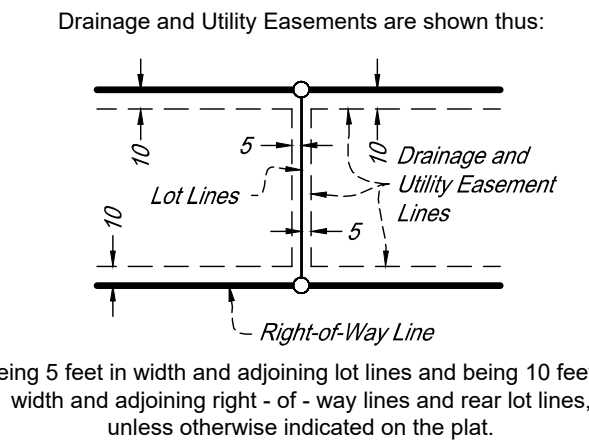
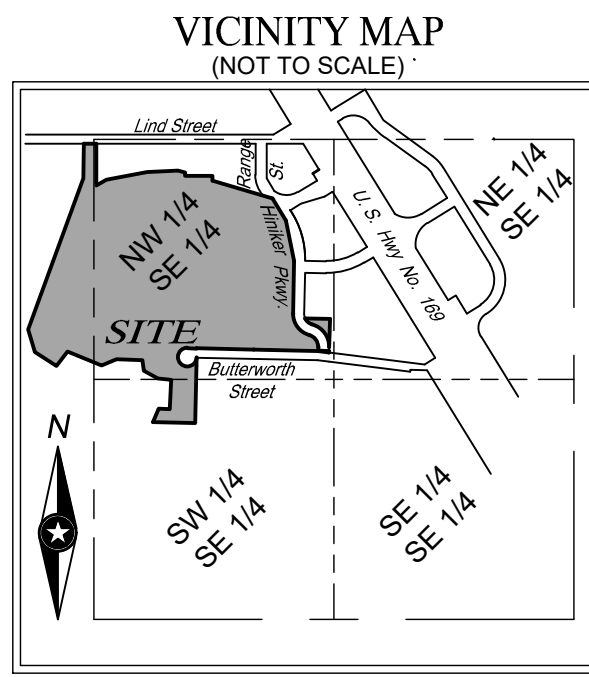
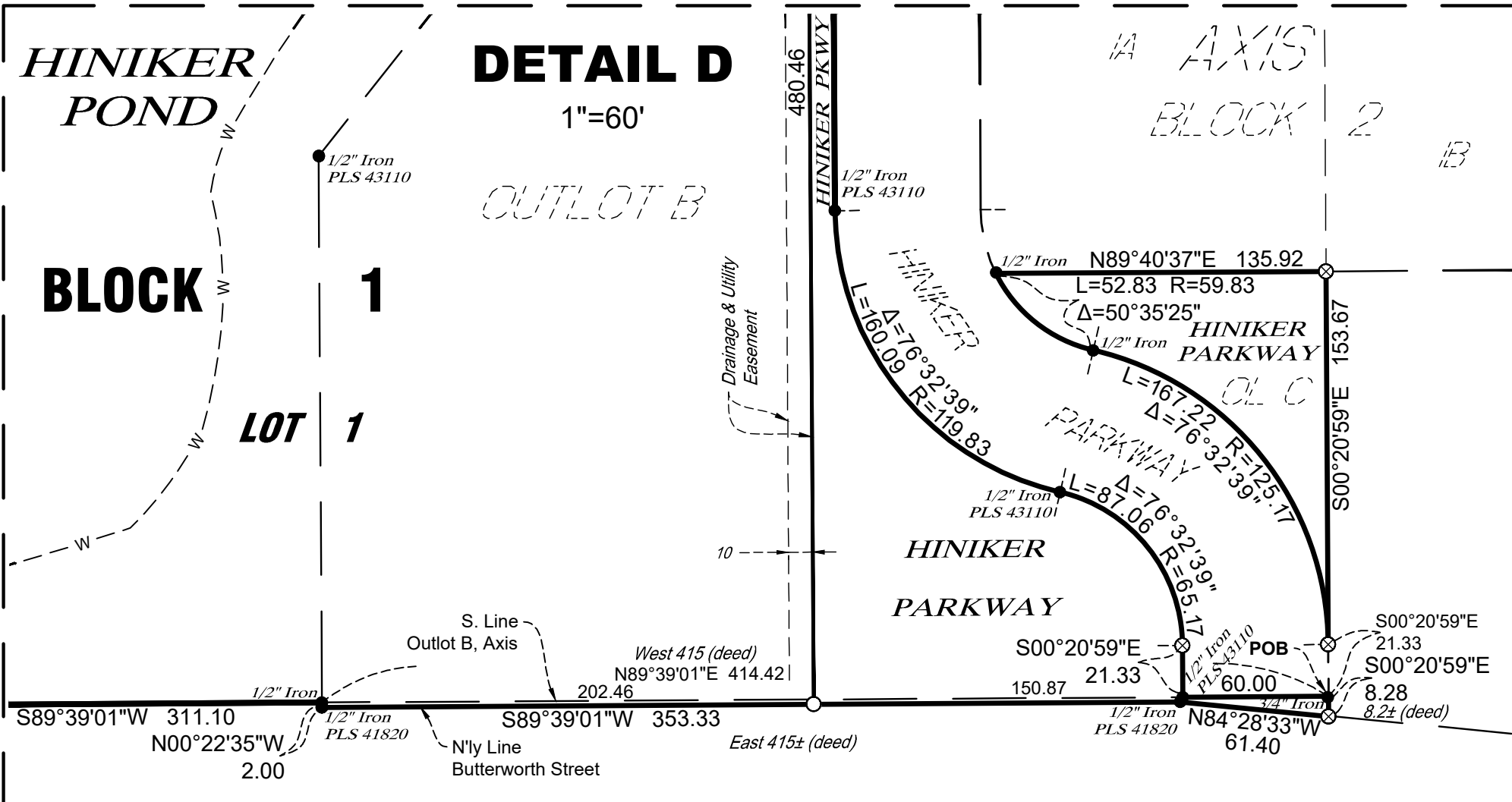
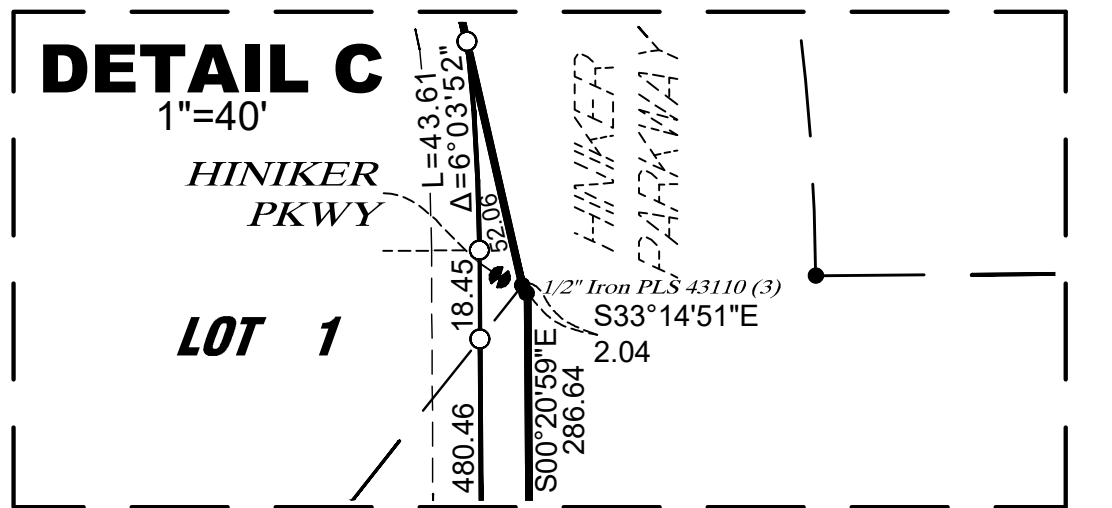
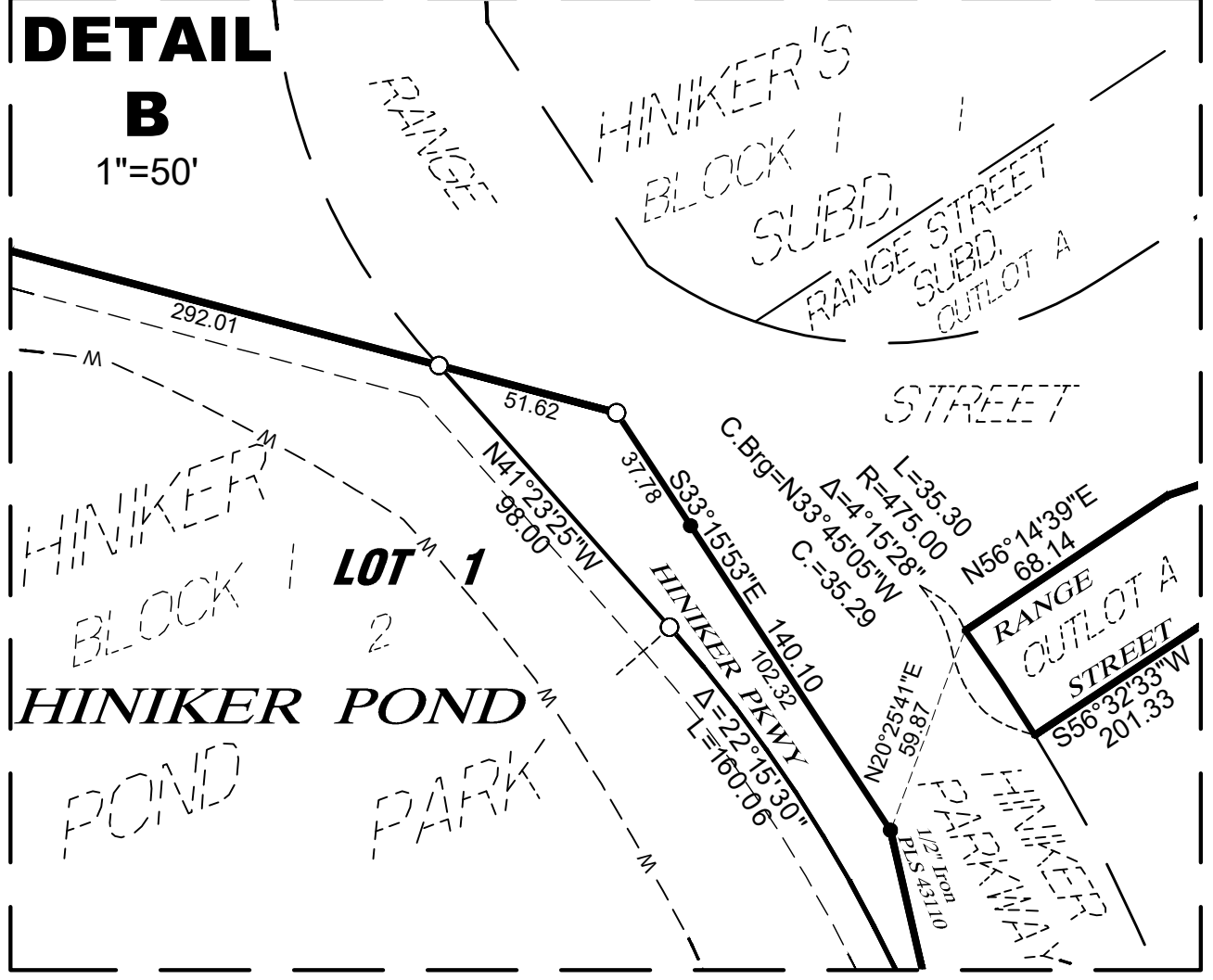
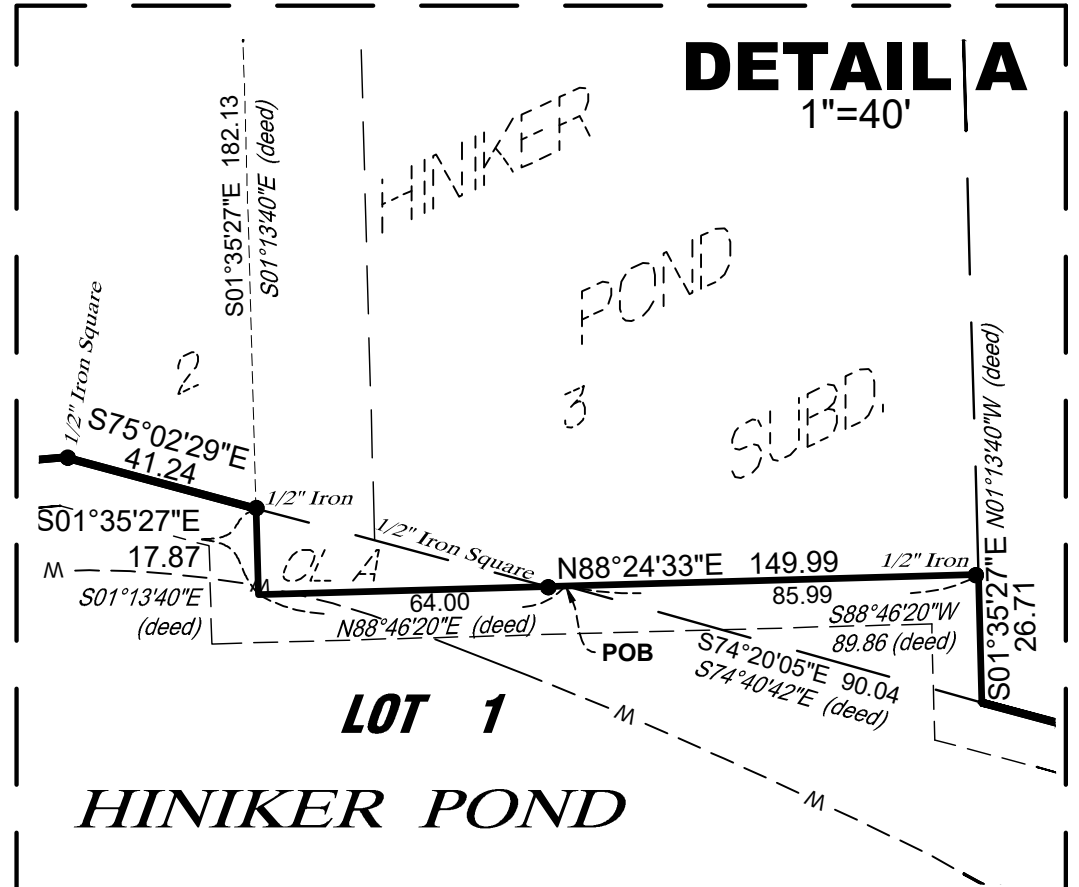
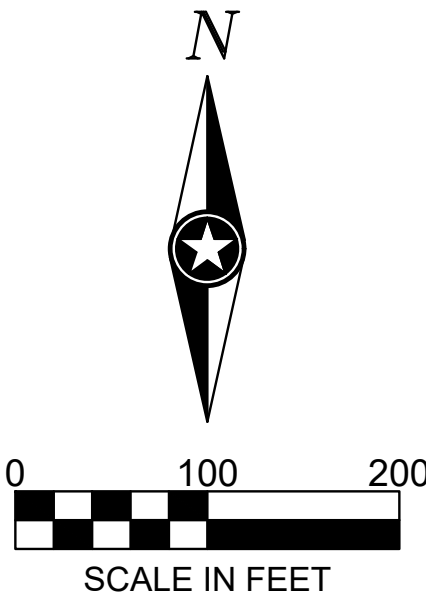
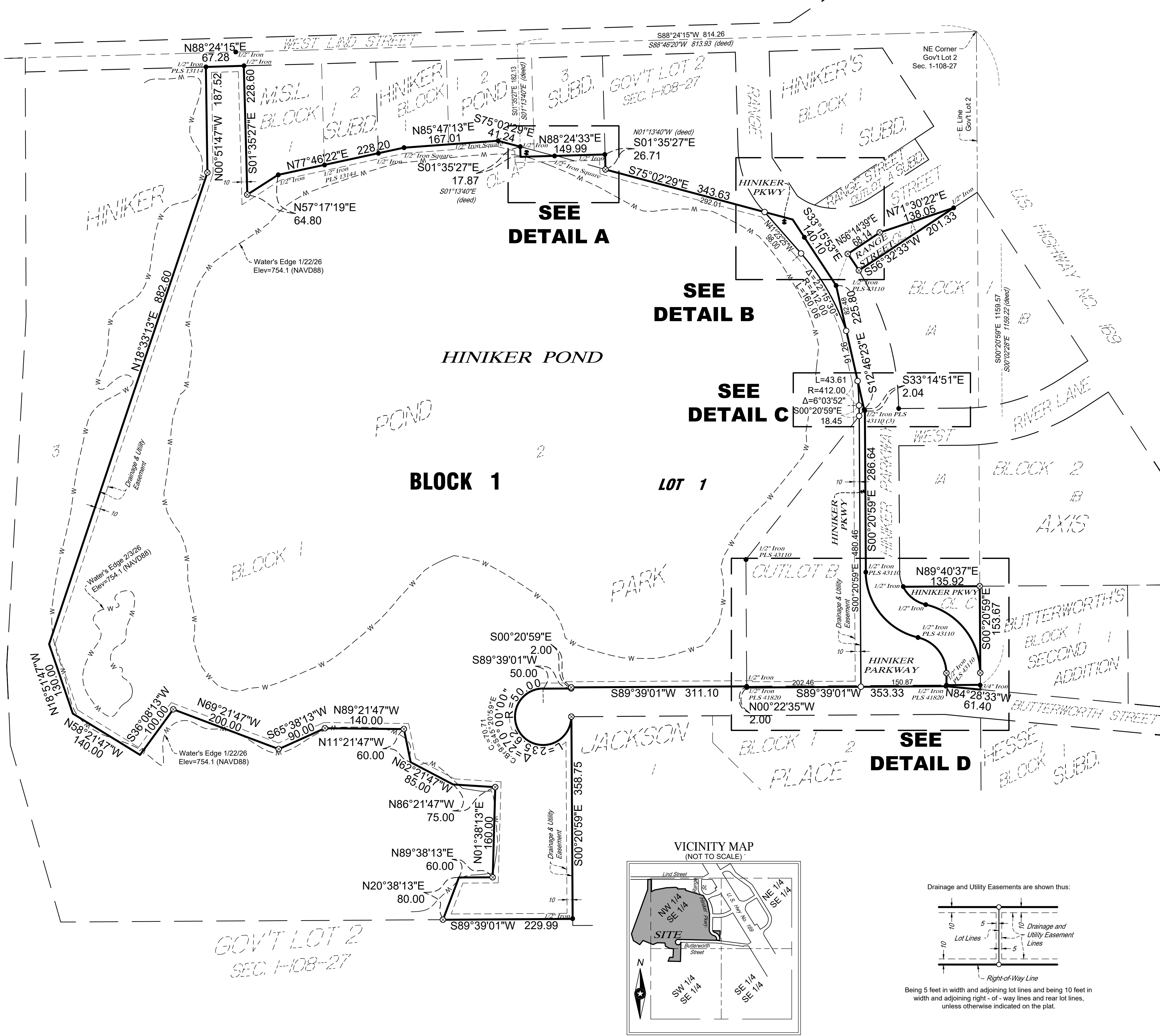
I hereby certify that this plat of **HINIKER PARKWAY SUBDIVISION** was filed in the office of the County Recorder for public record on this _____ day of _____, 20____, at _____ o'clock _____.M. and was duly filed in Book _____ of Plats, page _____, as Document No. _____.

Blue Earth County, County Recorder



JOB # 33809 DATE: 8/15/26

HINKER PARKWAY SUBDIVISION

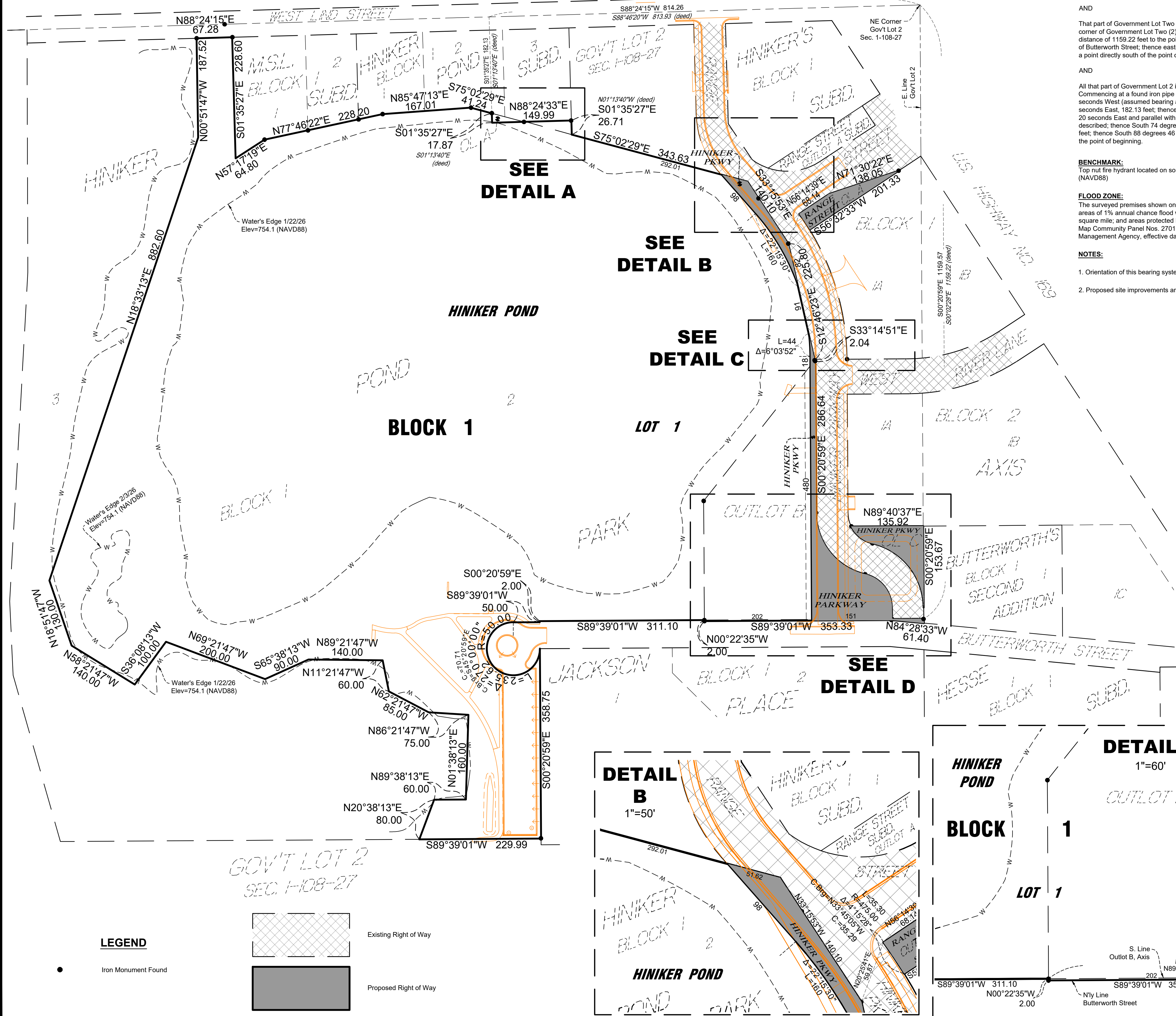


ONSITE BENCHMARK:
Top nut fire hydrant located on south side of West Lind Street, 75'± west of Range Street. Elev=769.79 (NAVD88)

OFFSITE BENCHMARK:
MnDOT monument VALVE MN013. Elev=783.92 (NAVD88)



HINIKER PARKWAY SUBDIVISION



EXISTING LEGAL DESCRIPTION:

(per client)

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AND

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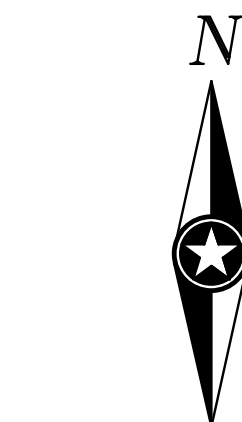
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0 100 200
SCALE IN FEET

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RYAN E. KOTTHOFF

DATE _____ LIC. NO. 61565

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PROJECT

**CITY OF
MANKATO**

**HINIKER
PARKWAY**

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-33609
FILE NAME 33609 PPLAT
DRAWN BY KH
DESIGNED BY --
REVIEWED BY --
ORIGINAL ISSUE DATE --/--
CLIENT PROJECT NO. --

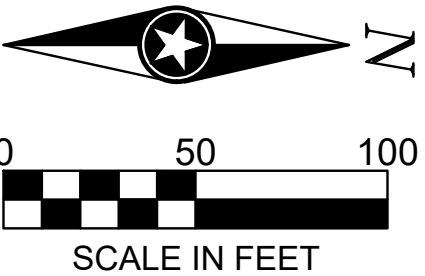
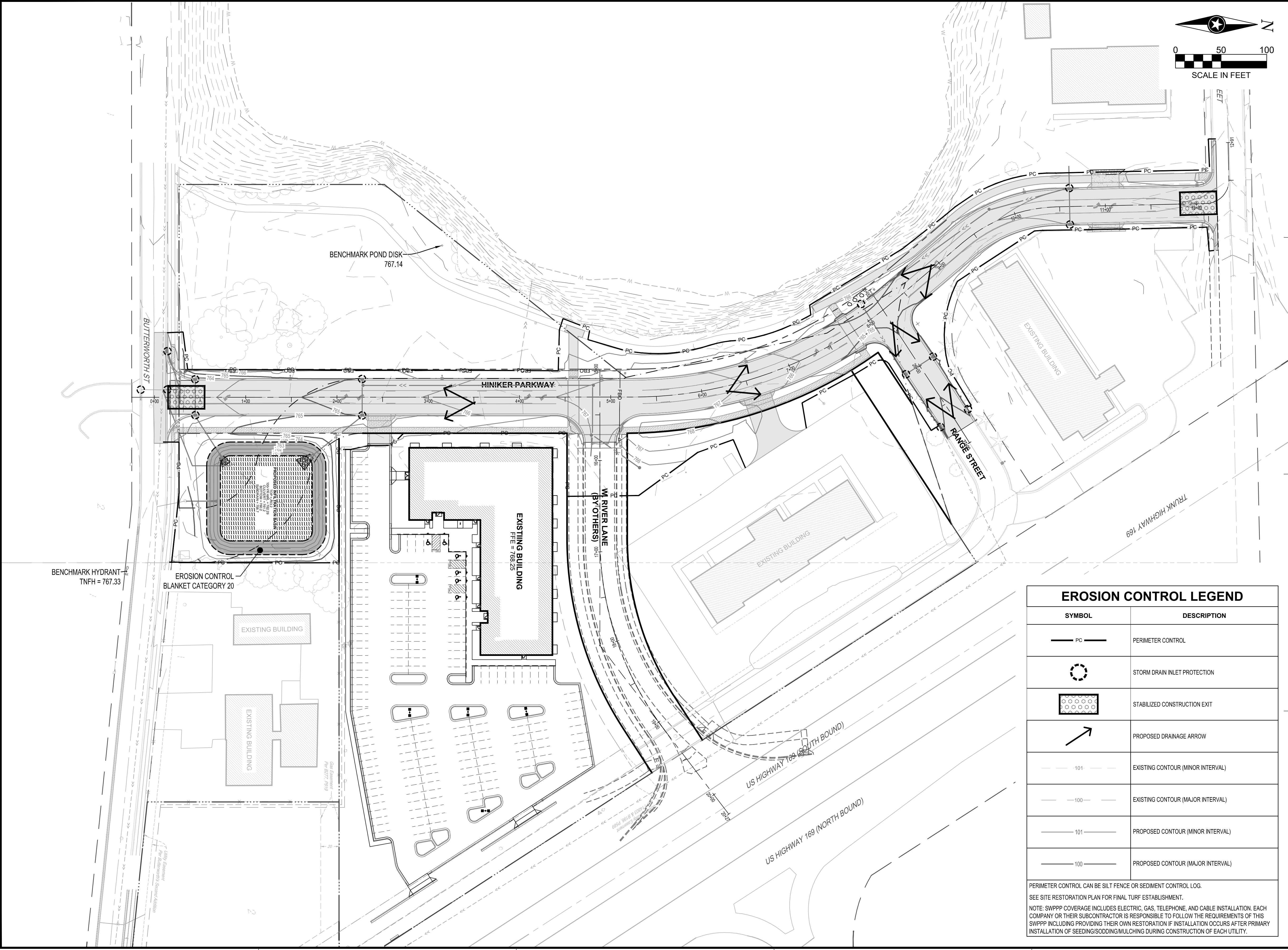
TITLE

**RIGHT OF WAY
EXHIBIT**

SHEET

1

OF 1



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NATHAN J. HERMER

Nathan J. Hermer

DATE: 03/10/26 LIC. NO. 54848

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PROJECT

CITY OF
MANKATO
HINIKER PARKWAY

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	22-26886
FILE NAME	26886 SWPPP
DRAWN BY	LHH/BJK
DESIGNED BY	LHH/NJH/BJK
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	03/10/26
CLIENT PROJECT NO.	11206

TITLE

SWPPP

SHEET

10

OF 47

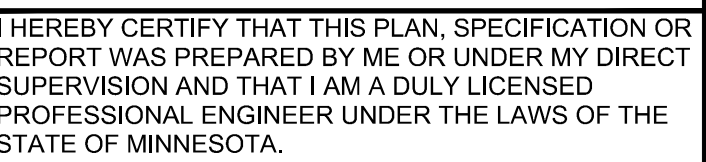
EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
— PC —	PERIMETER CONTROL
⊙	STORM DRAIN INLET PROTECTION
⊞	STABILIZED CONSTRUCTION EXIT
↗	PROPOSED DRAINAGE ARROW
— 101 —	EXISTING CONTOUR (MINOR INTERVAL)
— 100 —	EXISTING CONTOUR (MAJOR INTERVAL)
— 101 —	PROPOSED CONTOUR (MINOR INTERVAL)
— 100 —	PROPOSED CONTOUR (MAJOR INTERVAL)

PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.

SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.

NOTE: SWPPP COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS SWPPP INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.



Nathan J. Herron

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**CITY OF
MANKATO
HINIKER POND
PARK PARKING
LOT**

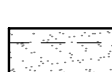
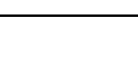
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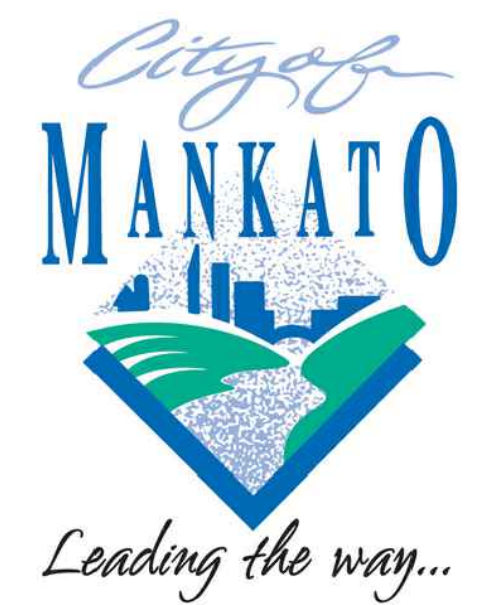
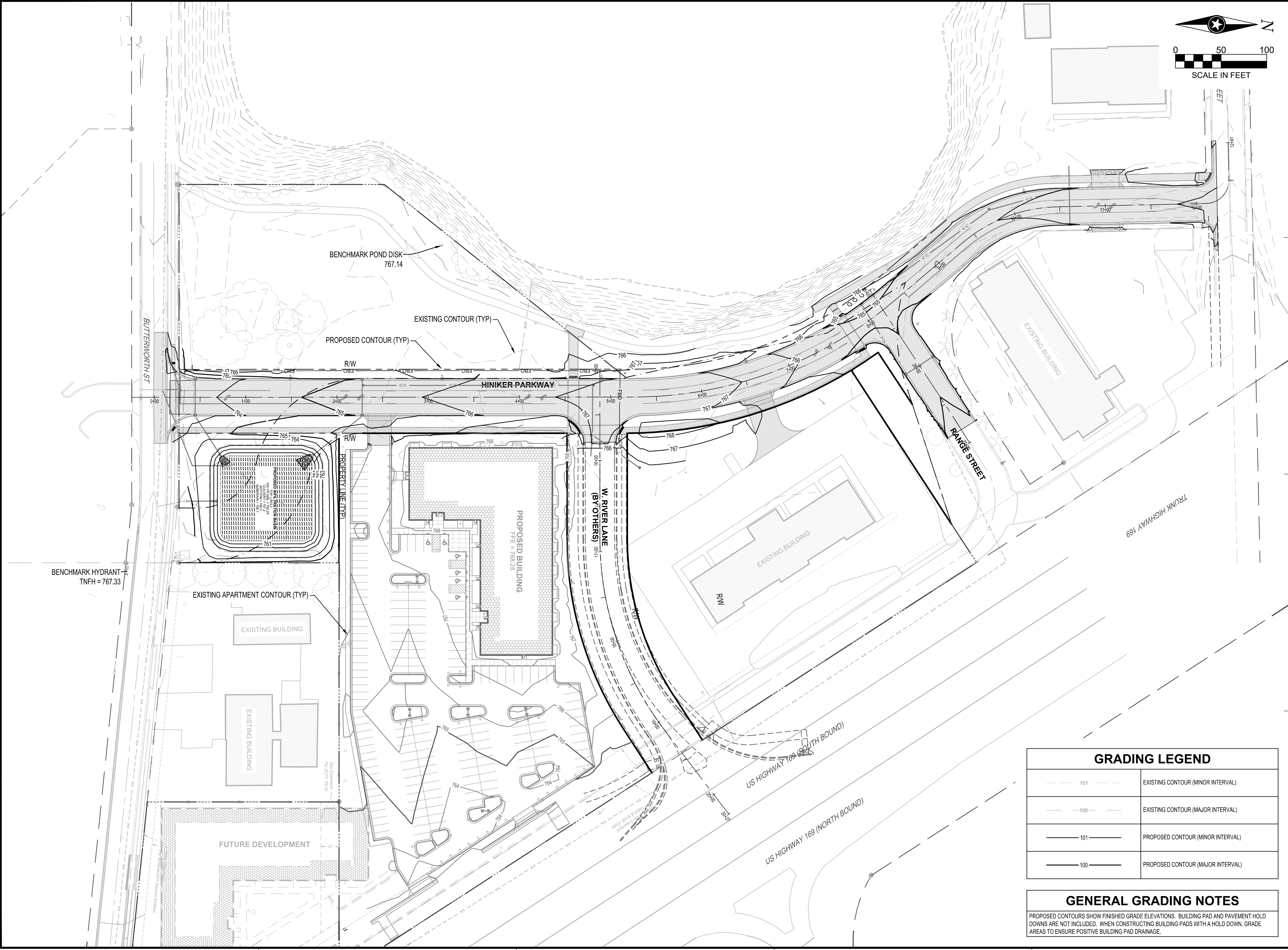
PROJECT NO.	25-33422
FILE NAME	33422-C3-SITE
DRAWN BY	BJK
DESIGNED BY	BJK
REVIEWED BY	NUH
ORIGINAL ISSUE DATE	03/10/26
CLIENT PROJECT NO.	11207

SITE PLAN

39



PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	CONCRETE WALK
	THICKENED EDGE CONCRETE WALK
	REVERSE PITCH CONCRETE CURB AND GUTTER



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NATHAN J. HERMER
Nathan J. Hermer
DATE: 03/10/26 LIC. NO. 54848

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PROJECT

CITY OF MANKATO

HINIKER PARKWAY

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	22-26886
FILE NAME	26886 GRADE
DRAWN BY	LHH/BJK
DESIGNED BY	LHH/NJH/BJK
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	03/10/26
CLIENT PROJECT NO.	11206

TITLE

OVERALL GRADING PLAN

GRADING LEGEND	
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.



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Nathan J. Hermer

DATE 03/19/26 LIC. NO. 54848

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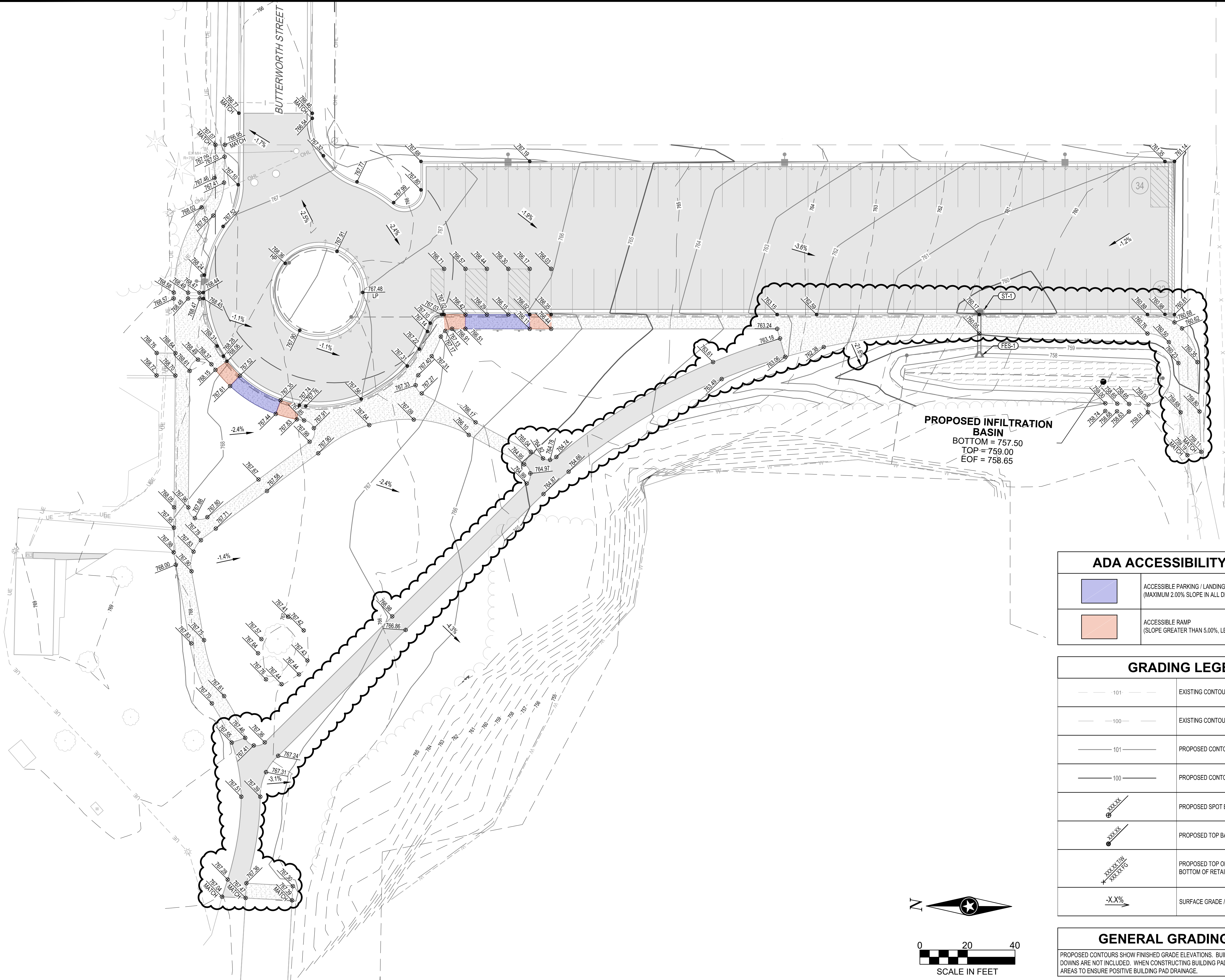
PROJECT
**CITY OF
MANKATO
HINIKER POND
PARK PARKING
LOT**

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
03/19/26	ADDENDUM #1	BJK

PROJECT NO.	25-33422
FILE NAME	33422-C4-GRADE
DRAWN BY	BJK
DESIGNED BY	BJK
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	03/10/26
CLIENT PROJECT NO.	11207

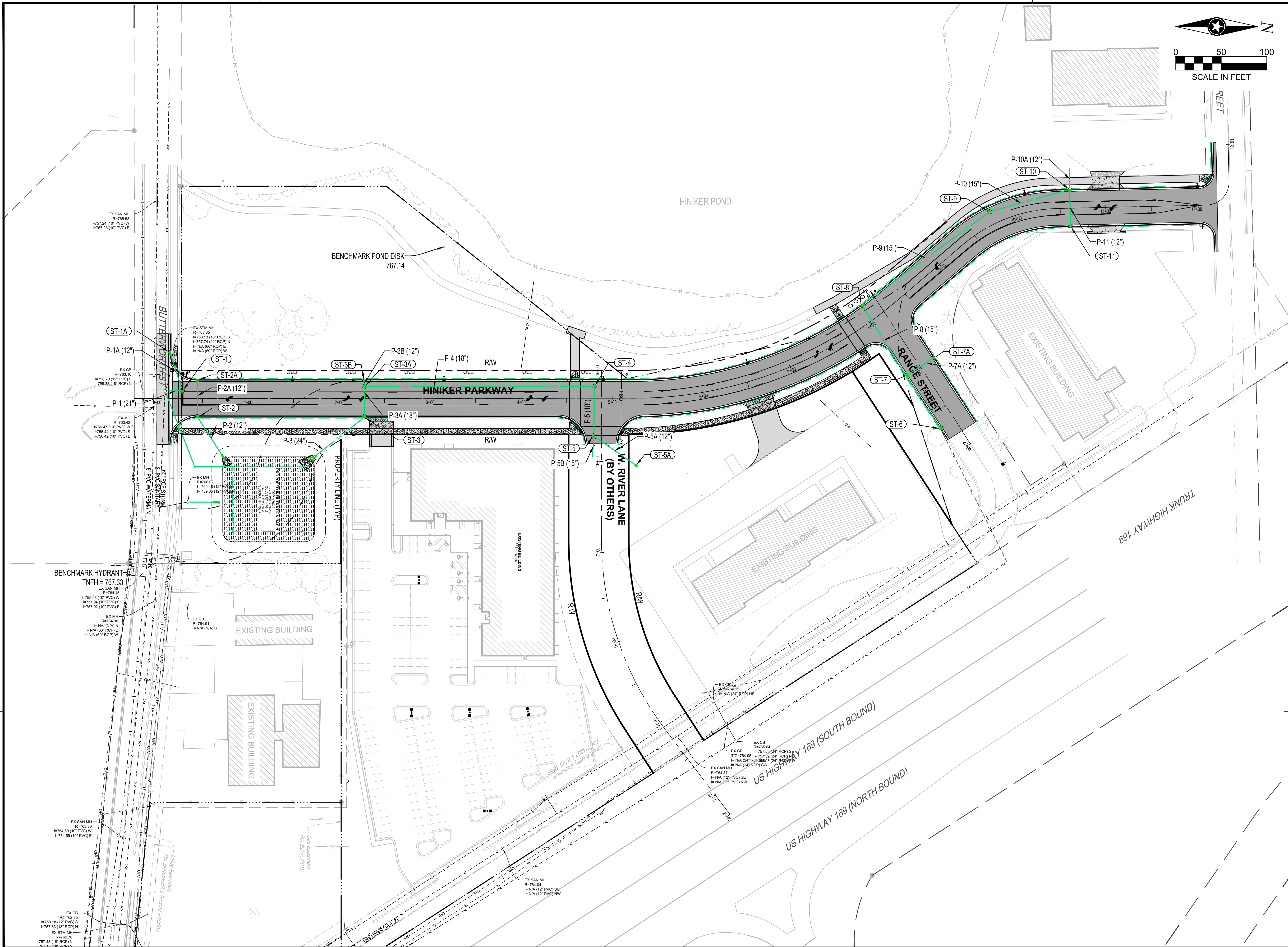
TITLE
GRADING PLAN



ADA ACCESSIBILITY LEGEND	
	ACCESSIBLE PARKING / LANDING AREA (MAXIMUM 2.00% SLOPE IN ALL DIRECTIONS)
	ACCESSIBLE RAMP (SLOPE GREATER THAN 5.00%, LESS THAN 8.33%)

GRADING LEGEND	
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
	PROPOSED SPOT ELEVATION
	PROPOSED TOP BACK OF CURB SPOT ELEVATION
	PROPOSED TOP OF RETAINING WALL (T/W) AND BOTTOM OF RETAINING WALL (B/W)
	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES	
PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.	



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PROJECT

CITY OF MANKATO

HINIKER PARKWAY

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	22-26886
FILE NAME	26886 UTILITY
DRAWN BY	LHH/BJK
DESIGNED BY	LHH/NJH/BJK
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	03/10/26
CLIENT PROJECT NO.	11206

TITLE

OVERALL UTILITY PLAN



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PROJECT

**CITY OF
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PARK PARKING
LOT**

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-33422
FILE NAME	33422-C3-UTILITY
DRAWN BY	BJK
DESIGNED BY	BJK
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	03/10/26
CLIENT PROJECT NO.	11207

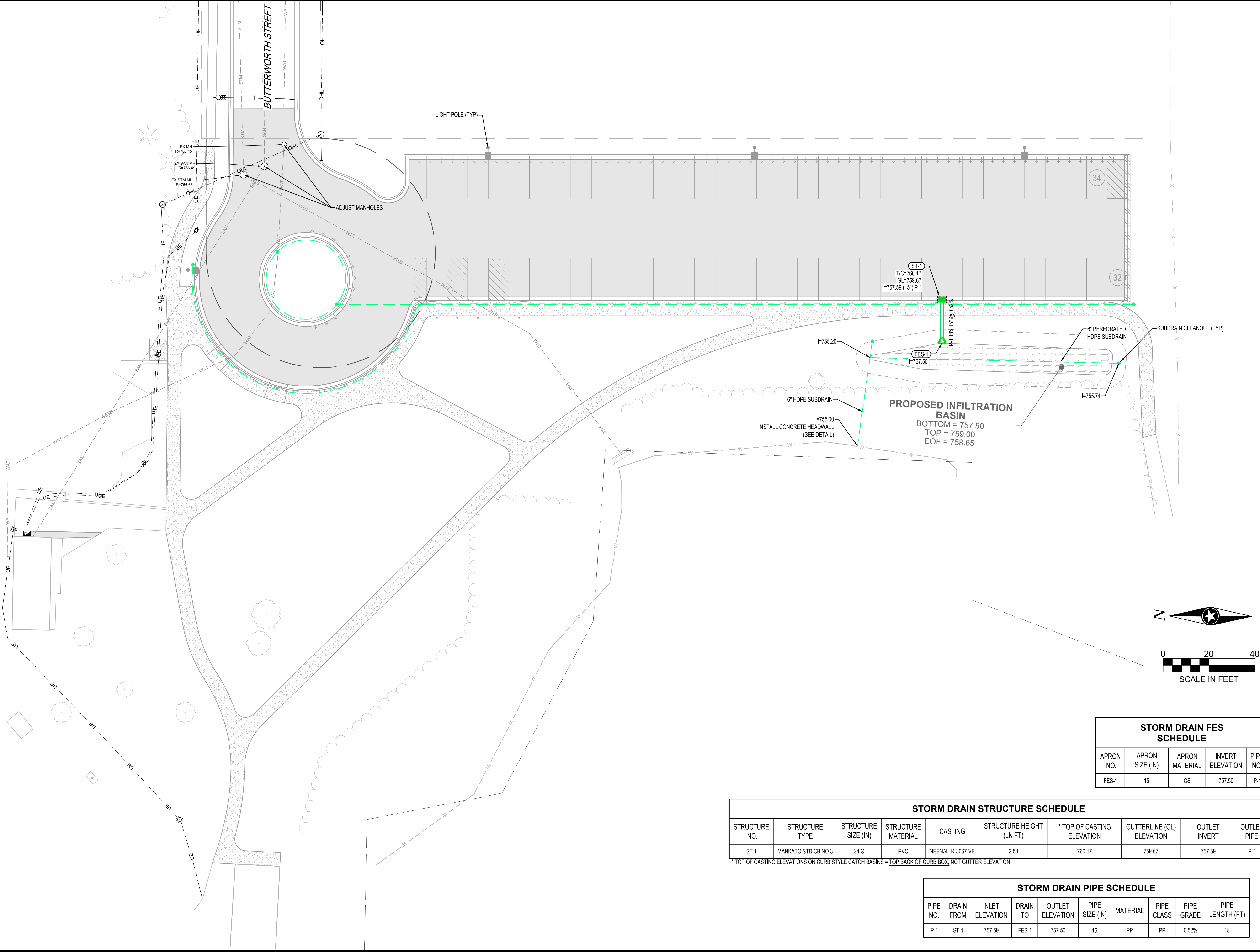
TITLE

UTILITY PLAN

SHEET

40

47



STORM DRAIN FES SCHEDULE				
APRON NO.	APRON SIZE (IN)	APRON MATERIAL	INVERT ELEVATION	PIPE NO.
FES-1	15	CS	757.50	P-1

STORM DRAIN STRUCTURE SCHEDULE									
STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	STRUCTURE HEIGHT (LN FT)	* TOP OF CASTING ELEVATION	GUTTERLINE (GL) ELEVATION	OUTLET INVERT	OUTLET PIPE
ST-1	MANKATO STD CB NO 3	24 Ø	PVC	NEENAH R-3067-VB	2.58	760.17	759.67	757.59	P-1

* TOP OF CASTING ELEVATIONS ON CURB STYLE CATCH BASINS = TOP BACK OF CURB BOX, NOT GUTTER ELEVATION

STORM DRAIN PIPE SCHEDULE									
PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE (IN)	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
P-1	ST-1	757.59	FES-1	757.50	15	PP	PP	0.52%	18

Meeting Date: 06/24/2026

Title

CY27-26

Request of Amanda Furnas of Mankato Chemical Health, with permission of the property owner, for a conditional use permit to allow a medical clinic in the R-1, one-family dwelling zoning district, to serve adults seeking treatment and support for substance use and co-occurring mental health concerns. The subject property is described as an approximately 1.77 acre parcel located in the west half of the southeast quarter of Section 17, Township 108 Range 26, Blue Earth County (114 Pohl Road).

The anticipated date of City Council action is July 13, 2026.

Applicant

Amanda Furnas of Mankato Chemical Health, with permission of the property owner, is the applicant.

Request

The applicant is seeking a conditional use permit to operate a medical clinic in the R-1, one family dwelling, zoning district.

Location

The subject property is located at 114 Pohl Road and is legally described that part of the West half of the Southeast Quarter of Section 17, Township 108 North, Range 26 West, described as follows: Commencing at the point of intersection of the West line of said Southeast Quarter with the South line of Glenwood Avenue in the City of Mankato; thence South 53 degrees, 17 minutes East along the South line of Glenwood Avenue; a distance of 116.4 feet; thence South 64 degrees 11 minutes East along the South line of Glenwood Avenue; a distance of 207.4 feet to a place of beginning; thence continuing along the same line, a distance of 270 feet to the center line of the "Pohl" road, thence South 6 degrees 39½ minutes West along said center line a distance of 362.4 feet; thence North 81 degrees 47 minutes West, a distance 203.4 feet; thence due North parallel with the West line of said Southeast Quarter, a distance of 448.5 feet to the place of beginning.

Existing Land Use

Hope Interfaith Center, a church and spiritual center, will remain in the building and continue operating until August 1, 2026.

Zoning

The subject property is zoned R-1, one-family dwelling district.

Environmentally Sensitive Areas

The northern portion of the subject property contains bluffs, ravines, woodlands, and a stream.

Public Utilities

The property is served by public utilities, which will continue.

City Code

Mankato City Code Chapter 10, Article XI, Division 3 can be found at this link:

Site Plan Review Comments

The Site Plan and Traffic Advisory Committee review the request at their June 9, 2026 meeting and provided the following comments:

- a. If not already done, the applicant shall log into the online portal and make notification payment.
- b. The applicant shall provide a site plan demonstrating compliance with the parking requirements of the Mankato City Code.
- c. The parking lot shall be restriped in accordance with City Code and the City's standard parking plate 2700A, and, depending upon the number of parking stalls, at least one accessible stall will have to be installed if spaces are 25 each or below. Two accessible stalls will have to be installed if there are over 25 parking stalls present.
- d. The applicant shall be subject to SAC & WAC connection charges based on the City of Mankato assessment policy and fee schedule.
- e. The applicant shall provide a floor plan that shows the entire building, updated to show how each space in the building will be used. A floor plan that City staff was able to locate has been sent to the applicant but it should be updated to reflect accurate usage of the space.
- f. Please update your narrative to include the following:
 1. Updated narrative information on the Hope Interfaith Center use of space. The applicant has been provided the current file information. The information should be updated to allow accurate assessment of how these two uses will work concurrently.
 2. How many employees will be reporting to work at this location.
 3. Will all work/services/activities associated with the health clinic occur indoors?
- g. The applicant shall provide a refuse plan. If garbage/trash bins will be stored outdoors, it shall be in a dumpster enclosure achieving Mankato City code, and a permit is required prior to installation.
- h. A sign permit will be required prior to the installation of any signage.
- i. Prior to the installation of any new exterior lighting, the applicant shall provide for review and approval the lighting cut sheets and a photometric plan for any new exterior light fixtures. All fixtures will be required to achieve Mankato City Code, which includes full-cut, fully shielded style, and the lighting levels at the property line shall not exceed ½ foot candle.
- j. The applicant will be required to demonstrate conformance with the following screening requirement and, if fencing is used to achieve, a permit will be required prior to installation: Off-street parking areas for more than four vehicles shall be effectively screened by a fence or densely planted hedge on each side of a parking area that adjoins or faces any property located in a residential district, unless such property is developed with a nonresidential use. Such fence or hedge shall be not less than four feet nor more than eight feet in height, nor be less than 80 percent opaque. If plant material is used to satisfy this screening requirement, opacity shall be effective within one year of the construction of the parking lot. Such screen shall be maintained in a good and sightly condition.
- k. The proposed fence shown on the site plan must be 10' back from the bluff line, and a permit shall be obtained prior to the installation of any fencing.

Review

The applicant, Amanda Furnas of Mankato Chemical Health, with permission of the property owner, is seeking a conditional use permit to allow the operation of a licensed outpatient Substance Use Disorder (SUD) treatment center, Mankato Chemical Health, at 114 Pohl Road, a property zoned R-1, one family dwelling district.

Proposal

According to the applicant's narrative, the proposed use will occupy the premises currently used by Hope Interfaith Center, which provides spiritual services, counseling and small gatherings at the property. Hope Interfaith Center will remain in the building and continue to utilize the space until August 1, 2026. The request seeks to operate a licensed Outpatient Substance Use Disorder (SUD) treatment center, Mankato Chemical

Health. The use will not be a residential program and no one will live on the property. The narrative explains that there will be 6–8 staff members who will be working at the facility. The use will provide professional healthcare services to adults seeking treatment and support for substance use and co-occurring mental health concerns. Services are proposed to be delivered by licensed and credentialed professionals in a structured outpatient setting. Services proposed to be offered at this location may include the following:

- Comprehensive substance use assessments
- Individual counseling
- Group counseling (Mon, Tues, Thurs, 8:30 - 12:30 and 4:30 - 8:30 p.m.)
- Intensive Outpatient Programming (IOP)
- Relapse prevention education
- Family education and support
- Coordination with medical and psychiatric providers
- Medication management partnerships with qualified providers
- Holistic services such as mindfulness, nutrition education, acupuncture and wellness-based recovery support

The applicant's narrative states that the facility will be licensed by the Minnesota Department of Human Services under Minnesota Statutes Chapter 245G. The operation will serve adults receiving outpatient treatment services for substance use and mental health disorders.

The hours of operation are primarily weekday business hours, with some early morning or evening appointments as needed. A recommended condition of approval is included herein that provides guidance on the expectations of hours of operation for the proposed clinical use.

Six to eight Licensed Alcohol and Drug counselors (LADC), mental health professionals, and administrative staff will be working at the facility during operating hours, and not more than four staff members will be onsite at any given time. The applicant has stated that the maximum client capacity at any given time is 10, and a condition is included herein to this end.

All clients attending this location will have scheduled appointments.

Services are proposed to occur in private offices and group rooms in a quiet clinic environment. However, the applicant plans to use the outdoor space for groups and activities, none of which will occur after dark in the evenings. A recommended condition of approval is included herein that all functions related to the operation of the use be operated entirely within a completely enclosed structure to minimize incompatibility with the adjacent properties. Outdoor business operations, including group activities, are not recommended.

Methadone and Suboxone medications will not be disbursed from this clinic.

Zoning and Code standard

The property located at 114 Pohl Road is zoned R-1, one-family dwelling district. Mankato City Code outlines that within the R-1 zoning district, "hospitals and medical clinics" are considered conditional uses. Other conditional uses identified in the Code as applicable to the R-1 district include bed and breakfast residences, campgrounds in public parks, cemeteries, crematories and mausoleums, child daycare facilities, churches, congregate housing, golf and country clubs, government institutions, municipal buildings, museums and libraries, nursing homes and similar institutions, and other residential, institutional, or government services uses determined by the planning agency to be of the same general character as the permitted and conditions uses and found not to be determinantal to existing uses and the general public health, safety and welfare.

The Code provided definition of a clinic is, *"a place used for the diagnosis and treatment of sick, ailing, infirm, injured persons, and those persons who are in need of medical attention. Overnight care facilities are not provided at the clinic."* The definition of hospital in the Code is, *"an institution providing health services for human in-patients and medical or surgical care for the sick or injured. The term "hospital" includes related facilities such as laboratories, outpatient departments, training facilities, central service facilities, staff offices, and overnight accommodations for patients."* The proposed use, a Substance Use Disorder clinic, fits within the definition as provided by the Mankato City Code for a clinic.

Site Plan

A site plan has been provided and limited site improvements are proposed. The applicant's submitted information states that the exterior work will include the construction of a fence along the westerly line and a fence between the north end of the structure connecting to the existing gazebo. To achieve the Code, the fence will need to be out of the bluff and the bluff setback. A construction permit will be necessary prior to installation of fencing, and a recommended condition of approval is included herein to this end.

The exterior of the facility is proposed to be painted white with black window accents and black gutters and cedar accents, and stucco repair is planned. There are no design criteria applicable to this site. Therefore, there are no zoning code-related issues related to the proposed exterior structure improvements.

The site plan identifies 16, 9' X 20' existing parking stalls, and bicycle parking on the site. The required vehicle parking for a clinic is one space per 250 square feet of floor area, plus one per staff member. The plans indicate that the structure is 3,000 square feet and thus 12 parking stalls are required for the floor area, plus spaces for staffing. The applicant has indicated that there will be no more than 4 staff onsite at any given time, and thus the proposal meets the Code criteria by providing 16 parking stalls. A recommended condition is included herein that the parking standards shall be achieved, and that staff be limited to available parking or additional Code-compliant parking be added to achieve the required parking for a clinic space. Additionally, a condition is included herein that, prior to occupancy, all parking spaces shall be striped in accordance with the City of Mankato parking standards.

The parking lot will need to be screened in accordance with the Mankato City Code, which requires that off-street parking areas for more than four vehicles be effectively screened by a fence or densely planted hedge on each side of the parking lot that adjoins or faces any property located in a residential district. The code further states that the fence or hedge must be not less than four feet nor more than eight feet in height, nor shall the screen be less than 80 percent opaque. The parking lot is currently bordered on the westerly and southern sides by existing vegetation. A recommended condition is included herein that the applicant provide a screening plan and that it be implemented prior to operations beginning at the subject site.

Upgrades to lighting are indicated in the submitted materials. If new exterior lighting is installed, the light fixtures will be required to achieve Mankato City Code requirements of full-cut, fully shielded style and a photometric plan demonstrating no more than 1/2 foot candle lighting level at the property lines will need to be submitted for review and approval. A recommended condition is included here to this end.

The applicant has indicated that the signage will be in the same place as the current signage. A sign permit will be required prior to any sign modifications and a recommended condition is included herein.

The property is currently served by residential garbage bins, and the applicant intends to continue with this refuse service. All garbage and recycling bins will be required to meet the Mankato City Code, which requires a gated opaque fence or wall of sufficient height to completely screen the containers from view by all adjoining property and streets. Alternately, the refuse bins may be stored indoors.

Traffic

The applicant has provided traffic data that indicates 22 AM peak hour trips are expected and 17 PM peak hour trips are expected, and a total of 47 average daily traffic trips generated. The applicant's traffic information further outlines the following:

- Traffic is concentrated during scheduled appointment and group times.
- Peak-hour traffic is only 22 trips.
- Daily site-generated traffic is approximately 47 trips.
- Traffic volumes are comparable to a small professional office or counseling center.
- No heavy truck traffic is anticipated.
- Most vehicles remain parked during treatment sessions, reducing turnover and circulation.
- There is adequate parking for these trips.

The City's traffic engineer has reviewed the submitted trip generation information and finds that the addition of these trips is not anticipated to be of concern. The peak hour trips are very low and the existing roadways of Pohl and Glenwood are both well below their planning level road capacity ADT, Average Daily Trips, of 8,500 vehicles per day (ADT of Pohl is 4016; ADT of Glenwood is 6,076).

The subject site is served by Pohl Road, a roadway with a functional classification of minor collector, and by Glenwood, a roadway having a minor arterial functional classification. Like most jurisdictions in the United States, the City of Manakto's streets have been categorized in order to better understand how they serve motor vehicle traffic. Each road's classification has been determined based on the American Association of State Highway and Transportation Officials (AASHTO). This roadway classification system helps determine how the road and network needs to be treated to handle the traffic volumes and other conflicts that may arise. In this case, given the minor arterial and minor collector classifications, the adjacent roadway networks are configured adequately to serve the low peak hour trips, as compared to a local roadway classification.

The site is served by pedestrian sidewalk connections from both Pohl Road and Glenwood. A bus stop is located near the intersection of Balcerzak Drive and Pohl Road near Fire Station 3. This is approximately one-quarter of a mile away from the subject site and sidewalks provide pedestrian corridors from the transit stop to the subject property. The sidewalk connection from the bus facility is located on the westerly side of Pohl Road, providing direct access from the bus stop to the subject site, and decreasing potential pedestrian crossing demand on Pohl Road.

While the applicant indicates that no heavy truck traffic is anticipated at the site, a recommended condition is included herein that requires the applicant to prepare a plan for review and approval of staff prior to occupancy that contemplates onsite loading related to pick up/drop off of clients and queuing and site deliveries. The plans should address general site deliveries, and should provide a plan for pick-up/drop-off of clients. Stacking and queuing that blocks existing parking stalls and double-parking will be prohibited.

Noise

The applicant's narrative indicates that noise and activity will be 'minimal' as services are proposed to occur in private offices and group rooms in a quiet, clinical environment. However, the applicant outlines a desire to use the outdoor space for groups and activities, but provides that none of these are planned to occur after dark in the evenings. A recommended condition is included herein that limits clinical activities to inside a completely enclosed structure to minimize noise and minimize potential incompatibility with adjacent residential properties.

Floor plans

No interior changes are proposed related to the floor plans. The first floor plan shows two offices, a reception area, a group room, restrooms and two porch areas. Second floor plans show 4 office spaces and a bathroom.

Property values

Concerns have been presented from adjacent property owners and neighbors regarding property values as a result of the placement of this facility.

The applicant has provided information pertaining to Substance Use Disorder Treatment Centers and Residential Property Values. The provided information is a peer reviewed study published in the American Journal of Health Economics. The key findings are that, "treatment centers tend to locate in lower-value neighborhoods, which can make it appear that they reduce property values. However, after controlling for the location selection effect using a spatial difference-in-differences model, found no evidence that substance use disorder treatment centers influence residential property values." The provided information states, "Overall, our findings suggest anecdotal claims that SUDTCs [Substance Use Disorders Treatment Centers] reduce property values are potentially overstated."

Blue Earth County has been consulted on information pertaining to property values in this scenario. Typically, values are not impacted because of adjacent uses. However, data for this particular use has not been evaluated, and there is not an example available to compare this specific use to.

Neighborhood feedback

Letters from adjacent residential properties have been received and are attached to this report. A recommended condition of approval is included herein that requires that a complaint hotline/local access contact phone number be provided for use by the neighborhood. This recommendation outlines that the number should be provided prior to the granting of occupancy for the space and the contact should be local, and should be able to respond in the event that questions or concerns arise, including off-hours.

Findings

Staff respectfully submits the following findings of fact.

1. The use, a medical clinic, is one of the conditional uses listed in R-1, one family dwelling district.
2. The request is in keeping with the comprehensive planning policies of the city as identified uses and policies associated with each use are outlined.
3. The proposed use, when considered with the recommended conditions, does not interfere with or diminish the use of property in the immediate vicinity.
4. The property is currently served by public facilities and services.
5. The proposed use does not cause undue traffic congestion.
6. There are no known historical or architectural resources associated with the site.
7. There are no impacts to natural or environmental features and a recommended condition of approval ensures that new fencing achieves the code standards for bluffs/ravines.
8. The proposal will not cause a negative cumulative effect, when considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood, and the effect of the proposed type of conditional use upon the city as a whole. The current structure is a minimum of 100' from any adjacent residential dwelling. The existing street network, pedestrian corridors, access to transit facilities, in conjunction with the proposed conditions of approval outlined herein, are elements to minimize effects on the immediate neighborhood.
9. The proposal complies with all other applicable regulations of the district in which it is located and other applicable ordinances.
10. The proposal will not jeopardize the public's health, safety, or general welfare, and conditions of approval are outlined here to address operational issues that may present themselves with the proposed use.

Recommendation

Staff recommends approval of the conditional use permit to allow the operation of an outpatient Substance Use Disorder treatment center clinic with the following conditions:

1. Prior to the installation of fencing, a construction permit shall be in place. Fencing shall achieve all Code requirements including, but not limited to, bluff setbacks.
2. The use shall be operated in its entirety within a completely enclosed structure, including all group activities. Exterior operations are prohibited.
3. All new exterior lighting shall meet the Mankato City Code. Fixtures shall be full-cut, fully shielded style. Fixture cut sheets and photometric plan shall be provided for review and approval of City Code requirements prior to fixture installation.
4. Prior to the fabrication, installation or modification of any signage, a sign permit shall be obtained.
5. All refuse and recyclable material containers shall meet Mankato City Code standards. If a dumpster enclosure is desired, a construction permit shall be obtained prior to installation.
6. Staffing at the clinic shall be limited to available parking.
7. Prior to occupancy, the parking lot shall be striped in accordance with the City of Mankato standard parking plates.
8. Prior to occupancy, a parking lot screening plan that meets the Mankato City Code shall be submitted for review and approval by City staff. Screening will be required to achieve the Code criteria.
9. All appointments shall be pre-scheduled and drop-in clients are prohibited.

10. Staff shall be onsite during clinic operations.
11. Only the clinical services outlined herein are allowed with this conditional use permit. Those include: comprehensive substance-use assessments, individual counseling, group counseling limited to a group size of no more than 10 clients at any given time (Mon, Tues, Thurs, 8:30 - 12:30 and 4:30 - 8:30 p.m.), Intensive Outpatient Programming (IOP), Relapse prevention education, family education and support, coordination with medical and psychiatric providers, medication management partnerships with qualified providers, and holistic services such as mindfulness, nutrition education, acupuncture and wellness-based recovery support. Any changes in the proposed usage, including, but not limited to, operational offerings, to the proposed business plan and property usage as outlined herein will require additional review and approval by way of an amended conditional use permit.
12. Activities associated with the Substance Use Disorder Treatment clinic operation will be limited to Monday through Friday, from 8:00 a.m. to 8:30 p.m.
13. Clients associated with the Substance Use Disorder Treatment clinic operation will be limited to a maximum of 10 clients at any given time, and the total occupants/visitors will be limited to the available, onsite parking.
14. A plan shall be submitted for review and approval of staff prior to occupancy of the facility that contemplates onsite loading related to pick up/drop off of clients and queuing and site deliveries. The plans should address general site deliveries, and should provide a plan for pick-up/drop-off of clients.
15. In-patient or residential components related to the proposed use are not allowed with this approval.
16. A complaint hotline/local emergency contact phone number shall be provided prior to occupancy. The emergency contact should be local, and should be able to respond in the event that questions or concerns arise, including off-hours.
17. The facility shall be and remain licensed by the State of Minnesota through Minnesota Statute 245G. If licensing ceases or operations change, additional review and consideration of the conditional use permit will be required. A copy of the State-issued license shall be provided to the City prior to occupancy.

Attachments

General Location Map

Aerial Plan

Site Plan

Plans - general site information

Floor Plans

Narrative

Traffic Information from applicant

Property Value information from applicant

ADA information from applicant

Neighbor feedback letter - Lencowski

Neighbor feedback letter - Fox Taylor

Neighbor Feedback letter - Botten

Neighbor Feedback letter - Soule

Neighbor Feedback Letter - Starkey

Neighbor Feedback Letter - Windisch McKillip

General Location Map

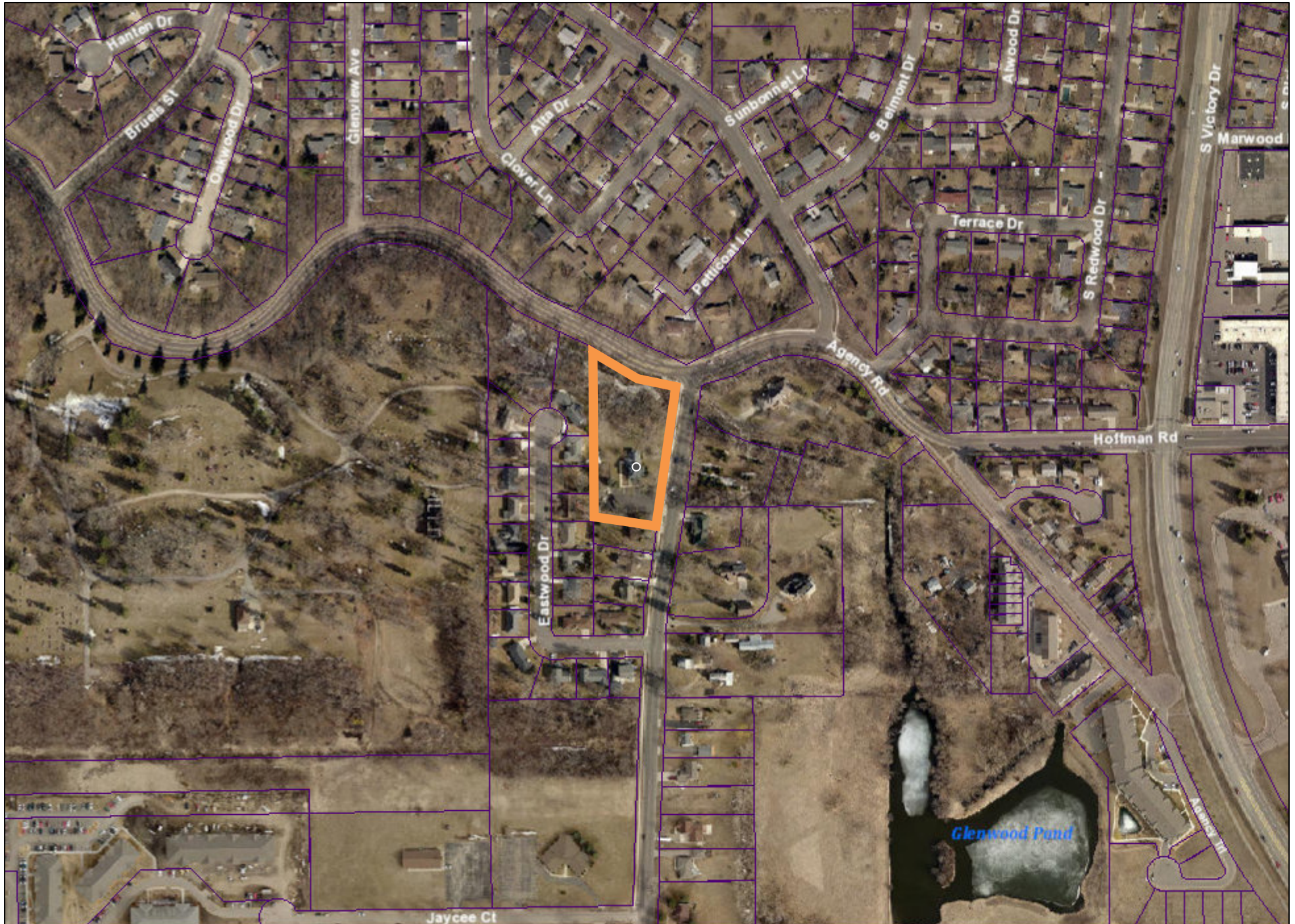


Date: June 2026

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

Aerial Map

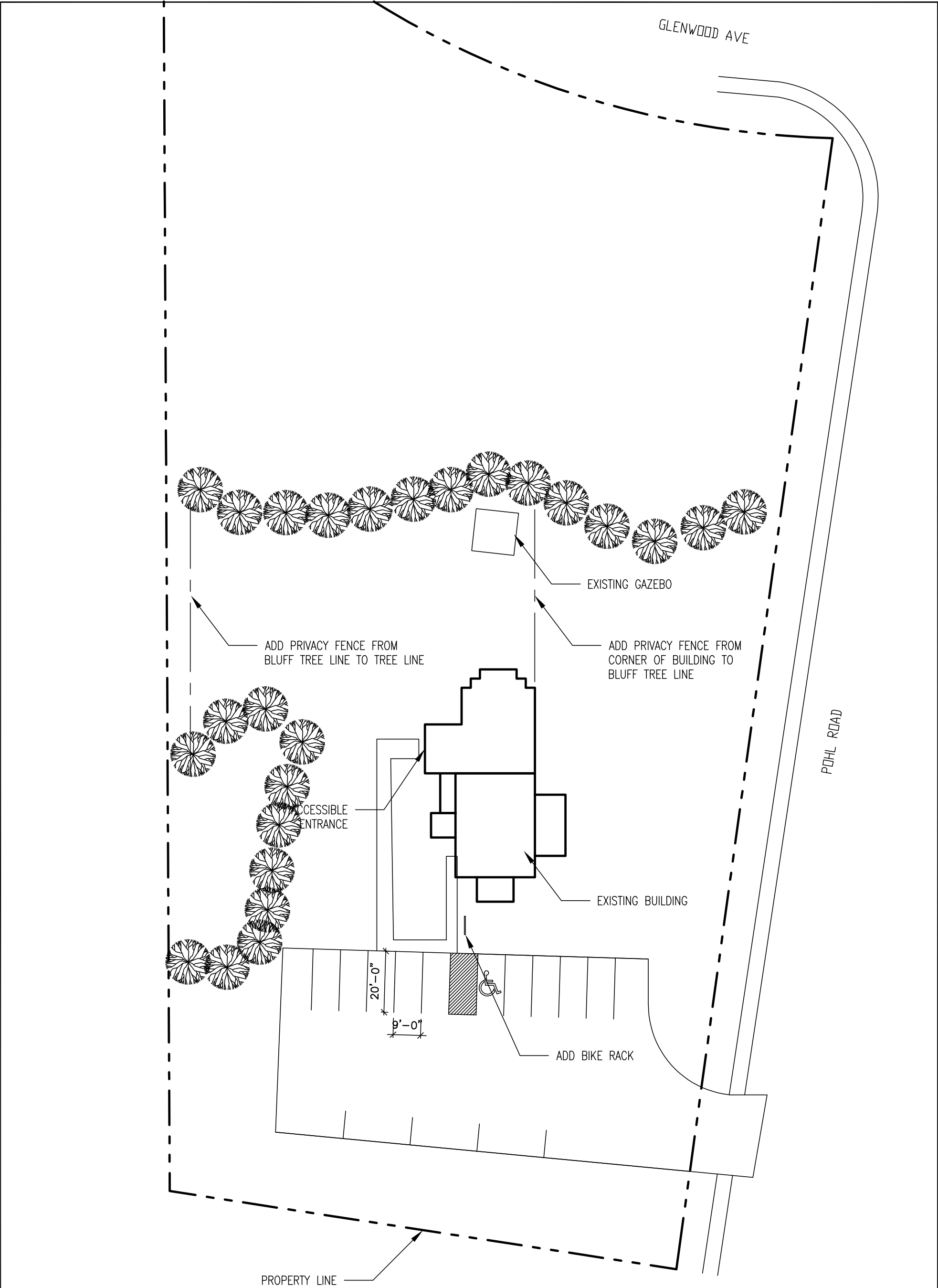


Date: June 2026

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.





PARKING REQUIREMENTS
B OCC (OFFICE)
ONE PARKING SPACE FOR EACH 250 SQ. FT. OF GROSS FLOOR AREA
3000 SQ. FT. = 12 PARKING STALLS REQUIRED
16 PARKING STALLS PROVIDED
1 ACCESSIBLE STALL PROVIDED

1
A0

PROPOSED SITE PLAN

SCALE 1" = 30'-0"



DESIGN CONSULTANT

DATE

06/05/2026

SITE PLAN
114 POHL ROAD
MANKATO, MINNESOTA 56001

SHEET NO.

A0

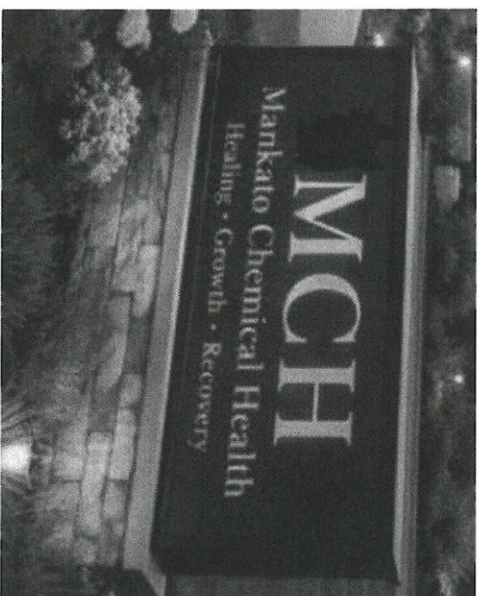
Privacy Fence
(to be built, will
apply for permit)

Parking Lot:
stays the same

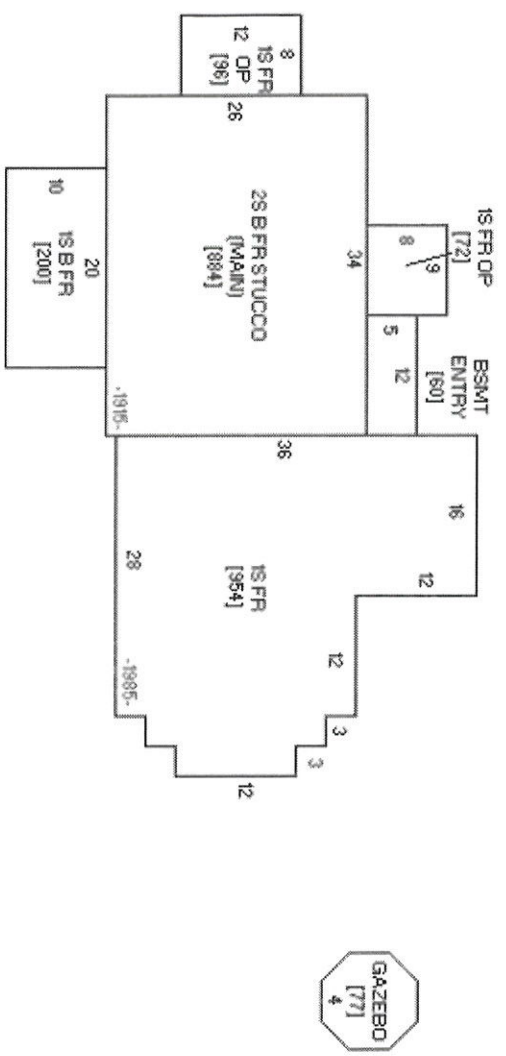
Lighting:
stays the same,
will change out
fixtures.



Signage will be in the same place as existing sign for Hope Interfaith Center.



for plan does not change

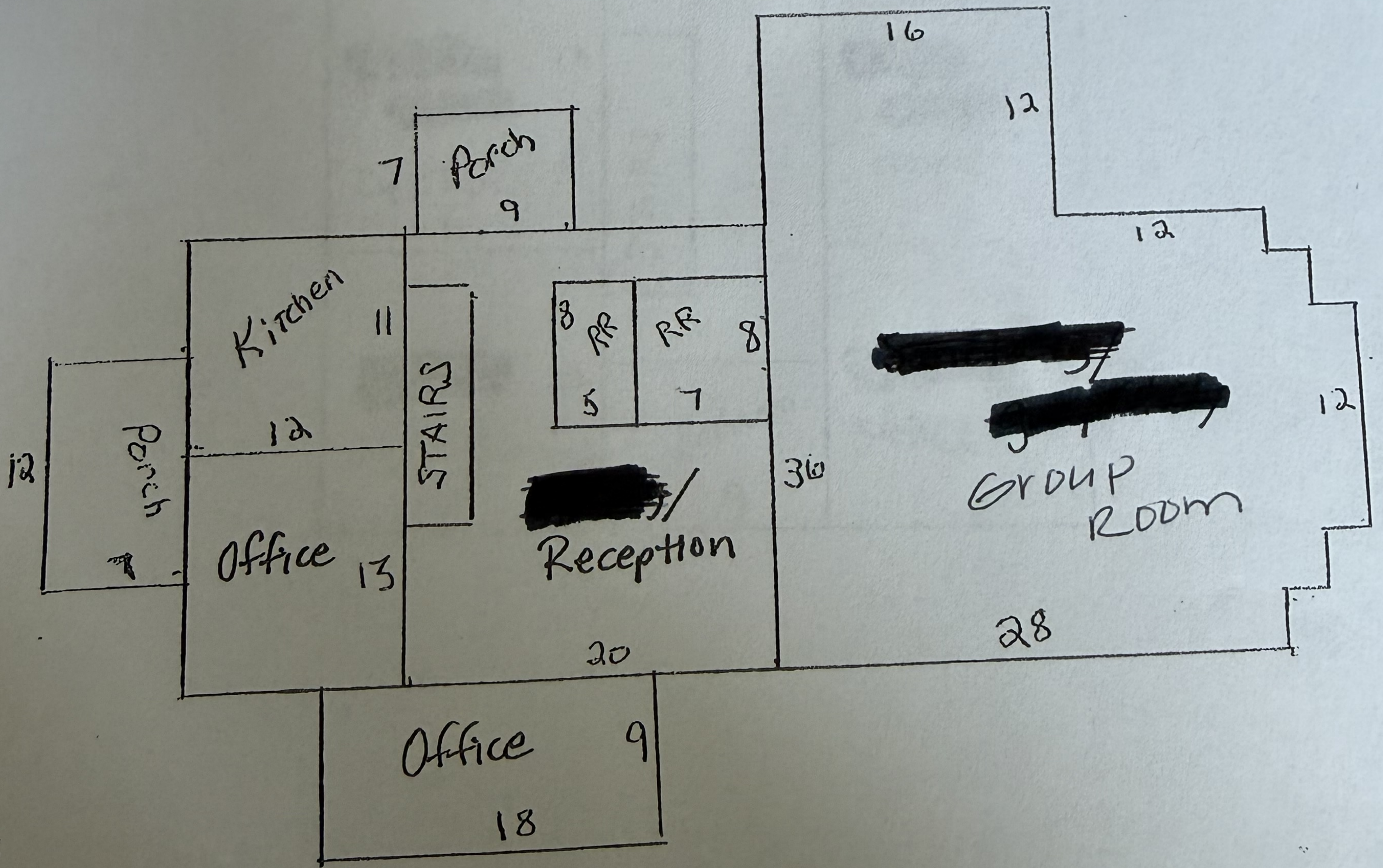


Exterior - painted white, stucco repair, black window accents, black gutters, cedar accents



114 Pohl Road – Mankato
1st Floor – Floor Plan

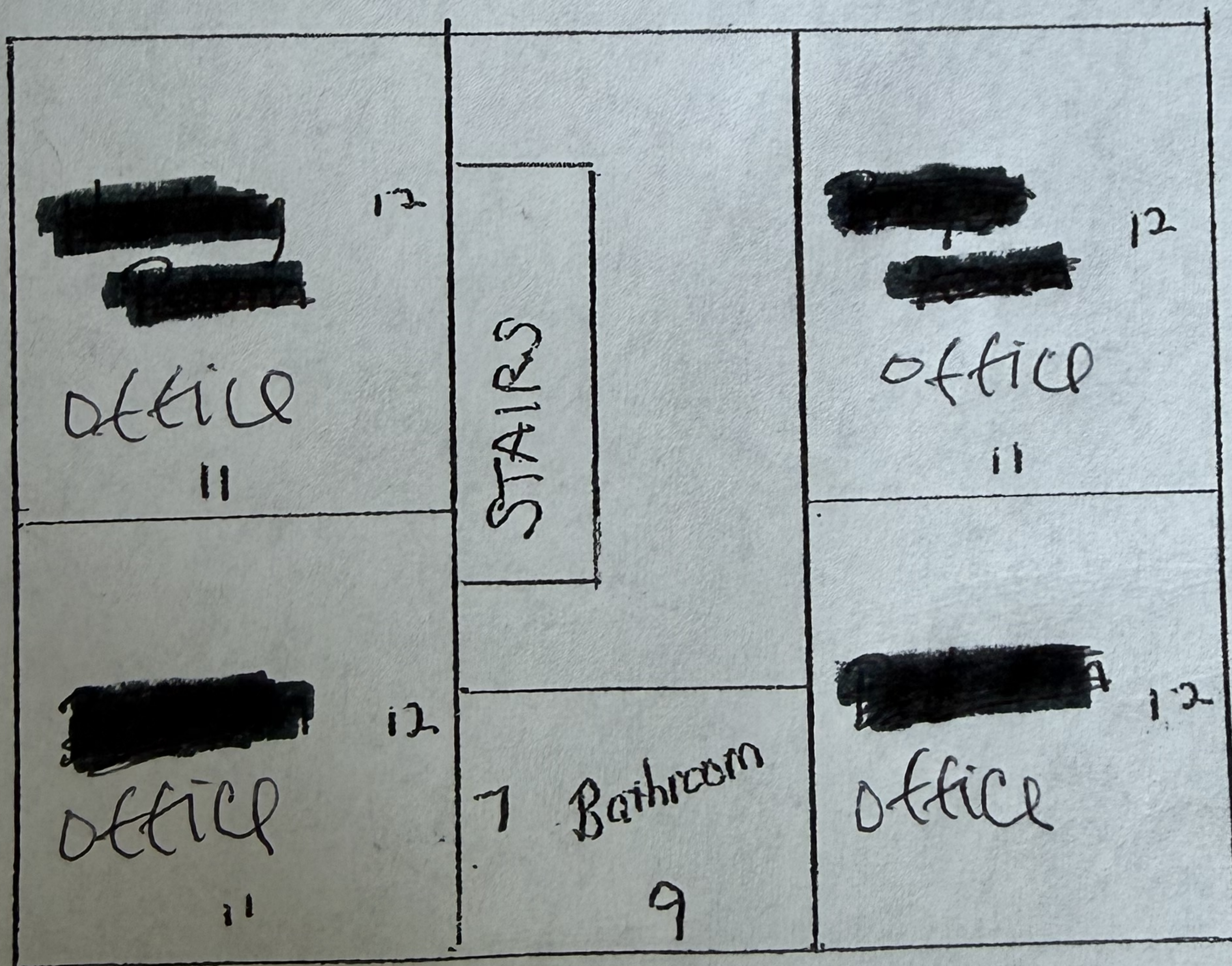
3/32 Scale



[Handwritten signature]

114 Pohl Road -- Mankato
2nd Floor -- Floor Plan

1/8 Scale



Conditional Use Permit Application

1. General Description of the Proposed Conditional Use

The subject property at 114 Pohl Road, Mankato MN, is currently owned and occupied by Hope Interfaith Center, which operates under an existing Conditional Use Permit for use as a church and spiritual center. Hope Interfaith Center currently provides spiritual services, counseling, and small gatherings at the property. As part of the proposed arrangement, Hope Interfaith Center will remain in the building and continue to utilize designated space, for its ongoing spiritual and community-based activities until August 1st, 2026.

JAF Properties LLC has formally purchased and closed on the property at 114 Pohl Rd on 6/3/2026 and is requesting approval for a Conditional Use Permit to operate a licensed Outpatient Substance Use Disorder (SUD) treatment center. (Mankato Chemical Health). This is not a residential program and no one will live in the property. Mankato Chemical Health will employ 6-8 staff members who will be onsite at all times.

The proposed use will provide professional healthcare services to adults seeking treatment and support for substance use and co-occurring mental health concerns. Services will be delivered by licensed and credentialed professionals in a structured outpatient setting and may include:

- Comprehensive substance use assessments
- Individual counseling
- Group counseling (Mon, Tues, Thurs 830am-1230pm and 430pm-830pm)
- Intensive Outpatient Programming (IOP)
- Relapse prevention education
- Family education and support
- Coordination with medical and psychiatric providers
- Medication management partnerships with qualified providers
- Holistic services such as mindfulness, nutrition education, acupuncture, and wellness-based recovery support

The facility is licensed by the Minnesota Department of Human Services under Minnesota Statutes Chapter 245G.

Operational Characteristics

- **Client Population:** Adults receiving outpatient treatment services for substance use and mental health disorders.
- **Hours of Operation:** Primarily weekday business hours, with some early morning or evening appointments as needed.
- **Staffing:** Licensed Alcohol and Drug Counselors (LADC), mental health professionals, and administrative staff, we have 6-8 staff onsite during operating hours.
- **Traffic Impact:** Comparable to other professional office or healthcare uses.

- **Parking:** Existing onsite parking is sufficient to accommodate staff and client visits. Parking lot will have handicapped stall and re-striping completed, and hedges are in place to the surrounding residential properties.
- **Noise and Activity:** Minimal; services occur in private offices and group rooms in a quiet, clinical environment, however we will plan to use the outdoor space for groups and activities, none of which will occur after dark in the evenings.
- **Appointments:** All clients attending this location will have scheduled appointments.
- **Medications:** We do not disperse any type of medication out of this clinic including Methadone/ Suboxone.
- **Exterior Changes:** No significant exterior modifications are proposed beyond standard signage, landscaping, maintenance, painting exterior, and a privacy fence (to be built)
- **Signage:** I will submit a permit to update the current sign with the new business name.
- **Garbage:** Bins are kept out of site. I will submit a permit if I need to build an enclosure.

Compatibility with Surrounding Area

The proposed use is consistent with other healthcare, counseling, and community service uses. The facility will operate as a professional office and treatment center, generating limited traffic and no industrial activity, odors, or noise. The use promotes public health and safety by expanding access to treatment and recovery services for community members.

The proposed operation will not negatively affect neighboring properties and is expected to enhance the community by providing needed healthcare services in a safe, supportive, and professionally managed environment.

2. Variance Statement

No variance is requested as part of this application.

The proposed use is permitted through the Conditional Use Permit process and is intended to comply with all applicable zoning, parking, building, and safety requirements.

If, during review by City staff, any specific dimensional or site-related requirements are identified that cannot be met under the existing zoning regulations, the applicant understands that a separate variance application may be required.

At this time, however, the applicant is not aware of any need for a variance.

Traffic Information:

Period	Inbound Trips	Outbound Trips	Total Trips
AM Peak Hour 14	8		22
PM Peak Hour 8	9		17
Midday/Other 4	4		8
Daily Total 26	21		47

- **AM Peak Hour:** 22 trip ends (14 entering, 8 exiting)
- **PM Peak Hour:** 17 trip ends (8 entering, 9 exiting)
- **Average Daily Traffic Generated:** 47 trip ends

For a Conditional use permit application, 47 daily trips is generally considered **very low traffic generation**. To put that in perspective, many uses that are commonly permitted in residential areas—such as churches, daycare centers, professional offices, community centers, and healthcare clinic— which Mankato Chemical Health falls under as a “clinic”. Most often, the other businesses mentioned generate **substantially** more traffic, particularly during peak periods.

I would like to emphasize the following:

- Traffic is concentrated during **scheduled** appointment and group times.
- Peak-hour traffic is only 22 trips.
- Daily site-generated traffic is approximately 47 trips.
- Traffic volumes are comparable to a small professional office or counseling center.
- No heavy truck traffic is anticipated.
- Most vehicles remain parked during treatment sessions, reducing turnover and circulation.
- There is adequate parking for these trips.

Property Values Information:

Substance Use Disorder Treatment Centers and Residential Property Values

Authors:

- Brady P. Horn
- Aakrit Joshi
- Johanna Catherine Maclean

Published in:

American Journal of Health Economics, pages 185–221. (2021)

Peer Reviewed Study

DOI: 10.1086/713033.

Key finding:

The authors found that treatment centers tend to locate in lower-value neighborhoods, which can make it appear that they reduce property values. However, after controlling for that location-selection effect using a spatial difference-in-differences model, they found **no evidence that substance use disorder treatment centers influence residential property values.**

Facility Type	Research Findings
Outpatient treatment center (clients attend sessions and leave)	No demonstrated impact on surrounding property values in the strongest available studies. (NBER)
Residential/inpatient rehab facility (clients live onsite)	Some studies have found reductions in nearby property values, particularly for larger residential facilities and opioid-specific treatment centers. (Scholars Commons)

Cite: Horn, B.P., Joshi, A., & Maclean, J.C. (2021). *Substance Use Disorder Treatment Centers and Residential Property Values*. American Journal of Health Economics, 7(2), 185–221.

Americans with Disabilities Act (ADA) Considerations:

Individuals receiving treatment for substance use disorders are afforded protections under federal civil rights laws, including the Americans with Disabilities Act (ADA). Individuals who are in recovery, participating in treatment, or have a history of substance use disorder are recognized as individuals with disabilities under these laws.

The proposed facility will provide outpatient counseling, education, relapse prevention services, peer recovery support, and other evidence-based treatment services licensed through the Minnesota Department of Human Services under Chapter 245G. The facility is intended to improve public health outcomes by providing access to treatment and recovery resources within the local community.

Federal law requires local governments to evaluate land use applications based on objective land-use criteria and substantial evidence. Decisions regarding treatment facilities may not be based on stereotypes, stigma, or generalized fears regarding individuals seeking recovery services. Courts have consistently held that community opposition alone is not sufficient grounds to deny a permit when concerns are unsupported by factual evidence.

The proposed use is compatible with the existing character of the property. The site has historically operated as a church and community gathering place, supporting significant public assembly, traffic, parking demands, and institutional use. The transition to a licensed outpatient treatment facility represents a continuation of community-serving activities while maintaining the existing building and site improvements.

The facility is expected to generate predictable and managed traffic patterns during standard business hours. Unlike periodic large gatherings historically associated with church functions, outpatient services are delivered through scheduled appointments and structured programming, resulting in a controlled flow of visitors throughout the day.

Mankato Chemical Health is committed to compliance with all applicable ADA accessibility requirements. Existing and future site improvements will provide accessible parking, accessible routes, accessible building entrances, and accessible restroom facilities to ensure equal access for all participants and visitors.

Approval of this Conditional Use Permit would further improve public health objectives by increasing access to treatment services, reducing barriers to recovery, and allowing individuals with disabilities related to substance use disorders to receive services within their own community. The proposed use is consistent with the goals of promoting health, safety, and welfare while preserving the character of the surrounding neighborhood.

Westman, Molly

From: Amy Lencowski [REDACTED]
Sent: Tuesday, June 16, 2026 4:32 PM
To: Westman, Molly
Cc: Laven, Mike; Mettler, Kevin; Melby-Kelley, Jenn; Hatanpa, Jessica; Dieken, Dennis; McLaughlin, Michael; Massad, Najwa; Sharon Taylor
Subject: Opposition to CUP Request for 114 Pohl Road

Caution: Think Security – This email originated from an external source. Be cautious with any links or attachments.

This Message has originated outside your organization.

To the Members of the Planning Commission and City Council,

Please accept this email as part of the public record regarding the Conditional Use Permit request for 114 Pohl Road.

I have lived in my home since October 2015. My husband and I chose this neighborhood because of its quiet residential character. My husband grew up in the Twin Cities metro area, while I am originally from Sleepy Eye, and Mankato felt like the perfect compromise – a city large enough to offer opportunities and amenities, yet small enough to maintain the sense of community and peaceful atmosphere we both valued. When we purchased our home, we did so with the understanding that we were investing in an R-1 one-family residential neighborhood where that character would be protected and preserved.

I want to be clear that my opposition to this Conditional Use Permit is not opposition to addiction treatment or mental health services. These services are important and needed in our community. My concern is whether this particular use is appropriate in an R-1 residential district.

The proposal before you is not simply a continuation of the current use of the property. It is a licensed outpatient Substance Use Disorder treatment center and medical clinic serving adults with substance use and co-occurring mental health concerns. While the existing church use is primarily limited to weekends and community gatherings, the proposed use introduces weekday business operations, client appointments, increased traffic, expanded parking demands, and other activities that are fundamentally different from the character of a residential neighborhood.

I am also concerned about the precedent this approval could set. The R-1 zoning district exists to protect neighborhoods like ours from uses that are more appropriately located in commercial, office, or medical districts. Once exceptions are routinely granted, residents may understandably question whether the protections of residential zoning will continue to mean what they have historically meant.

There are commercial and medical areas throughout Mankato that are designed to accommodate clinics and treatment facilities. These areas already provide the infrastructure, parking, traffic patterns, and surrounding land uses that are better suited to this type of operation.

For all of these reasons, I respectfully but firmly urge the Planning Commission and City Council to reject and deny the Conditional Use Permit request for Mankato Chemical Health at 114 Pohl Road.

I believe this proposed use is incompatible with the intended purpose of an R-1 one-family residential district and would alter the character of the neighborhood that residents like myself have invested in and relied upon for years.

I ask that the City preserve the integrity of this residential neighborhood and deny this application.

Thank you for your time and consideration.

Sincerely,

Amy Lencowski
Resident since 2015

Paul Fox – 138 Eastwood Dr –

Sharon Taylor – 145 Eastwood Dr –

**Response to Mankato Chemical Health (MCH), 114 Pohl Road, Mankato, MN
Conditional Use Permit:**

- Concern about property values
- What security measures will be taken?
- What is JAF Properties LLC?
- What is the relationship between JAF and MCH?
- Who actually purchased and now owns the property?
- If this is so harmless to the neighborhood, why is a fence needed?
- If a fence is constructed how high and where will it be placed, and what materials will it be made of?
- With the number of unrented/unleased commercial spaces in Mankato, there seems to be no reason for this business to move into a residential neighborhood
- The fact that Hope Interfaith Center (HIC) will stay in the building, primarily on weekends until August 1, 2026 has no bearing on this conditional use permit request
- MCH is a business no matter what anyone calls it, such as a treatment center; a treatment center is a business in Minnesota
- From the information sent to Eastwood Drive homeowners this is stated:
Hours of Operation: Primarily weekday business hours, with some early morning or evening appointments as needed – “as needed” is not sufficiently descriptive and leaves boundaries for hours completely open

We are against Mankato Chemical Health operating at 114 Pohl Road, zoned RI.

Public Hearing

Wednesday, June 24, 2026 at 6:00 pm

Held in the Council Chambers in the Intergovernmental Center,
10 Civic Center Plaza, Mankato, MN

June 16, 2026

To Whom it may concern at The
City of Mankato,

I am writing to voice my
opposition to the proposed conditional
use permit to operate a licensed
outpatient substance use disorder
(SUD) treatment center in my neighborhood
at 114 Poh Rd, Mankato.

When I purchased this property
one year ago, it was my desire
to be in a wholesome neighborhood,
setting far from the business district.

I do not approve of a treatment
center in my neighborhood.

Concerns include decreased property
value and the overall safety &
security of my neighbors.

Sincerely,

Sara Botten
111 Eastwood DR
Mankato, MN 56001

Sara Botten

Resident is also
requesting this be
passed along to city
council

Public Comment Opposing Conditional Use Permit
Property: 114 Pohl Road, Mankato, MN
Applicant: Mankato Chemical Health
To the Members of the Mankato Planning Commission:

Dear Mankato Planning Commission,

We are writing to respectfully oppose the request for a Conditional Use Permit to allow Mankato Chemical Health to operate an intensive outpatient substance use disorder and co-occurring mental health concerns treatment center at 114 Pohl Road. We are submitting a written letter to the Mankato Planning Commission as we are unable to attend the public hearing due to previously scheduled engagements.

While we strongly support access to substance use disorder and mental health treatment services—and actively contribute time and financial support annually toward those efforts in our community—we believe the proposed location is not appropriate for the reasons outlined below.

1. Incompatibility with Residential Zoning

The subject property is situated within an established residential neighborhood consisting of retirees, young professionals, working families, families with young children, and places of worship. Introducing a commercial healthcare operation, specifically consisting of an intensive outpatient substance use disorder and co-occurring mental health concerns treatment center, into this setting is not consistent with the intended residential character of the area and represents a significant departure from its current use.

2. Nature of the Proposed Use and Neighborhood Fit

This proposal is not simply for a general office or low-impact business. It is specifically for a substance use disorder treatment center serving individuals with co-occurring mental health concerns, which by its nature involves a higher level of sensitivity, oversight, and operational complexity. While these services are necessary and valuable to the broader community, this type of operation is more appropriately located in areas designed to accommodate healthcare services—where there is proper infrastructure, separation from dense residential living, and proximity to other medical or support resources.

Even beyond general commercial use concerns, the presence of a facility serving individuals dealing with active substance use and co-occurring mental health challenges introduces heightened considerations related to safety, supervision, and neighborhood stability. These factors are not consistent with the expectations residents reasonably have for a residential neighborhood environment.

3. Traffic and Safety Concerns

Pohl Road already experiences notable traffic volume, and the proposed operating hours of approximately 8:30 a.m. to 8:30 p.m. (current listed hours on their website) extend well beyond typical residential activity patterns. The nature of the proposed services suggests a steady flow of clients throughout the day and evening, increasing traffic at an already busy intersection. Increased traffic, combined with the intensity of the proposed use, raises concerns about overall neighborhood safety—particularly for families with young children.

4. Change in Neighborhood Character

The current use of the property generates minimal traffic and only occasional, small gatherings. Transitioning to a professional healthcare facility of this type would significantly increase activity levels and materially alter the character of the neighborhood. Residents chose this neighborhood with the expectation of a residential environment, not one that includes daily operations of a specialized treatment center.

5. Availability of More Appropriate Locations

There are numerous vacant and available commercial spaces throughout Mankato and North Mankato that are specifically zoned and designed for professional healthcare services. These locations offer appropriate infrastructure, parking, accessibility, and separation from residential homes.

6. Limited Expansion of Community Benefit

The application notes that the proposed use would “promote public health and safety by expanding access to treatment and recovery services.” However, Mankato Chemical Health already operates within the Greater Mankato area. This appears to be a relocation rather than an expansion, and therefore does not meaningfully increase overall access to services within the community.

7. Impact on Property Values and Neighborhood Appeal

The introduction of a commercial treatment facility—particularly one addressing substance use disorder and co-occurring mental health concerns—may negatively influence property values and deter prospective buyers. For many, the presence of such a facility in a residential neighborhood may be a significant factor when considering whether to move into the area.

8. Appropriateness of Location

We respectfully question why a residential neighborhood has been selected for this type of operation when more suitable, commercially zoned locations exist.

We want to reiterate our strong support for substance use disorder and mental health treatment services and the important role they play in the community. However, not every location is appropriate for every type of use.

For the reasons outlined above—particularly the mismatch between the intensity and nature of this specific service and the surrounding residential environment—we respectfully request that the Planning Commission deny the Conditional Use Permit for 114 Pohl Road.

Thank you for your time and consideration.

Sincerely,
Devon and Rebecca Soule
201 Pohl Rd

To the City of Mankato Planning Commission:

We would like to oppose granting a conditional use permit to allow The Mankato Chemical Health to open a medical clinic in our R-1, one-family dwelling neighborhood. Our concerns are numerous and include:

1. Concern for resale and property value decline.
2. Additional traffic on our quiet dead end street.
3. A slippery slope of if we allow this, will it be easier for future variances and conditional use permits?
4. A change to the intent of our neighborhood for single family dwellings.

Also, can they show that there are no other more suitable properties vacant in our city or North Mankato where they were last located that already are zoned for similar businesses?

Thank you for your consideration of our concerns.

Sincerely,

Joe and Sharon Starkey
114 Eastwood Drive
Mankato, MN 56001




6/16/2026

To:
The City of Mankato
And
Molly Westman
6/16/2026
REGARDING: MANKATO CHEMICAL HEALTH

By allowing the Mankato Chemical Health to open in our neighborhood, the city is creating serious concerns for the residents. Increased negative traffic could compromise pedestrian safety, particularly for children and families. There are also questions regarding zoning compliance and the compatibility of this business with the character of our residential area. Additionally, many homeowners are concerned about the potential impact on property values and overall quality of life. We urge the city to carefully consider these issues before approving or allowing this operation to proceed.

Jessica Windisch
105 Eastwood Drive
Mankato, MN
56001

The city's decision to possibly let this commercial business into a residential neighborhood raises significant concerns, including:

- Potential violations of the city's zoning code and land-use regulations.
- Increased traffic and safety risks, for residents, pedestrians, and children.
- Negative impacts on the character of the neighborhood.
- Potential effects on nearby properties.
- Concerns regarding equal enforcement of city ordinances.

I respectfully request that the city:

- Review the approval or authorization granted for this property.
- Explain how the current use complies with applicable zoning regulations.
- Provide copies of any permits, variances, conditional use permits, or other approvals issued.
- Take appropriate enforcement action if violations are found.

Residents expect city officials to apply zoning laws fairly and consistently. I ask that this matter be investigated promptly and that the city provide a written response explaining its position and any actions that will be taken.

Samuel Mckillip
105 Eastwood Drive
Mankato, MN

Meeting Date: 06/24/2026

Title

CY28-26

Request of The Factor Group, with permission of the property owner, for a preliminary and final plat review of River Bluff Cottages, and for an amendment to a previously approved Planned Unit Development. The subject property is described as Outlot A, Sibley Parkway (Blue Earth County PID R010813101049).

The anticipated date of City Council action is July 13, 2026.

Applicant

The applicant is The Factor Group on behalf of the property owner.

Request

River Bluff Cottages, LLC. is seeking approval of a preliminary and final plat for River Bluff Cottages, which is a one lot, one block subdivision located along Sible Parkway near the northern end of Rogers Street.

The lot is 4.53 acres and received approval in 2022, and 2024.

The previous approvals, as with the current submission, contained 20 units of residential development.

The applicant is also seeking an amended planned unit development which allows a common, private driveway, among other considerations. Updates to the current submission for the planned unit development include updates to the architectural plans, updated engineering including a grading plan, stormwater memo, updated drainage and other updated development details.

Location

The subject property is described as Outlot A, Sibley Parkway (Blue Earth County PID R010813101049).

Existing Land Use

The subject property is an undeveloped outlot.

Zoning

The property is zoned R-2, One- and two-Family dwelling district.

Environmentally Sensitive Areas

The Minnesota River is located to the north of the subject property.

Public Utilities

The site has access to public utilities via Sibley Parkway and Rogers Street.

City Code

Mankato City Code pertaining to the R-2, One and Two Family Dwelling District may be viewed at the following link:
https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=PTIICOOR_CH10LAUSDE_ARTIIREDI_DIV4OMIDWDI

Mankato City Code section 10.93 Planned Unit Developments, can be found at the following link:
https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTXADEN_S10.93PLUNDE

Mankato City Code section 10.98 Amendments, can be found at the following link:
https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTXADEN_S10.98AM

Site Plan Review Comments

The Site Plan and Traffic Advisory Committee met on June 9, 2026, and submitted the following comments:

1. If not already done, the applicant shall log into the online portal and make notification payment.
2. The applicant shall be advised that water and sewer connection fees will apply at a rate of one connection fee per dwelling unit, for a total of twenty (20) connection fees.
3. The applicant shall provide a utility plan showing sanitary sewer and watermain.
4. The applicant shall provide a SWPPP.
5. Applicant shall show access route to the “potential snow storage area”.
6. Applicant shall clarify the impact to the existing drainage swale along the right of way/back of sidewalk.
7. Applicant shall be aware that redevelopment within the City of Mankato still constitutes a water quality requirement in accordance with the City Grading Manual and MS4 permit.
8. Applicant shall be aware that historical imagery indicates that this site was a material stockpile location. Curve numbers should be slightly reduced to a high-end of 91 in accordance with SCS methodology for aggregate surfacing/stockpiles.

9. The applicant will be required to pay SAC & WAC connection charges based on the City of Mankato assessment policy and fee schedule.
10. The applicant shall be advised that parking will not be permitted on the private street. Appropriate signage indicating the parking restriction shall be installed and maintained in perpetuity.
11. A residential amenity intended to serve families and residents of all ages shall be provided as part of the development.
12. The applicant shall ensure that fire hydrant coverage is provided in accordance with applicable State of Minnesota requirements and fire code standards.
13. The applicant shall provide a storm water management plan that follows current MPCA and local MS4 requirements.
14. The applicant shall be aware that all conditions from the previous approvals shall apply and are as follows:
 - a. The proposed buildings shall be constructed as approved.
 - b. The development's rental licenses will be limited occupancy; occupancy will be limited to a family or no more than 2 unrelated adults.
 - c. Applicants shall receive approval from the Army Corp of Engineers for the project prior to the submission of a building permit for the project.
 - d. The easement areas shall be clearly delineated onsite by a surveyor licensed to do work in the State of Minnesota, and protected using BMP's. BMP's shall be in place prior to construction occurring and a pre-construction meeting with the developer, contractor and City staff will be required prior to construction occurring.
 - e. The private driveway/street shall be given the name "Rogers Trail" for addressing purposes. The applicant shall install private signage to the specifications provided by the City of Mankato, and the signage shall be installed prior to the issuance of a building permit and shall remain in place and be verified on the final certificate of occupancy.
 - f. The proposed hammer-head areas shall be clearly identified as a fire access way only and shall be clearly designated as a no-parking area.
 - g. Applicant shall provide a refuse plan for the subdivision.
 - h. The applicant shall provide a snow removal plan. If snow storage is proposed onsite, the plan should depict snow storage areas not in the hammerhead or truck turning area nor in the easement areas.
 - i. A sidewalk trail connection and a gazebo or other similar gathering feature be included in the planned unit development as an amenity.
 - j. All exterior light fixtures shall achieve Mankato City Code lighting standards including, but not limited to, full-cut fully shielded light fixtures and a photometric plan shall be submitted demonstrating no more than 1/2 foot candle lighting levels at the property line.
 - k. All land shown on the approved development plan as common open space must be conveyed to trustees provided in the indenture establishing an association or similar organization for the maintenance of the planned unit development. Applicant shall submit documentation of said association to the City at the time of request for the first building permit for the development.
 - l. Prior to occupancy, the applicant shall obtain rental licenses for each unit intended for rental purposes.
 - m. Applicant will need to submit a turning wheel radius for emergency vehicles at the time of building permit submittal.

Review

River Bluff Cottages, LLC. is seeking approval of a preliminary and final plat for River Bluff Cottages, which is a one-lot, one-block subdivision located along Sible Parkway near the northern end of Rogers Street.

The lot is 4.53 acres and received approval in 2022 and 2024.

Preliminary and Final Plat

The proposed River Bluff Town Homes subdivision contains one lot and one block. The parcel is 4.53 acres and is located between the Minnesota River and Sibley Parkway. No new public street or right-of-way dedication is proposed with the plat. The parcel encompasses several existing easements for dike, storm, drainage, and trail purposes. These easements will remain on the subject parcel and the concept plans for 20 town homes do not show encroachments into said easement areas. The City's relief wells are noted on the plans and are covered with the existing easements on the site.

The applicant is also seeking an amended planned unit development which allows a common, private driveway, among other considerations. Updates to the current submission for the planned unit development include updates to the architectural plans, updated engineering including a grading plan, stormwater memo, updated drainage and other updated development details.

Planned Unit Development

A planned unit development is intended to encourage the efficient use of land and resources, to promote greater efficiency in public and utility services and to encourage innovation in the planning and building of all types of development and, in exchange for providing public benefits, the Code allows flexibility. In this case, the applicant's narrative states, the proposed development provided the following public benefit:

- The proposed development preserves the characteristics of the surrounding developments.
- The proposed project is planned on undeveloped property (which was formerly the Hanson Concrete Plant).
- The proposed project will create a pleasing environment for the surrounding neighborhoods. The proposed development is designed to provide the residents of the development with open space for gathering.
- The proposed development will provide market rate housing for the area.

The twin homes are proposed as slab-on-grade, attached, one-family dwellings. Rental will be limited to a family or 1–2 unrelated individuals.

Parking standards for the proposed development meet the Mankato City Code. Off-street parking for one-and-two-family rental properties requires 2 parking stalls for each dwelling unit. Each proposed town home includes a single garage as well as a driveway area behind the garage that could be utilized for parking.

Floor plans submitted for the development show a main level which includes the garage, foyer, bathroom and two bedrooms. The upper level floor plan shows a primary suite, kitchen, dining, living room and laundry. An upper level deck is also provided.

Exterior finishes for the units show a combination of vertical and horizontal siding with accent shakes in the gable areas of each unit.

A landscaping plan shows green space around the individual units and has provided the required tree plantings to meet the Mankato City Code. A gazebo will be provided on site for residents. Staff recommends that the easement areas be maintained in a natural state or in a manner acceptable to the Army Corp of Engineers. It is recommended that a sidewalk connection be made to the trail on Sibley Parkway.

The applicant has stated that the refuse for the development will be kept in individual containers at each unit.

A snow storage plan has been submitted.

Findings

Staff respectfully submits the following findings of fact for the preliminary and final plat:

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. A grading and drainage plan has been submitted for review by the City Engineer.
 3. The Minnesota River is located to the north of the subject property and there are no noted encroachments into the existing easement areas.
2. Streets
 1. The applicant will not construct any new public streets. Rather, a driveway will provide access to the development from the already developed Sibley Parkway.
 2. The applicant shall construct a private street to serve the subdivision and assign it the name "*Rogers Trail*".
3. Easements
 1. The plat maintains the existing drainage, storm, dike and trail easements.
 2. The plat provides the standard easements required in Chapter 10 of the Mankato City Code.
4. Block Standards
 1. The proposed block layout conforms to the previously approved Sibley Parkway subdivision.
5. Lot Standards
 1. The proposed lot depicts a development that achieves a front yard setback of 30'.
 2. The side lot lines are as established on the previous Sibley Parkway plat.
 3. The subject development is not a double frontage lot and is not, thus, subject to said standards.
 4. The subject parcel conforms to the parking standards in Chapter 10 of the code.
 5. The lot abuts a watercourse and drainage way and is designed to accommodate the existing easements which protect those areas. A condition is included with this approval that, prior to work occurring, the Army Corp of Engineers must provide their consent to said development.
6. Public Sites and Open Spaces
 1. Open space was dedicated as part of the Sibley Parkway development.

Staff respectfully submits the following findings of fact for the planned unit development:

1. The planned unit development satisfies the intent of the City of Mankato ordinance and does not jeopardize public health, safety, or welfare.
2. The development of the planned unit development will conform to the approved development plan; including all proposed covenants, easements, conditions of approval, and other provisions relating to the bulk, location, and density of permitted structures, accessory structures, parking, and other public facilities.
3. A condition is included with the approval that requires that all land shown on the approved development plan as common open space must be conveyed to trustees provided in the indenture establishing the association or similar organization for the maintenance of the planned unit development.
4. A condition of approval is included for the development of the open space for the use of the residents.

Recommendation

Staff recommends the approval of the preliminary plat and final plat.

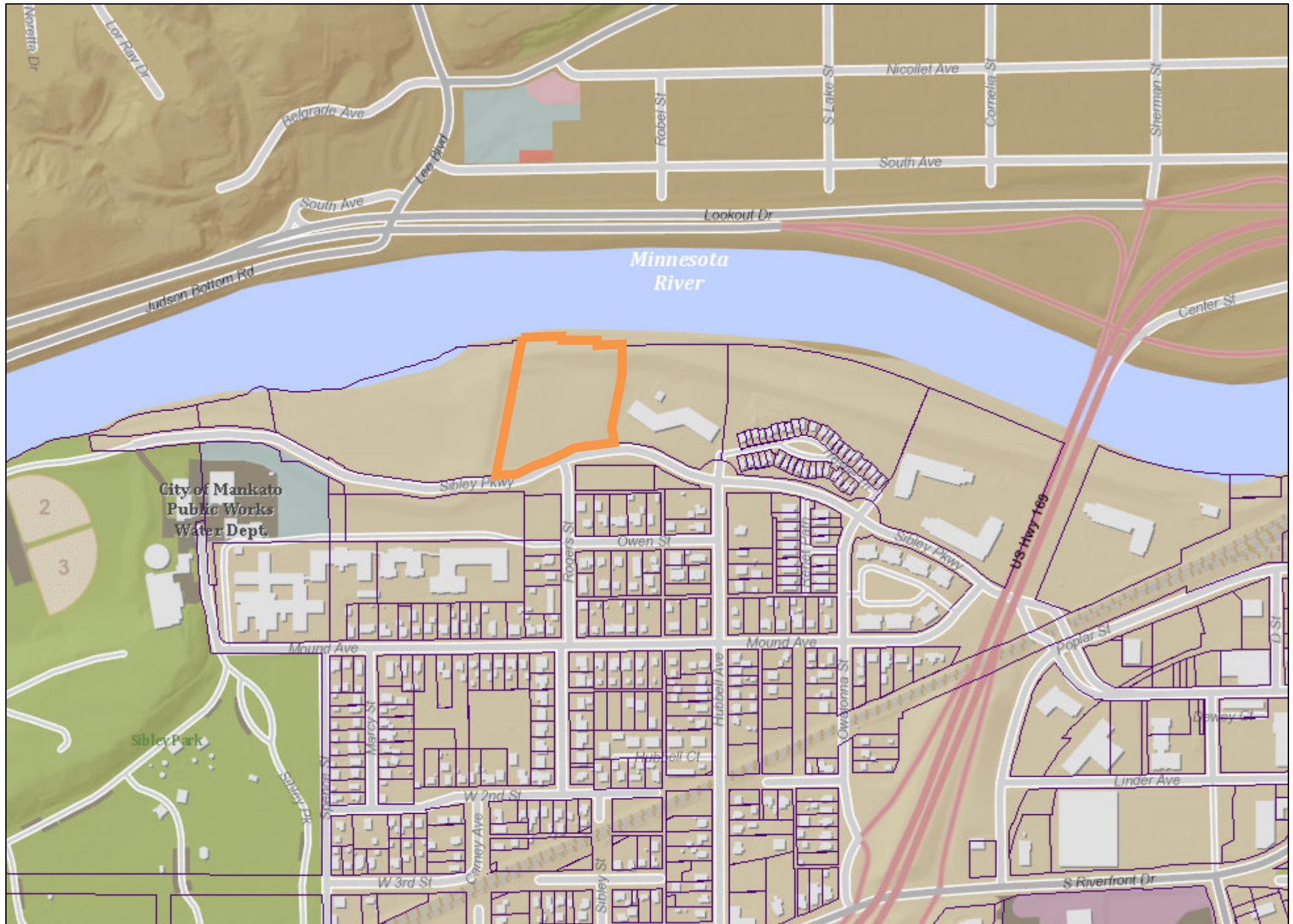
Staff recommends approval of a planned unit development with the following conditions:

1. The applicant shall continue to work with staff regarding any engineering-related items.
2. The proposed buildings shall be constructed as approved.
3. The rental licenses will be limited occupancy; occupancy will be limited to a family or no more than 2 unrelated adults.
4. Applicants shall receive approval from the Army Corp of Engineers for the project prior to the submission of a building permit for the project.
5. The easement areas shall be clearly delineated onsite by a surveyor licensed to do work in the State of Minnesota, and protected using BMP's. BMP's shall be in place prior to construction occurring and a pre-construction meeting with the developer, contractor and City staff will be required prior to construction occurring.
6. The private driveway/street shall be given the name "*Rogers Trail*" for addressing purposes. The applicant shall install private signage to the specifications provided by the City of Mankato, and the signage shall be installed prior to the issuance of a building permit and shall remain in place and be verified on the final certificate of occupancy.
7. The proposed private drive and hammerhead areas shall be clearly identified as a fire access way only and shall be clearly designated as a no-parking area.
8. The applicant shall provide a snow removal plan. If snow storage is proposed onsite, the plan should depict snow storage areas not in the hammerhead or truck turning area nor in the easement areas.
9. A sidewalk trail connection and a gazebo or other similar gathering feature be included in the planned unit development as an amenity.
10. All land shown on the approved development plan as common open space must be conveyed to trustees provided in the indenture establishing an association or similar organization for the maintenance of the planned unit development. Applicant shall submit documentation of said association to the City at the time of request for the first building permit for the development.

Attachments

General Location Map
Aerial Plan
Preliminary Plat
Final Plat
Grading and Site Plan
Architectural Plans
Drainage Report
Vehicle Movement Plan
Rendering
Project Narrative
Site Plan Response Letter

General Location Map



Date: June 2026

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

Aerial Location Map

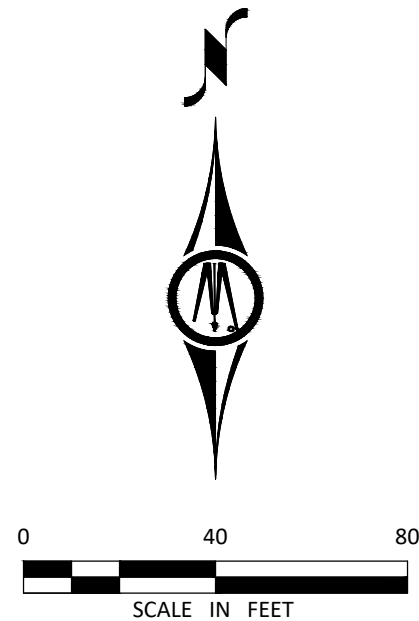


Date: June 2026

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

MINNESOTA RIVER



UTILITY & SITE DATA

All Zoning, Setback, and Flood Zone information was obtained from the City of Mankato Code. For detailed zoning information and specific interpretation of code requirements, contact the City of Mankato.

ZONING:
Subject property - M-2 Heavy Industrial District
Proposed to Re-zone to R-2, One- and Two-Family Dwelling District

SETBACKS:	
Front	
Main and Accessory Building	30 feet
Parking Areas	30 feet
Side	
Main and Accessory Buildings	6 feet
Parking Areas	3 feet
Rear	
Main and Accessory Building	25% of the lot depth (min. 25 feet to max. 75 feet)
Parking Areas	3 feet

Lot Area (minimum) = 8,000 sq.ft. for each unit over 6 units.
Lot Width (minimum) = 60 feet
Ground Coverage by all structures (maximum) = 30%
Building Height (maximum) = 35 feet (main) & 20 feet (accessory)

PROJECT INFORMATION

Lot Size = 197,327 sqft. (4.53 acres)
Required Lot Area = 144,000 sq.ft. (6,000 sqft per dwelling unit)
Lot Coverage by all Structures = 9.3% (18,320 sqft)
Units per acre = 4.42 units per acre
Building Height = 27'-4"

Parking Stalls Provided = 40 (2 surface stalls per unit plus a garage stall for 1 additional vehicles)

SURVEYOR'S CERTIFICATION
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.


Michael M. Eichers
License Number 46564
05/26/2026
Date

RIVER BLUFF COTTAGES

PRELIMINARY PLAT/PUD PLAN
MANKATO, MINNESOTA



1960 PREMIER DRIVE
MANKATO, MINNESOTA 56001
(507) 625-4171

OUTLOT A, SIBLEY PARKWAY

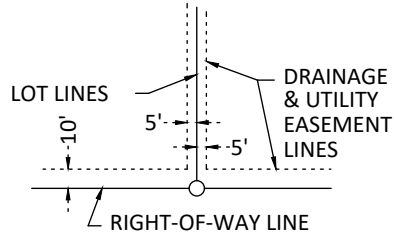
FOR: RIVER BLUFF TOWNHOMES, LLC
DEMARS CONSTRUCTION

RIVER BLUFF COTTAGES

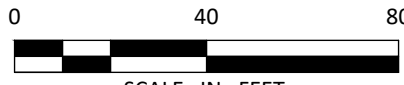
MINNESOTA RIVER

LEGEND

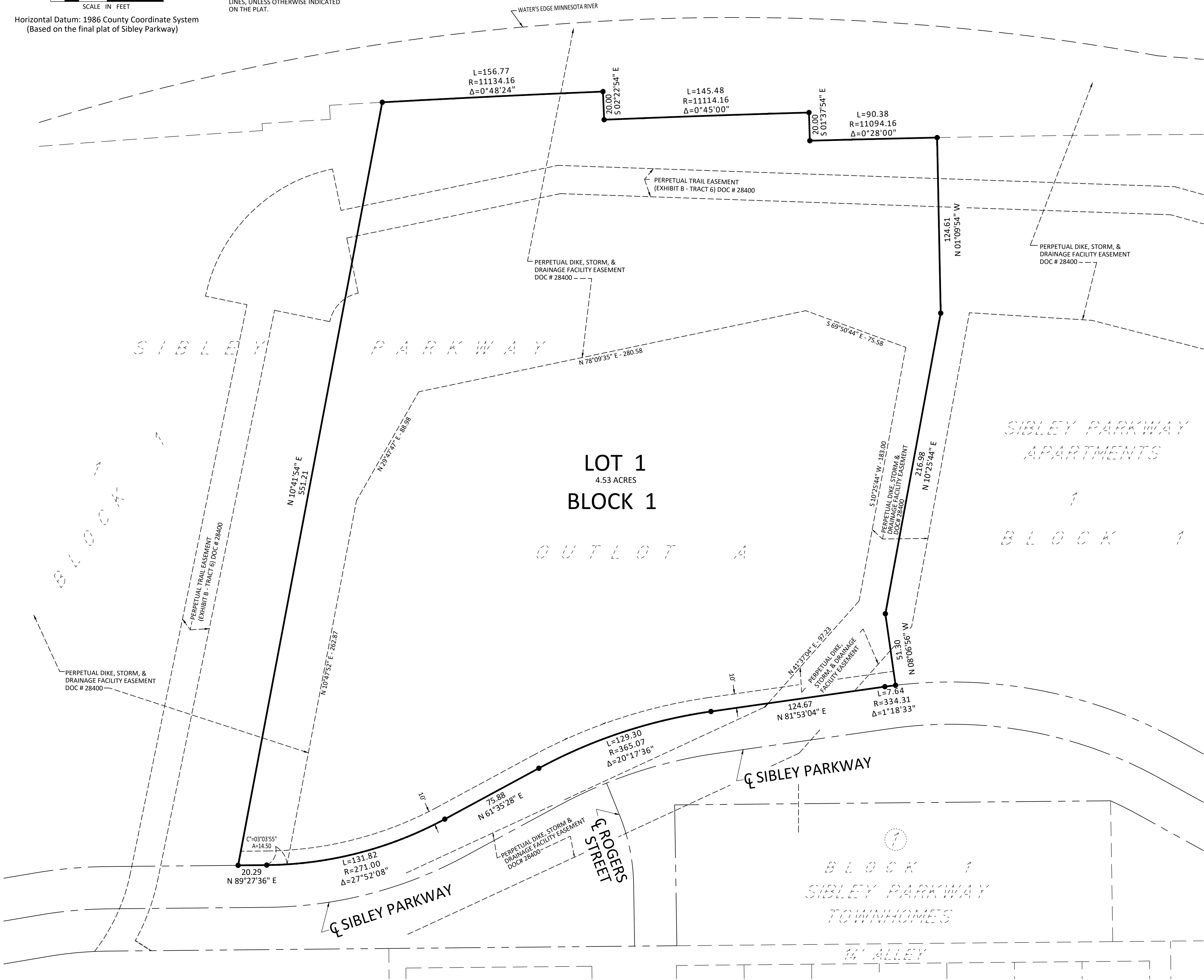
- 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 46564
- MONUMENT FOUND



BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES, UNLESS OTHERWISE INDICATED ON THE PLAT.



Horizontal Datum: 1986 County Coordinate System
(Based on the final plat of Sibley Parkway)



INSTRUMENT OF DEDICATION

KNOW ALL PERSON BY THESE PRESENT: That River Bluff Cottages, LLC, a Minnesota limited liability company, owners of the following described property to wit:

Outlot A, Sibley Parkway, according to the plat thereof on file and of record with the Blue Earth County Recorder. Containing 4.53 acres.

Has caused the same to be surveyed and platted as RIVER BLUFF COTTAGES, and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said River Bluff Cottages, LLC, a Minnesota limited liability company, has caused these present to be signed by its proper officer this _____ day of _____, 2026.

River Bluff Cottages, LLC

Max DeMars, chief manager

NOTARY CERTIFICATES

State of Minnesota
County of Blue Earth

The foregoing instrument was acknowledged before me this _____ day of _____, 2026 by Max DeMars, Chief Manager of River Bluff Cottages, LLC, a Minnesota limited liability company.

_____, Notary Public
Notary Public-Minnesota,
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Michael M. Eichers, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 2026.

Michael M. Eichers, Licensed Land Surveyor
Minnesota License No. 46564

State of Minnesota
County of Blue Earth

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 2026, by Michael M. Eichers, a Licensed Land Surveyor.

Nathan P Myhra, Notary Public
Notary Public-Minnesota
My Commission Expires Jan. 31, 2028

APPROVALS

Be it known that on this the _____ day of _____, 202____, the Planning Commission of the City of Mankato did duly review this plat of RIVER BLUFF COTTAGES.

Chair person:

Secretary:

Be it known that on this the _____ day of _____, 202____, the City Council of the City of Mankato did duly approve this plat of RIVER BLUFF COTTAGES.

Mayor:

Clerk:

TITLE OPINION

I, Stacey Jones, Licensed Attorney, State of Minnesota, do hereby certify that the owner as indicated hereon represents all ownership interest in the land encompassed by this plat.

Stacey Jones, Licensed Attorney

BLUE EARTH COUNTY PROPERTY AND ENVIRONMENTAL RESOURCES

I hereby certify that there are no delinquent taxes and/or delinquent special assessments, that the current taxes have been paid and that the transfer has been entered on the land described herein on the _____ day of _____, 2026.

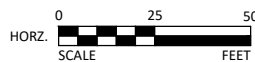
Blue Earth County Property and
Environmental Resources Director

COUNTY RECORDER

I hereby certify that this instrument was filed in my office for record on this, the _____ day of _____, 2026, at ____ o'clock, ____m., and that it was duly recorded on _____ Plats, Number _____.

County Recorder

FINAL PLAT
PENDING FINAL REVIEW
(05-25-2026)
THIS PLAT PREPARED BY
BOLTON & MENK, INC.



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NOT FOR CONSTRUCTION

ALEC W. PIETZ, P.E.

LIC. NO. 59617 DATE XX/XX/XXXX



1960 PREMIER DRIVE
MANKATO, MINNESOTA 56001
Phone: (507) 625-4171
Email: Mankato@bolton-menk.com
www.bolton-menk.com

DESIGNED	NO.	ISSUED FOR	DATE
AWP			
DRAWN			
AWP			
CHECKED			
NM			
CLIENT PROJ. NO.			
0M3.127432			

RIVER BLUFF TOWNHOMES, LLC

RIVER BLUFF TOWNHOMES

GRADING PLAN

CENTERLINE & TOWNHOME GRADING OVERVIEW

SHEET

3.01

RIVER BLUFF COTTAGES

ABBREVIATIONS

ADJ	ADJUSTABLE	CORR	CORRIDOR	HC	HANDICAPPED	R.C.	ROOF CONDUCTOR
AFF	ABOVE FLOOR FINISH	CRS	COURSE	HDR	HEADER	R.D.	ROOF DRAIN
AL	ALUMINUM	CTR	COUNTER	HM	HOLLOW METAL	REF	REFRIGERATOR
ACT	ACOUSTICAL CEILING TILE	DS	DOWNSPOUT	HR	HOUR	R.L.	ROUGH IN
ACP	ACOUSTICAL CEILING PANEL	DTL	DETAIL	HT	HEIGHT	R.O.	ROUGH OPENING
		DWG	DRAWING	HVAC	HEATING, VENTILATION, AND AIR CONDITIONING	SAN	SANITARY SEWER
BL	BRICK LEDGE					SDS	SOAP DISPENSER
BITUM	BITUMINOUS	EL	ELEVATION	IE	INVERT	SH	SHELF
BLDG	BUILDING	ELEC	ELECTRIC	INSUL	INSULATION	ST	STORM SEWER
BRG	BEARING	ELEV	ELEVATOR	I.C.	IN CONTRACT	STL	STEEL
		EQUIP	EQUIPMENT	LAV	LAVATORY	STR	STRUCTURAL
C	CONDUIT	EXIST	EXISTING	LL	LOWER LEVEL	SS	STAINLESS STEEL
CAB	CABINET					SUSP	SUSPENDED
CB	CATCH BASIN	FD	FLOOR DRAIN	MFG	MANUFACTURING	T/C	TOP OF CONCRETE
CH	COAT HOOK	FE	FIRE EXTINGUISHER	MH	MANHOLE	TDS	TOWEL DISPENSER
CJ	CAST IRON	FEC	FIRE EXTINGUISHER CABINET	MO	MASONRY OPENING	TEL	TELEPHONE
CKT	CIRCUIT	FIN	FINISHED	MTG	MOUNTED	T/S	TOP OF STEEL
CPT	CARPET	FLR	FLOOR		MOUNTING	TLT	TOILET
CIL	CENTER LINE	FNDTN	FOUNDATION	N.I.C.	NOT IN CONTRACT	TYP	TYPICAL
CLG	CEILING	FUT	FUTURE				
CL	CLOSET			O.C.	ON CENTER	UNO	UNLESS NOTED OTHERWISE
CMU	CONCRETE MASONRY UNIT	GA	Gauge	O.D.	OUTSIDE DIAMETER	V.I.F.	VERIFY IN FIELD
COL	COLUMN	GALV	GALVANIZED	OVHD	OVERHEAD DOOR		
CONC	CONCRETE	GB	GRAB BAR			W/	WITH
CONN	CONNECTION	GYP BRD	GYP BRD	PL	POLE	WC	WATER CLOSET
CONTR	CONTRACTOR	GWB	GYP SUM WALL BOARD	PT	PAINT	WM	WATER MAIN
				PTD	PAINTED	WWF	WELDED WIRE FABRIC

SHEET INDEX

T1	TITLE SHEET
1.1	FLOOR PLANS
1.2	ROOF PLAN, DOOR SCHEDULE, WINDOW SCHEDULE
1.3	EXTERIOR ELEVATIONS
1.4	SECTIONS
1.5	SECTIONS
1.6	CABINET ELEVATIONS, ENLARGED KITCHEN PLAN
1.7	FLOOR FINISH PLANS, ROOM FINISH SCHEDULE
1.8	LIGHTING PLANS, LIGHTING SCHEDULE

GENERAL NOTES:

- ALL TRUSSES ARE TO BE ENGINEERED AND INSTALLED ACCORDING TO TRUSS MANUFACTURER
- TRUSS LAYOUTS TO BE VERIFIED BEFORE CONSTRUCTION
- TRUSS MANUFACTURER TO VERIFY HEADER/BEAM SIZES AND POINT LOADS WHERE GIRDERS EXERT CONCENTRATED LOADS
- ALL MICRO LAM BEAMS, GIRDER TRUSS SIZES AND LOCATIONS ARE TO BE STRUCTURALLY ENGINEERED AND VERIFIED PRIOR TO CONSTRUCTION
- ALL BONUS ROOMS TO BE VERIFIED BY TRUSS MANUFACTURER PRIOR TO CONSTRUCTION
- SOLID BEARING REQUIRED FOR ALL BEAMS AND HEADERS
- IRC CODE STATES ALL WALLS OVER 10'-0" IN HEIGHT REQUIRE ENGINEERING. ENGINEERING PROVIDED BY OTHERS.
- WHEN NARROW WALL CONSTRUCTION IS REQUIRED, THE METHOD IS TO BE VERIFIED BY THE BUILDER
- TYPICAL CEILING PLATE HEIGHT IS 8'-1 1/8" UNLESS NOTED. REFER TO BUILDING AND WALL SECTIONS.
- 42" MINIMUM DEPTH REQUIRED FOR ALL NON-HEATED FROST FOOTINGS
- #6 REBAR @ 6'-0" O.C. AND WITHIN 12'-0" FROM CORNER
- #4 REBAR CONTINUOUS FOR FOOTING REINFORCEMENT
- VAPOR RETARDER REQUIRED UNDER ALL CONCRETE SLABS IN HABITABLE AREAS
- ANCHOR BOLTS @ 6'-0" O.C.
- 30" MINIMUM REQUIRED WIDTH @ TOILET LOCATIONS

CONSTRUCTION NOTES:

- WINDOWS TO BE CAULKED AND TAPED
- SILL SEALER TO BE INSTALLED UNDER ALL SILL PLATES
- SEALED CONTINUOUS AIR AND VAPOR BARRIER TO BE INSTALLED ON WARM SIDE OF EXTERIOR WALLS, WITH ALL JOINTS, OPENINGS AND PENETRATIONS SEALED IN A PERMANENT MANNER
- PENETRATION IN THE RIM JOIST OR WALLS BY SUB-CONTRACTORS TO BE SEALED
- UNSUPPORTED SHEATHING JOINTS TO BE SEALED ON EXTERIOR OF JOINT
- AIR BARRIER ON EXTERIOR OF HOME TO BE WITH J-BLOCKS OR SOLID WOOD BLOCK FOR PENETRATIONS
- ATTIC ACCESS TO BE SEALED WITH SPRAY TEXTURE OR CAULK
- 92% SEALED COMBUSTION FURNACE
- CENTRALIZED EXHAUST SYSTEM
- DIRECT VENT GAS WATER HEATER
- MAXIMUM 300 CFM ON ANY ONE APPLIANCE
- SMOKE DETECTORS REQUIRED IN COMMON AREA AND ALL BEDROOMS
- HOUSE/GARAGE COMMON WALLS AND CEILINGS TO BE SHEETROCKED WITH 5/8" SHEETROCK FOR FIRE PROTECTION
- SAFETY GLAZING REQUIRED FOR ALL GLASS WITHIN 18" OF THE FLOOR
- SAFETY GLAZING REQUIRED FOR ALL GLASS WITHIN 24" ARC SWING OF DOORS
- SAFETY GLAZING REQUIRED FOR ALL GLASS WITHIN STAIRWELLS

CONSULTANTS

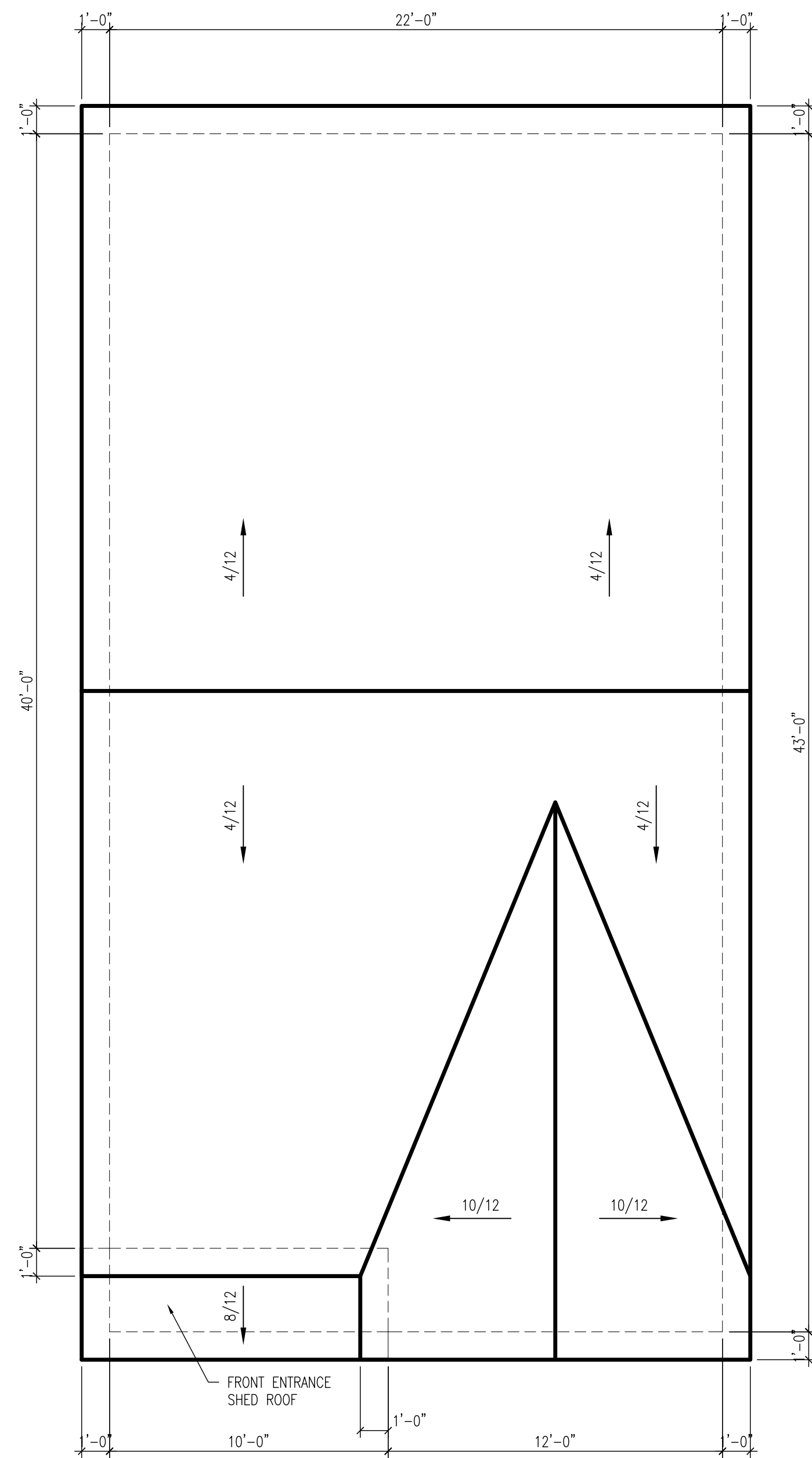
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RIVER BLUFF COTTAGES

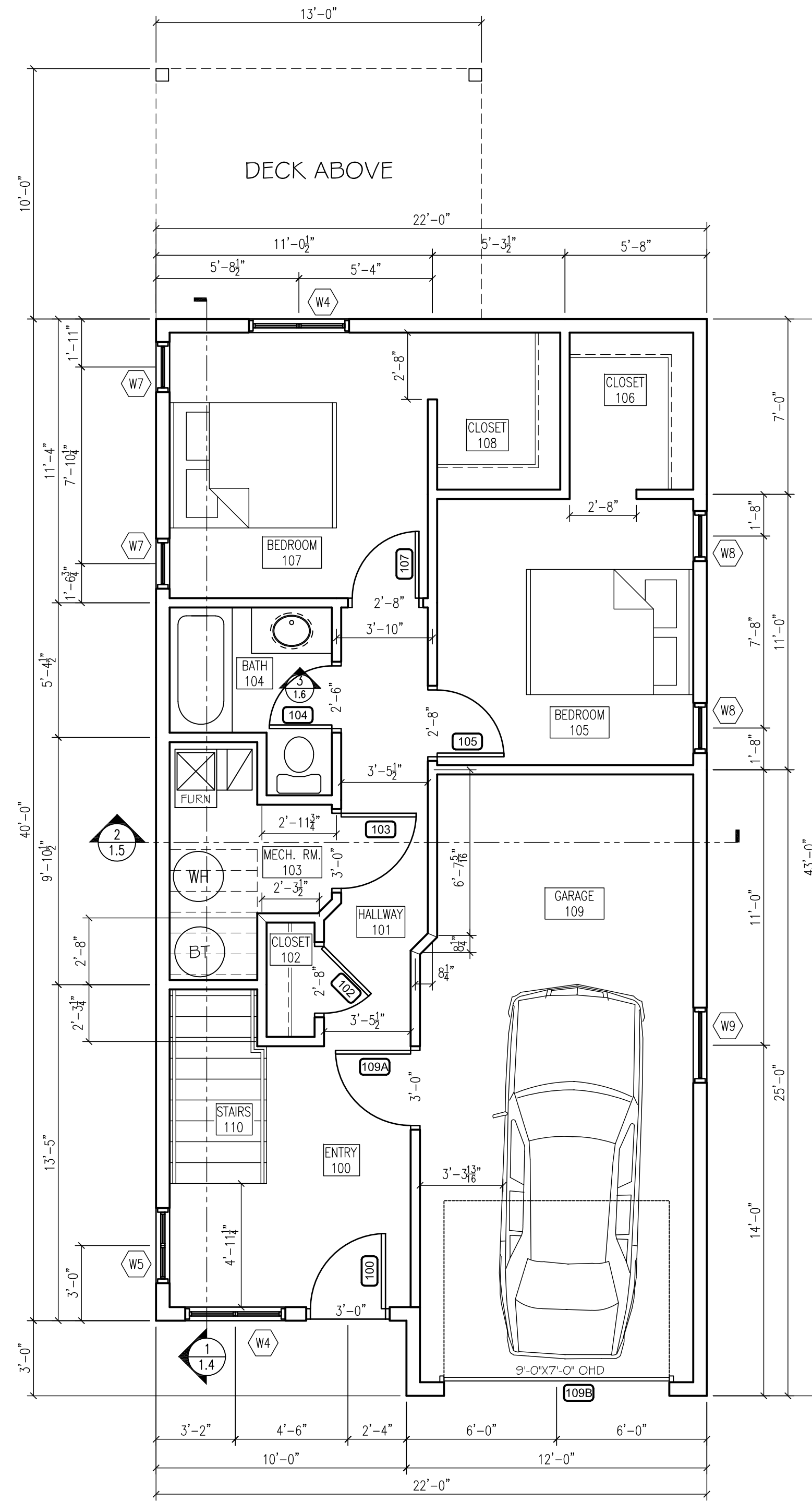
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CHK'D BY:	SAK
COPYRIGHT:	-

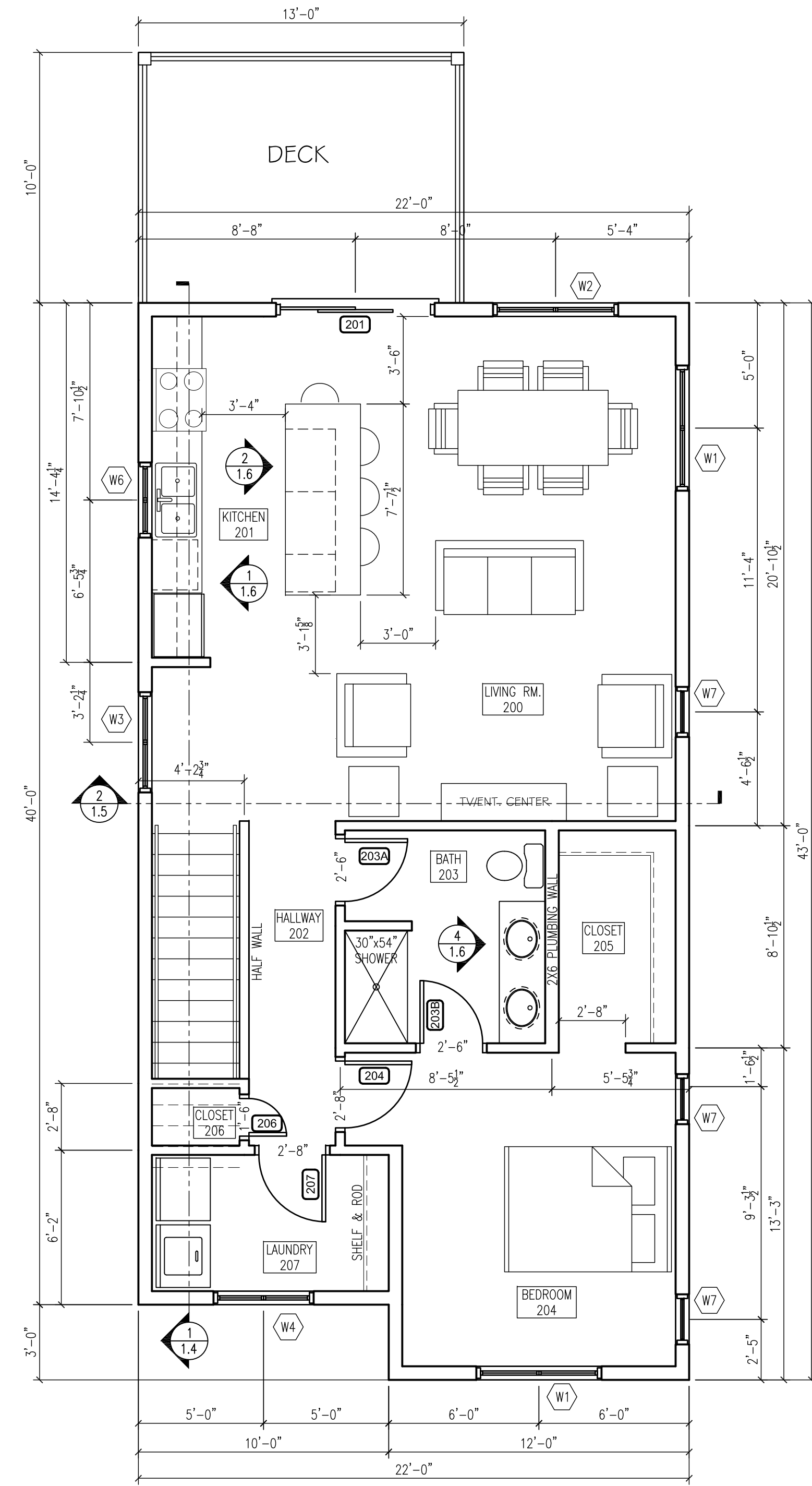
SHEET TITLE
TITLE SHEET ,SHEET INDEX,
ABBREVIATIONS,
CONSTRUCTION NOTES



3 ROOF PLAN
SCALE: $\frac{1}{4}'' = 1'-0''$



1 MAIN FLOOR PLAN
SCALE: $\frac{1}{4}'' = 1'-0''$



2 UPPER FLOOR PLAN
SCALE: $\frac{1}{4}'' = 1'-0''$

CONSULTANTS

PROJECT INFO

RIVER BLUFF
COTTAGES

MARK	DATE	DESCRIPTION

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DATE: 05-26-26
DRAWN BY: SAK
CHK'D BY: SAK
COPYRIGHT: -

SHEET TITLE
FLOOR PLANS
ROOF PLAN

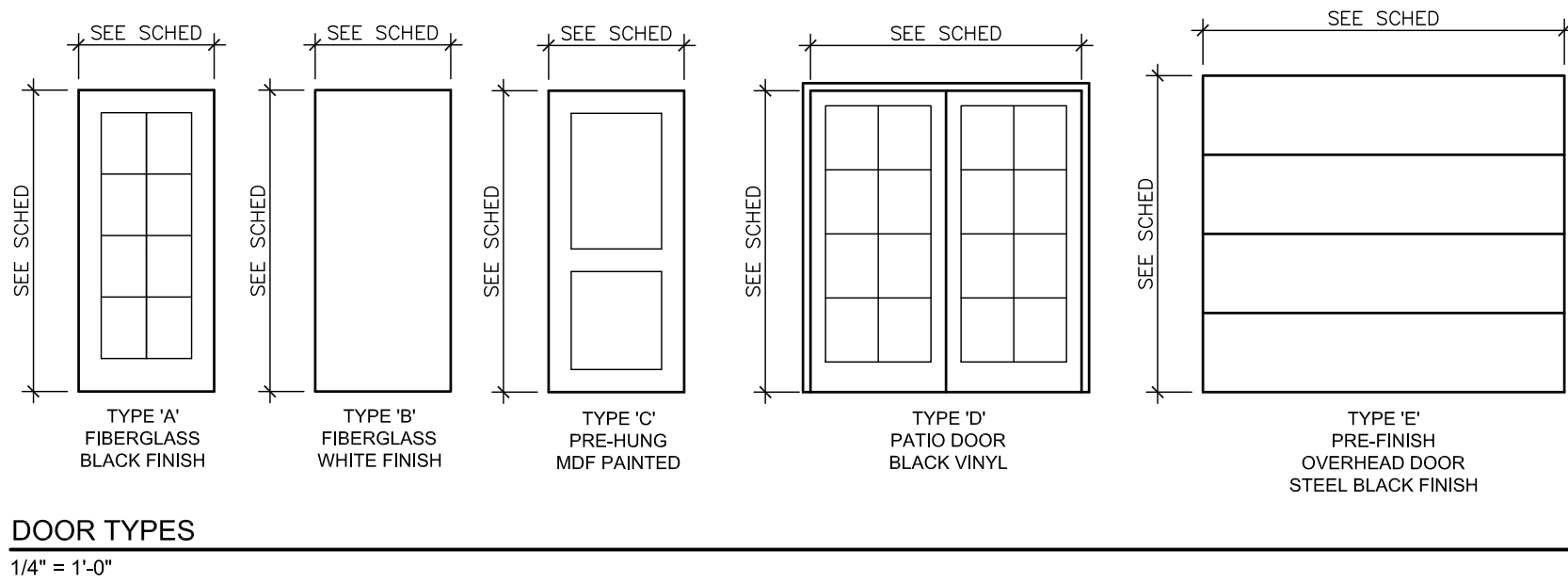
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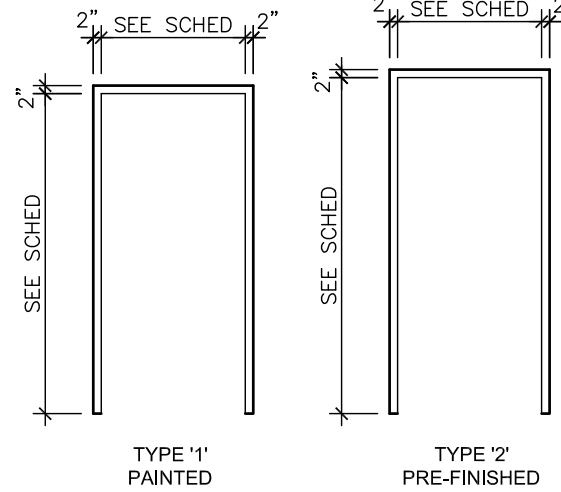
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A

DOOR SCHEDULE - TYPICAL PER UNIT																
NUMBER	RATING	DOOR						FRAME						HARDWARE	REMARKS	
		TYPE	MATERIAL	WIDTH	HEIGHT	THICKNESS	GLASS	TYPE	MATERIAL	DEPTH	HEAD	JAMB	SILL			GLASS
100		A	FIBERGLASS	3'-0"	6'-8"	1-3/4"	TEMP	2	WOOD	-	-	-	-	-	-	①②
102		C	MDF	2'-8"	6'-8"	1-3/4"		2	WOOD	-	-	-	-	-	-	①
103	60 MIN.	C	MDF	3'-0"	6'-8"	1-3/4"	-	2	WOOD	-	-	-	-	-	-	①
104	-	D	MDF	2'-8"	6'-8"	1-3/8"	-	1	WOOD	-	-	-	-	-	-	①②
105	-	D	MDF	2'-8"	6'-8"	1-3/8"	-	1	WOOD	-	-	-	-	-	-	①②
106	-	G	MDF	2'-6"	6'-8"	1-3/8"	-	1	WOOD	-	-	-	-	-	-	①
107	-	G	MDF	2'-8"	6'-8"	1-3/8"	-	1	WOOD	-	-	-	-	-	-	①②
108	-	G	MDF	2'-6"	6'-8"	1-3/8"	-	1	WOOD	-	-	-	-	-	-	①
109A	-	B	FIBERGLASS	3'-0"	6'-8"	1-3/8"	-	1	WOOD	-	-	-	-	-	-	①
109B	-	E	STEEL	8'-0"	7'-0"	1-3/8"	-	1	STEEL	-	-	-	-	-	-	
201	-	D	VINYL	6'-0"	6'-8"	1-3/8"	-	1	VINYL	-	-	-	-	-	-	①②
203A	-	C	MDF	2'-6"	6'-8"	1-3/8"	-	1	WOOD	-	-	-	-	-	-	①②
203B	-	C	MDF	2'-6"	6'-8"	1-3/8"	-	1	WOOD	-	-	-	-	-	-	①②
204	-	C	MDF	2'-8"	6'-8"	1-3/8"	-	1	WOOD	-	-	-	-	-	-	①②
206	-	C	MDF	1'-6"	6'-8"	1-3/8"	-	1	WOOD	-	-	-	-	-	-	①
207	-	C	MDF	2'-8"	6'-8"	1-3/8"	-	1	WOOD	-	-	-	-	-	-	①
ABBREVIATIONS LEGEND			GENERAL NOTES						REMARKS							
ALUM EXIST	ALUMINUM EXISTING		1. ALL INTERIOR DOORS TO BE PREFINISHED 2 PANEL WHITE						① ALL INTERIOR DOOR HARDWARE TO BE MATTE BLACK KNOBS.							
INSUL HM	INSULATION HOLLOW METAL		2. ALL INTERIOR DOOR CASING TO BE 2-1/4" WIDTH AND PREFINISHED WHITE						② HARDWARE TO INCLUDE PRIVACY SETTING.							
MDF STL	MEDIUM DENSITY FIBER STEEL															
TEMP WDSC	TEMPERED GLASS WOOD-SOLID CORE WOOD															
WD	WOOD															



DOOR TYPES
1/4" = 1'-0"



FRAME TYPES
1/4" = 1'-0"

ROOM FINISH SCHEDULE - TYPICAL PER HOUSE													
ROOM	FLOOR	BASE	WALLS								CEILING		REMARKS
			NORTH		EAST		SOUTH		WEST		MATERIAL	HEIGHT	
ENTRY 100	LVP	WD	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	9'-1 1/8"	①②
HALLWAY 101	LVP	WD	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	9'-1 1/8"	①②
CLOSET 102	LVP	WD	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	9'-1 1/8"	①②
MECH RM. 103	CONC	WD	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	9'-1 1/8"	①②
BATH 104	LVT	WD	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	9'-1 1/8"	①②
BEDROOM 105	CPT-2	WD	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	9'-1 1/8"	①②
CLOSET 106	CPT-2	WD	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	9'-1 1/8"	①②
BEDROOM 107	CPT-2	WD	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	9'-1 1/8"	①②
CLOSET 108	CPT-2	WD	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	9'-1 1/8"	①②
GARAGE 109	CONC	WD	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	9'-1 1/8"	①②
LIVING ROOM 200	LVP	WD	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	9'-1 1/8"	①②
KITCHEN 201	LVP	WD	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	9'-1 1/8"	①②
HALLWAY 202	LVP	WD	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	9'-1 1/8"	①②
BATH 203	LVP	WD	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	9'-1 1/8"	①②
BEDROOM 204	CPT-2	WD	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	9'-1 1/8"	①②
CLOSET 205	CPT-2	WD	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	9'-1 1/8"	①②
CLOSET 206	LVP	WD	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	9'-1 1/8"	①②
LAUNDRY 207	LVP	WD	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	P-1	GYP BD	9'-1 1/8"	①②

WINDOW SCHEDULE									
WINDOW DESIG.	MATERIAL	R.O. WIDTH	R.O. HEIGHT	FUNCTION	INTERIOR FINISH	EXTERIOR FINISH			REMARKS
W1	VINYL	5'-0"	4'-0"	CASEMENT	BLACK	BLACK			① ② ③ ④ ⑤
W2	VINYL	5'-0"	4'-0"	PICTURE	BLACK	BLACK			① ② ③ ④
W3	VINYL	4'-0"	4'-0"	CASEMENT	BLACK	BLACK			① ② ③ ④
W4	VINYL	4'-0"	3'-6"	CASEMENT	BLACK	BLACK			① ② ③ ④ ⑤
W5	VINYL	3'-0"	3'-6"	CASEMENT	BLACK	BLACK			① ② ③ ④
W6	VINYL	3'-0"	3'-0"	CASEMENT	BLACK	BLACK			① ② ③ ④
W7	VINYL	2'-0"	4'-0"	PICTURE	BLACK	BLACK			① ② ③ ④
W8	VINYL	2'-0"	4'-0"	CASEMENT	BLACK	BLACK			① ② ③ ④ ⑤
W9	VINYL	3'-0"	1'-6"	AWNING	BLACK	BLACK			① ② ③ ④
GENERAL NOTES									
1. GRILLES IN GLASS									
2. CLEAR, LOW E GLASS									
3. EXTENSION JAMBS AS NEEDED FOR 2X6 EXTERIOR WALL FRAMING									
4. WINDOW CASING TO BE 2-1/4" WIDTH AND PREFINISHED WHITE									
5. WINDOW TO MEET EGRESS REQUIREMENTS									

D

CONSULTANTS

PROJECT INFO

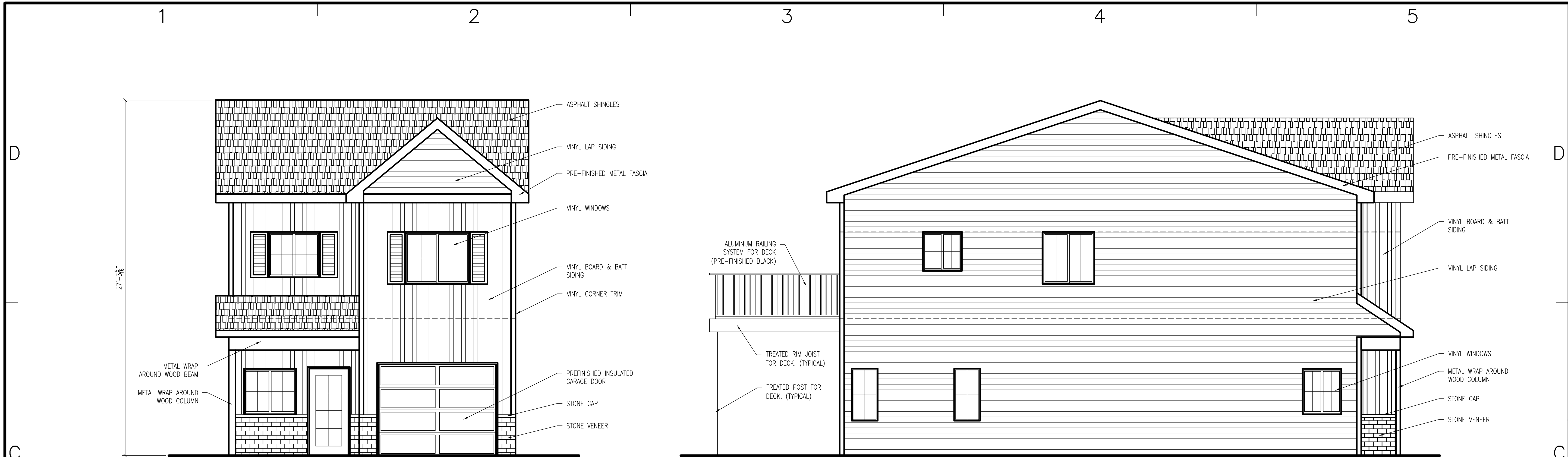
C

B

A

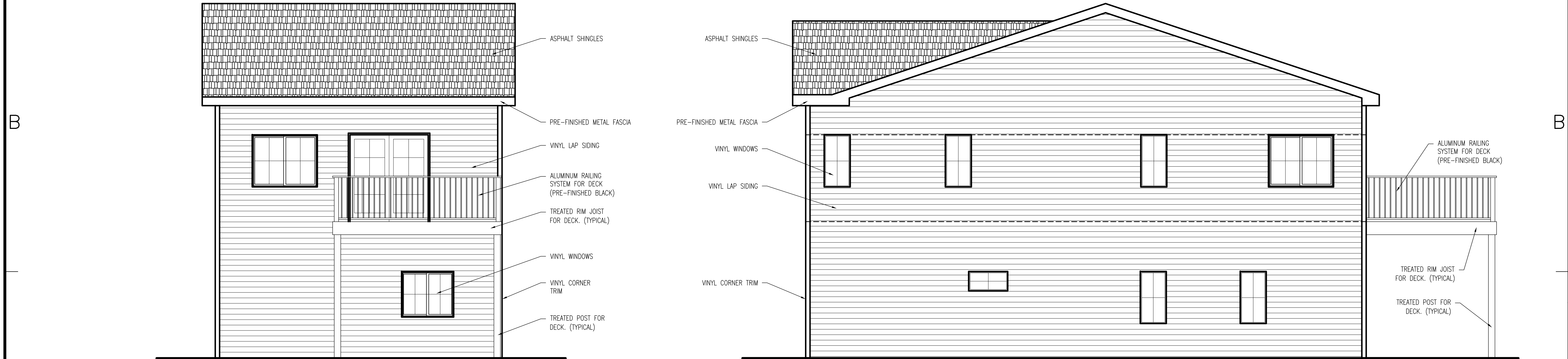
RIVER BLUFF COTTAGES

MARK	DATE	DESCRIPTION
1	10-3-24	OVERALL DESIGN CHANGES
PROJECT NO:	----	
DATE:	05-26-26	
DRAWN BY:	SAK	
CHK'D BY:	SAK	
COPYRIGHT:	-	
SHEET TITLE	SCHEDULES ROOF PLAN DOOR/FRAME TYPES	
SHEET	3	OF 9



1 FRONT ELEVATION
SCALE: $\frac{1}{4}" = 1'-0"$

2 LEFT ELEVATION
SCALE: $\frac{1}{4}" = 1'-0"$



3 BACK ELEVATION
SCALE: $\frac{1}{4}" = 1'-0"$

4 RIGHT ELEVATION
SCALE: $\frac{1}{8}" = 1'-0"$

CONSULTANTS

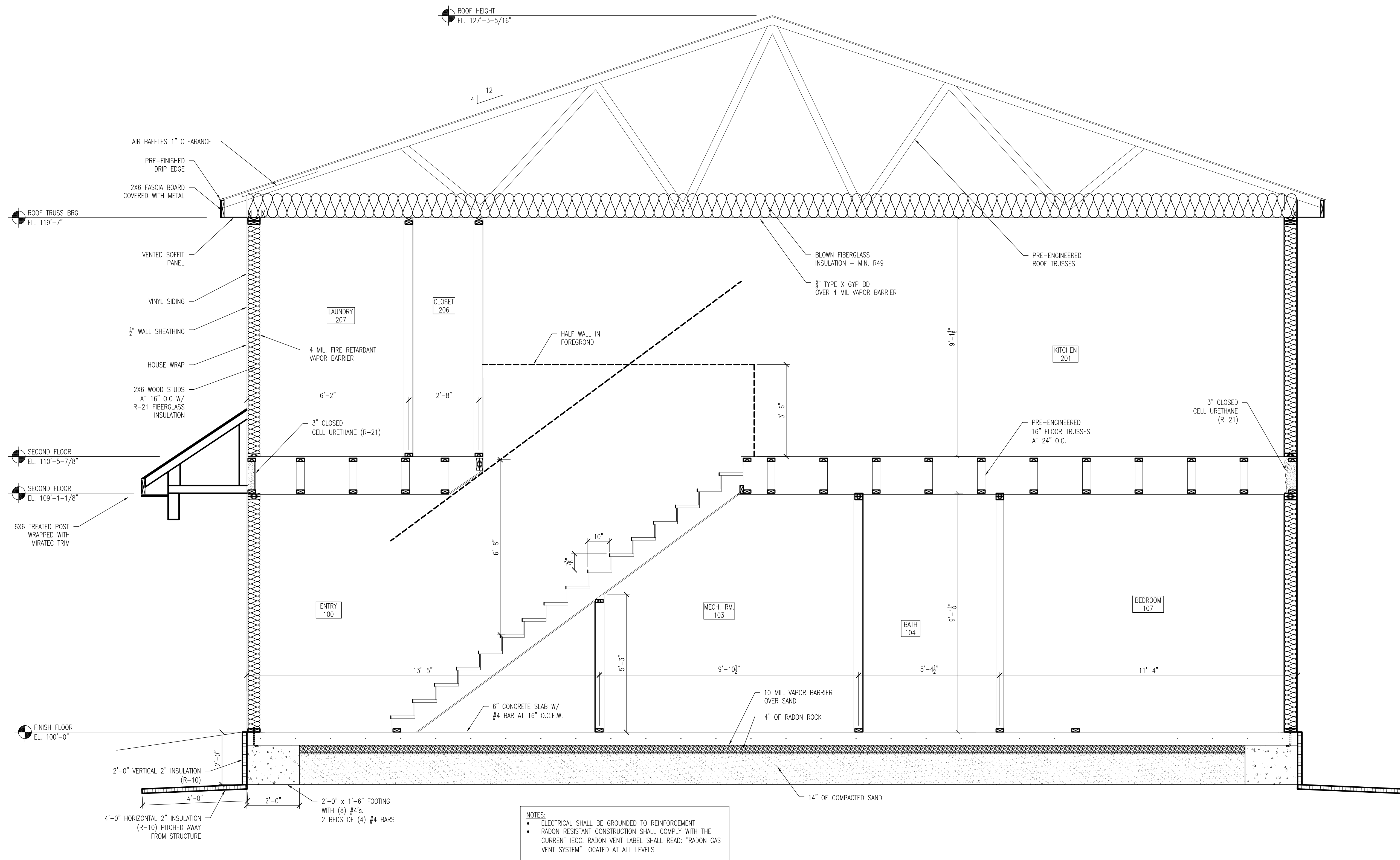
PROJECT INFO

RIVER BLUFF
COTTAGES

MARK	DATE	DESCRIPTION
A	-	-

PROJECT NO:	----
DATE:	05-26-26
DRAWN BY:	SAK
CHK'D BY:	SAK
COPYRIGHT:	-

SHEET TITLE
EXTERIOR ELEVATIONS



NOTES:

- ELECTRICAL SHALL BE GROUNDED TO REINFORCEMENT
- RADON RESISTANT CONSTRUCTION SHALL COMPLY WITH THE CURRENT IECG. RADON VENT LABEL SHALL READ: "RADON GAS VENT SYSTEM" LOCATED AT ALL LEVELS

HOUSE SECTION
SCALE: $\frac{1}{2}" = 1'-0"$

CONSULTANTS

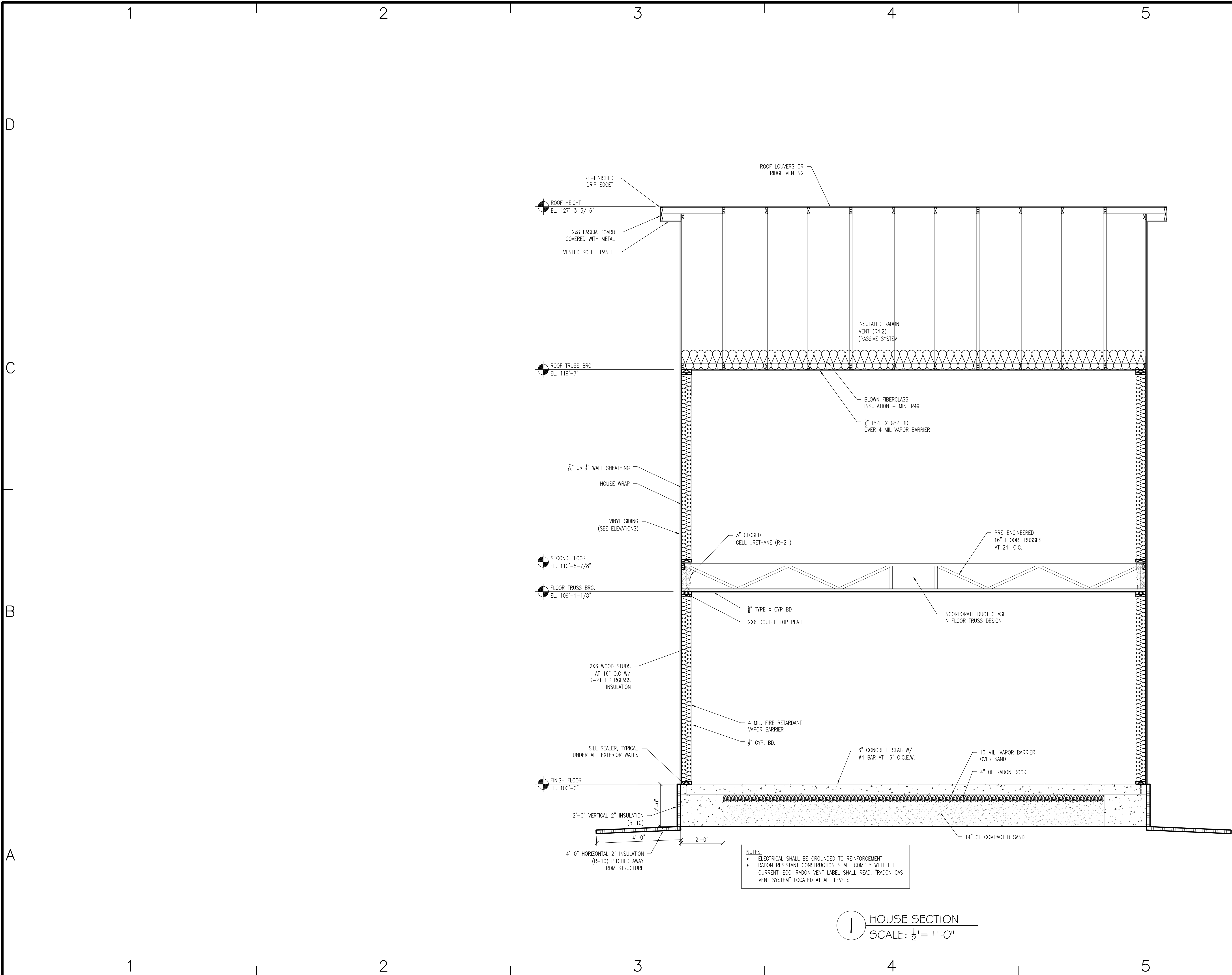
PROJECT INFO

RIVER BLUFF
COTTAGES

MARK	DATE	DESCRIPTION
A	-	-

PROJECT NO:	----
DATE:	05-26-26
DRAWN BY:	SAK
CHK'D BY:	SAK
COPYRIGHT:	-

SHEET TITLE
BUILDING SECTION



NOTES:
• ELECTRICAL SHALL BE GROUNDED TO REINFORCEMENT
• RADON RESISTANT CONSTRUCTION SHALL COMPLY WITH THE CURRENT IECC. RADON VENT LABEL SHALL READ: "RADON GAS VENT SYSTEM" LOCATED AT ALL LEVELS

HOUSE SECTION
SCALE: $\frac{1}{2}" = 1'-0"$

CONSULTANTS

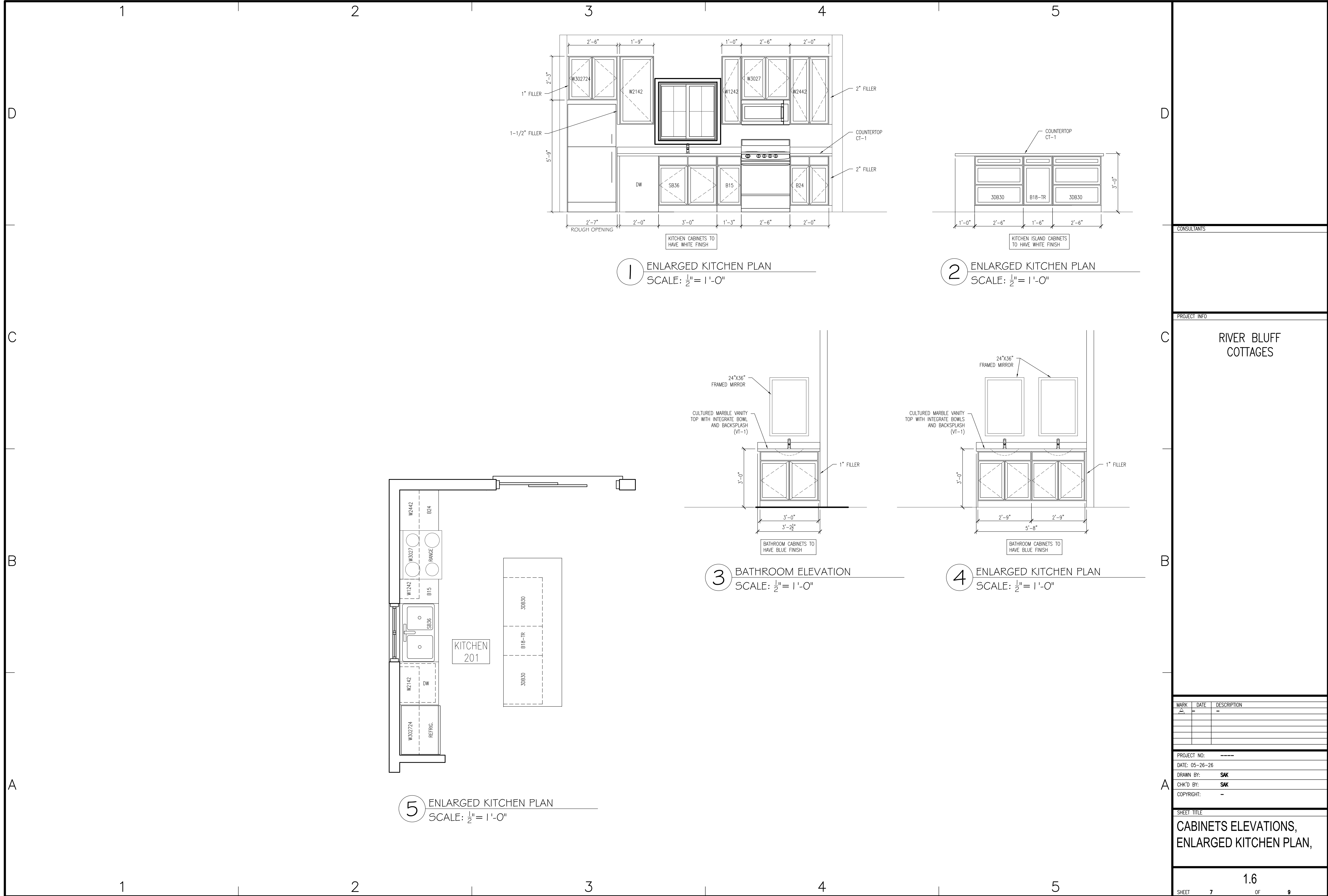
PROJECT INFO

RIVER BLUFF
COTTAGES

MARK	DATE	DESCRIPTION
1		
2		
3		
4		
5		

PROJECT NO:	----
DATE:	05-26-26
DRAWN BY:	SAK
CHK'D BY:	SAK
COPYRIGHT:	-

SHEET TITLE
BUILDING SECTION
WALL SECTION



CONSULTANTS

PROJECT INFO

RIVER BLUFF
COTTAGES

MARK	DATE	DESCRIPTION
A	-	-

PROJECT NO:	----
DATE:	05-26-26
DRAWN BY:	SAK
CHK'D BY:	SAK
COPYRIGHT:	-

SHEET TITLE
CABINETS ELEVATIONS,
ENLARGED KITCHEN PLAN,



Real People. Real Solutions.

1960 Premier Drive
Mankato, MN 56001-5900

Ph: (507) 625-4171
Fax: (507) 625-4177
Bolton-Menk.com

Stormwater Memorandum

Date: May 28, 2024
To: Michael McCarty, P.E. – City of Mankato
Cc: Mark Konz – City of Mankato
From: Alec Pietz, P.E. – Senior Project Engineer
Subject: River Bluff Townhomes
River Bluff Townhomes, LLC
BMI Project No.: 0M3.127432

I. Project Introduction

The following memorandum provides a summary and analysis of the hydrology and stormwater management for the proposed River Bluff Townhomes in Mankato, Minnesota. The proposed project includes the construction of pavement and infrastructure to accommodate townhome buildings. The project is located along Sibley Parkway on the south side of the Minnesota River. The property contains numerous dike and drainage easements with a major storm sewer system present and was a former industrial laydown property that has since undergone reclamation prior to this proposed development. The SCS TR-20 hydrology method was utilized in Autodesk Storm and Sanitary Analysis (SSA) 2019 for the project. NOAA Atlas 14 rainfalls for Mankato, Minnesota and MSE 3 distribution curves were used to develop rainfall events. Although additional storm events were used in the stormwater modeling, the 2-yr (2.87”), 5-yr (3.61”), 10-yr (4.29”), and 100-yr (7.21”) events are reported for relevant data in this report. This project was designed in accordance with the City of Mankato Grading Manual.

The location of the project is illustrated by the attached **Figure 1**.

II. Existing Conditions

Figure 2 shows the existing drainage patterns and characteristics.

The property currently exists as a grass lot with a total approximate drainage area of 4.7 acres that discharges by overland flow to storm sewer within dike and drainage easements and some to adjacent property to the east. As mentioned, the property was historically an impervious industrial laydown site prior to reclamation and for the purposes of this report is the basis of existing conditions. The existing peak flow rates for this drainage area are:

Existing Condition Peak Flow Rates (cfs)				
Location	2-yr	5-yr	10-yr	100-yr
ADJ CB	1.14	1.44	1.72	2.90
EX CB 1	9.65	12.21	14.56	24.56
EX CB 2	2.27	2.88	3.43	5.79
EX CB 3	3.78	4.78	5.70	9.63
EX CB 4	1.30	1.64	1.96	3.31
Total	18.14	22.95	27.37	46.19

The proposed development must not exceed these peak rates.

III. Proposed Development

As previously mentioned, the proposed development includes site improvements that will accommodate new townhome buildings. These improvements greatly reduce the pre-reclamation impervious area. Due to an abundance of elevation difference throughout the site, a 100-year storm is conveyed in the proposed storm sewer.

Peak flows from the site for the design storms were modeled and are tabulated below:

Proposed Condition Peak Flow Rates (cfs)				
Location	2-yr	5-yr	10-yr	100-yr
ADJ CB	0.37	0.56	0.74	1.54
EX CB 1 (OVERLAND)	1.11	1.64	2.13	4.32
EX CB 1 (STORM CONNECTION)	5.84	7.77	9.36	12.40
EX CB 2	1.14	1.71	2.26	4.71
EX CB 3	2.08	3.07	4.03	8.23
EX CB 4	0.58	0.86	1.13	2.33
Total	11.12	15.61	19.65	33.53
Existing Peak Rate	18.14	22.95	27.37	46.19

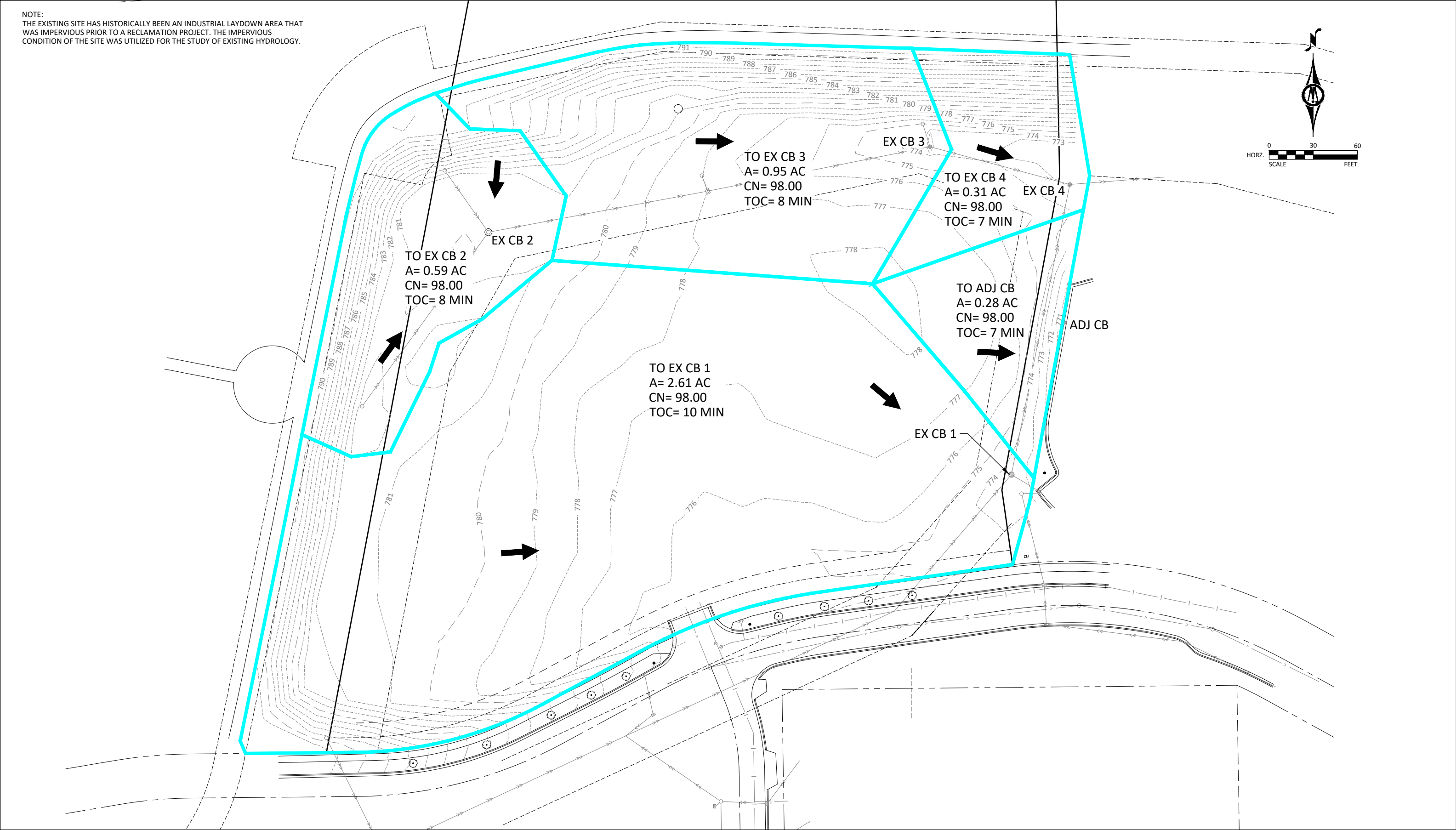
The proposed peak flows do not exceed the overall existing peak rate along with each individual location.

Figure 3 attached with this memo shows the drainage areas and routing throughout the site.

Erosion and sediment control best management practices will be implemented as shown in the Erosion & Sediment Control Plan in the construction documents to mitigate construction stormwater runoff and potential pollution. These will be in conformance with the City of Mankato Grading Manual.

Please review the provided information and Civil construction documents and feel free to contact Alec Pietz, P.E. at Alec.Pietz@bolton-menk.com or 507-625-4171 ext. 3310.











River Bluff Cottages

Administrative Documents

Page 2	Planning Department Cover Letter
Page 3	Updated Submission Narrative
Page 5	Summary of Updates Since Prior Approval Memorandum
Page 7	2024 Submission

May 26, 2026

City of Mankato

Community Development Department
10 Civic Center Plaza
Mankato, MN 56001

Re: River Bluff Cottages – Updated Submission Materials
Outlot A, Sibley Parkway
PID: R010813101049

To City Staff,

River Bluff Cottages, LLC respectfully submits updated development materials associated with the previously approved River Bluff Cottages Planned Unit Development, Preliminary Plat, and Final Plat approvals.

The River Bluff Cottages project is a previously approved residential Planned Unit Development located along Sibley Parkway adjacent to the Minnesota River corridor. The original Planned Unit Development was approved in 2022, and the project later received amended Planned Unit Development, Preliminary Plat, and Final Plat approvals in 2024.

The purpose of the current submission is to provide updated architectural plans and supporting engineering documentation associated with the continued advancement of the project.

The updated plans remain substantially consistent with the development framework previously reviewed and approved by the City of Mankato.

Please contact us if additional information or supporting materials are required during the review process.

Sincerely,



Joe Richter

Factor Development

Authorized Development Representative
River Bluff Cottages, LLC

River Bluff Cottages

Updated Submission Narrative

City of Mankato

2026 Resubmittal Package

Project Background

River Bluff Cottages is a previously approved residential Planned Unit Development (PUD) located on Outlot A, Sibley Parkway, in the City of Mankato, Minnesota. The property is located north of Sibley Parkway, west of Highway 169, and adjacent to the Minnesota River.

The original Planned Unit Development for the property was approved by the City of Mankato in 2022. In 2024, the project returned to the City for review and approval of an amended Planned Unit Development, Preliminary Plat, and Final Plat associated with updated development plans.

The 2024 approval included:

- Amended Planned Unit Development approval
- Preliminary Plat approval
- Final Plat approval
- Approval of a 20-unit residential cottage-style development
- Private internal roadway access identified as Rogers Trail
- Associated grading, drainage, landscaping, and utility coordination

The applicant is now submitting updated architectural and supporting development materials associated with the previously approved River Bluff Cottages development.

Project Description

The proposed development consists of a 20-unit residential cottage community arranged around a privately maintained internal roadway system connected to Sibley Parkway.

The development is designed to provide a high-quality residential environment that complements the surrounding neighborhood while incorporating significant open space, landscaping, and coordinated site design.

The project site contains approximately 4.53 acres and includes existing drainage, dike, trail, and utility easements associated with the Minnesota River corridor and surrounding infrastructure.

The development includes:

- 20 residential cottage units
- Private internal roadway system

- Individual garages and driveway parking
- Shared green space and landscaped common areas
- Fire access hammerhead turnaround
- Stormwater management infrastructure
- Coordinated grading and drainage improvements

Requested Action

The applicant respectfully requests review and approval of the updated development materials associated with the previously approved River Bluff Cottages Planned Unit Development, Preliminary Plat, and Final Plat approvals.

River Bluff Cottages

Summary of Updates Since Prior Approval

City of Mankato

2026 Resubmittal Memorandum

Project Overview

River Bluff Cottages is a previously approved residential Planned Unit Development located on Outlot A, Sibley Parkway, within the City of Mankato, Minnesota.

The original Planned Unit Development associated with the property was approved by the City of Mankato in 2022. In 2024, the project returned to the City for review and approval of an amended Planned Unit Development, Preliminary Plat, and Final Plat associated with updated development plans.

Development Summary

Previously approved project characteristics that remain consistent include:

- 20-unit residential development
- Rogers Trail private drive access
- Shared open-space concept
- Similar parking configuration
- Existing roadway circulation framework
- Stormwater management coordination
- Fire access and emergency circulation

Architectural Updates

Updated architectural plans refine and modernize the architectural appearance, building layouts, elevations, material selections, and interior configurations associated with the previously approved development concept.

The updated plans do not substantially alter:

- Site access locations
- Overall project density
- Traffic circulation patterns
- Stormwater management intent
- Easement coordination
- Emergency access configuration

Civil Engineering & Infrastructure Updates

Updated engineering materials include:

- Grading Plan
- Stormwater Memorandum
- Drainage Routing Exhibits
- Fire Truck Turning Movement Exhibit
- Snow Management Exhibit
- Landscaping Plan

Consistency with Prior Approvals

The applicant believes the updated development materials remain substantially consistent with the development framework previously reviewed and approved by the City of Mankato.

River Bluff Cottages

July 2024 Submission

Request of River Bluff Cottages, LLC for a preliminary and final plat review of River Bluff Cottages, and for an amendment to the previously approved Planned Unit Development. The subject property is described as Outlot A, Sibley Parkway (Blue Earth County PID R010813101049).

The anticipated date of City Council action is July 8, 2024.

Applicant

The applicant is Riverbluff Cottages, LLC.

Request

The applicant is requesting the review of a preliminary and final plat of River Bluff Cottages, and for an amendment to the previously approved Planned Unit Development.

Location

The property is described as Outlot A, Sibley Parkway (Blue Earth County PID R010813101049).

Zoning

The property is zoned R-2, One- and Two-Family Dwelling District.

Environmentally Sensitive Areas

The Minnesota River is located to the north of the subject property.

Public Utilities

The site has access to public utilities via Sibley Parkway and Rogers Street.

City Code

Mankato City Code section 10.14, R-2 One- and Two- Family Dwelling District, can be found at the following link:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTIREDI_S10.14OMIDWDI

Mankato City Code section 10.62, P-I Planned Industrial District can be found at the following link:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTVIINDI_S10.62PIPLINDI

Mankato City Code section 10.64, M-2 Heavy Industrial District can be found at the following link:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTVIINDI_S10.64HEINDI

Mankato City Code Section 11.05, Design Standards, can be found at the following link:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH11SUDEREPL_S11.05DEST

Mankato City Code section 10.93 Planned Unit Developments, can be found at the following link:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTXADEN_S10.93PLUNDE

Mankato City Code section 10.98 Amendments, can be found at the following link:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTXADEN_S10.98AM

Site Plan Review Comments

The Site Plan and Traffic Advisory Committee met on June 11, 2024 and submitted the following comments were sent to the applicants and their response is italicized:

1. There is a lack of green space for onsite recreation especially in a residential setting. – *with this revised PUD we have reduced the building footprint and created more green space on site. This area can be used for outside recreation and gathering space.*
2. The interior roadway will be privately owned and maintained. As association document will be required to address construction, maintenance, and repair. – *Noted. The association documents will be prepared and presented to the City of Mankato at the time of permitting.*
3. Any parking on the street needs to conform to fire lane restrictions. Overhang of emergency vehicles beyond the wheel base needs to be contained within the private roadway for turning movements. - *Noted*
4. Provide driveway grade to public safety to determine impacts on emergency vehicles. – *The grade is provided on sheet C3.02 (refer to the “Entrance Alignment” profile) and the plan view on sheet C3.01. The profile shows two vertical curves and a maximum grade of 7.5% for ~25-ft of roadway.*
5. Development agreement will have to be addressed between the developer and the current owner, or successor, to decide which party receives TIF. At this time, under the development agreement Rehof will retain and receive the tax increment. - *Noted*
6. Have they considered a private street name? Addresses will be single digits. – *Noted. Owner would like to request the private drive to be called “Rogers Trail”.*
7. Applicant shall provide a refuse plan for the development. – *Noted. Refuse will be taken care at each cottage with their own container.*
8. Although the developer understands the property is not subject to the 25% Rental Density Ordinance, it is however subject to R-2 rental standards regarding occupancy and shall have the limited occupancy of two unrelated or a family. – *Noted*
9. Please update the plans to represent the height of the building at the mean height level between eaves. – *Noted. See updated front building elevation.*

Review

The applicant is requesting the review of a preliminary and final plat of River Bluff Cottages, and for an amendment to the previously approved Planned Unit Development.

Preliminary and Final Plat

The proposed River bluff Townhomes subdivision contains one lot and one block. The parcel is 4.53 acres and is located between the Minnesota River and Sibley Parkway. No new public streets or right-of-way dedication is proposed with the plat. The parcel encompasses several existing easements for dike, storm, drainage, and trail purposes. These easements will remain on the subject parcel and the concept plans for 20 townhomes do not show encroachments into said easement areas. The City's relief wells are noted on the plans and are covered with the existing easements on the site.

Parkland dedication occurred during the platting of Sibley Parkway when Lot 1, Block 1 of Sibley Parkway was dedicated to the City of Mankato for open space purposes.

Preliminary and Final Plat

The proposed River bluff Townhomes subdivision contains one lot and one block. The parcel is 4.35 acres and is located between the Minnesota River and Sibley Parkway. No new public street or right-of-way dedication is proposed with the plat. The parcel contains several existing easements for dike, storm, drainage, and trial purposes. These easements will remain on the subject parcel and the concept plans for 20 townhomes do not show encroachments into said easement areas. The City's relief wells are noted on the plans and are covered with the existing easements on the site.

Parkland dedication occurred during the platting of Sibley Parkway when Lot 1, Block 1 of Sibley parkway was dedicated to the City of Mankato for open space purposes.

Planned Unit Development

As part of the approval of the Sibley Parkway subdivision development, a planned unit development was required for development. The applicant is now requesting to amend the previously approved planned unit development.

With the planned unit development, the applicant has requested flexibility from the 25% rental density ordinance for the proposed development and is requesting that the development is not subject to the City's rental density standard. Mankato City Code Section 5.42, Subd. 20 states that not more than twenty-five (25) percent (rounded up) of the lots on any block shall be eligible to obtain a rental license or to be licensed as a rental property. A planned unit development is intended to encourage the efficient use of land and resources, to promote greater efficiency in public and utility services and to encourage innovation in the planning and building of all types of development and in exchange for providing public benefits, the Code allows flexibility. In this case, the proposed development provided the follow:

- The proposed development preserves the characteristics of the surrounding developments. Adjoining property to the south is existing single-family homes

(R-2 single family homes) and adjoining the property to the north is the Minnesota River and to the east is an apartment building.

- The proposed project is planned on re-developed property (formerly the Hanson Concrete Plant).
- The proposed project is near other residential zoning districts and is in line with the character of the City.
- The proposed development will create a pleasing environment to the surrounding neighborhoods. The proposed development is designed to provide the residents of the development open space for gathering.
- The proposed development will provide market-rate housing for the area.
- The development is in line with the planned re-development of the former Hanson Concrete Plant.

The applicant is proposing to construct 20 single family homes on the 4.53-acre parcel. The proposal achieves the required 2.0-acre minimum area required in Chapter 10.93 of the Mankato City Code for a planned unit development in the R-2 zoning district.

The homes are proposed as slab-on-grade single family homes.

The site plan shows 20 buildings sharing an access point on Sibley Parkway and sharing open and common areas within the development. A hammerhead turnaround area is shown on the easterly side of the subdivision where emergency vehicles and service vehicles will have sufficient room to maneuver around. As noted in the conditions, an updated truck turning movement will need to be provided to the city at time of building permit submittal in the form of turning wheel radius.

Parking standards for the proposed development achieve Mankato City Code requirements. Off-street parking for one-and-two family rental properties requires 2 parking stalls for each dwelling unit. Each proposed townhome includes 2 surface stalls and 2 stalls within the garage.

Floor plans submitted for the development show a ground floor containing tandem parking garage space, mechanical room and storage, and stairs. The main floor shows the main entry area, living room area, a kitchen, bonus room, powder bathroom, closet space, and a staircase. The top floor shows 3 bedrooms, 2 bathrooms, laundry, and closet space. The plans also depict a deck and a covered patio area below the deck. The deck and patio are not shown to encroach into the easement areas.

Exterior finish renderings show vertical siding in a white color and a stone veneer. All exterior lighting shall achieve Mankato City Code criteria.

The landscaping plan shows green space around the subject development. The plan proposes 20, 6' evergreen trees and 14, 2" sugar maple trees. Mankato City Code criteria for a planned unit development states that common open space within a planned unit development must be used for amenity or recreational purposes and that 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. The Code goes on to clarify that the 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. Staff recommends that the easement areas be maintained in a natural state, prairie grass, or in a manner acceptable to the Army Corp of Engineers. Staff recommends that in the grassy open area of the development a sidewalk connection be made to the trail on Sibley Parkway and that a gazebo or other development gathering area, sized appropriately, for said development be incorporated for a gathering area for the planned unit development residents.

As per the Mankato City Code for planned unit developments, all land shown on the approved development plan as common open space must be conveyed to trustees provided in the indenture establishing an association or similar organization for the maintenance of the planned unit development. Staff has recommended a condition which requires the documentation for the establishment of said association to be provided to the City at the time of building permit for the development. A recommendation has also been included that requests the submittal of a snow removal plan to demonstrate that the snow storage will not be placed in the fire truck turning area, nor will it be placed to potentially block access to the easement areas.

Findings

Staff respectfully submits the following findings of fact for the preliminary and final plat:

1. General Requirements
 1. The site is designed in conformance with the location and widths of streets, the general drainage situation, lot sizes and arrangement.
 2. A grading and drainage plan has been submitted for review by the public works staff.
 3. The Minnesota River is located to the North of the subject property and there are no noted encroachments into the existing areas.
2. Streets
 1. The applicant will not construct any new public streets, rather a driveway will provide access to the development from the already developed Sibley Parkway.
 2. The applicant shall construct a private street to serve the subdivision and assign it the name "Rogers Trail".
3. Easements
 1. The plat maintains the existing drainage, storm, dike and trail easements.
 2. The plat provides the standard easements required in Chapter 11 of the Mankato City Code.

4. Block Standards
 1. The proposed block layout conforms to the previously approved Sibley Parkway subdivision.
5. Lot Standards
 1. The subject parcel is not a corner lot and is not subject to extra width or depth for those purposes.
 2. The proposed lot depicts a development that achieves a front yard setback of 30'.
 3. The side lot lines are as established on the previous Sibley Parkway plat.
 4. The subject development is a double frontage lot and is not, thus, subject to said standards.
 5. The subject parcel conforms to the parking standards in Chapter 10 of the code.
 6. The lot abuts a watercourse and drainage water and is designed to accommodate the existing easements which protect those areas. A condition is included with this approval that, prior to work occurring, the Army Corp of Engineers provide their consent to said development.
6. Public Sites and Open Spaces
 1. Open space was dedicated as part of the Sibley Parkway development.

Staff respectfully submits the following findings of fact for the amended Planned Unit Development:

1. 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.
2. A condition is included with the approval that requires that all land shown on the approved development plan.

Staff respectfully submits the following findings for the amended planned unit development:

1. The planned unit development satisfies the intent of the City of Mankato ordinance and does not jeopardize public health, safety, or welfare.
2. The development of the planned unit development will conform to the approved development plan; including all proposed covenants, easements, conditions of approval, and other provisions relating to the bulk, location, and density of permitted structures, accessory structures, parking, and other public facilities.
3. A condition is included with the approval that requires that all land shown on the approved development plan as common open space must be conveyed to trustees provided in the indenture establishing the association or similar organization for the maintenance of the planned unit development.
4. A condition of approval is included for the development of the open space for use of the residents, and no common open space may be put to any use not specified in the approved development plan.

5. The development identifies public benefits, which allows for flexibility from the 25% rental density ordinance.

Recommendation

Staff recommends the approval of the preliminary plat and final plat.

Staff recommends the approval of a planned unit development with the following conditions:

1. The proposed buildings shall be constructed as approved.
2. The development's rental licenses will be limited occupancy; occupancy will be limited to a family or no more than 2 unrelated adults.
3. Applicants shall receive approval from the Army Corp of Engineers for the project prior to the submission of a building permit for the project.
4. The easement areas shall be clearly delineated onsite by a surveyor licensed to do work in the State of Minnesota, and protected using BMP's. BMP's shall be in place prior to construction occurring and a pre-construction meeting with the developer, contractor and City staff will be required prior to construction occurring.
5. The private driveway/street shall be given the name "Rogers Trail" for addressing purposes. The applicant shall install private signage to the specifications provided by the City of Mankato, and the signage shall be installed prior to the issuance of a building permit and shall remain in place and be verified on the final certificate of occupancy.
6. The proposed hammer-head areas shall be clearly identified as a fire accessway only and shall be clearly designated as a no-parking area.
7. Applicant shall provide a refuse plan for the subdivision.
8. The applicant shall provide a snow removal plan. If snow storage is proposed onsite, the plan should depict snow storage areas not in the hammerhead or truck turning area nor in the easement areas.
9. A sidewalk trail connection and a gazebo or other similar gathering feature be included in the planned unit development as an amenity.
10. All exterior light fixtures shall achieve Mankato City Code lighting standards including, but not limited to, full-cut fully shielded light fixtures and a photometric plan shall be submitted demonstrating no more than 1/2 foot candle lighting levels at the property line.
11. All land shown on the approved development plan as common open space must be conveyed to trustees provided in the indenture establishing an association or similar organization for the maintenance of the planned unit development. Applicant shall submit documentation of said association to the City at the time of request for the first building permit for the development.
12. Prior to occupancy, the applicant shall obtain rental licenses for each unit intended for rental purposes.
13. Applicant will need to submit a turning wheel radius for emergency vehicles at the time of building permit submittal.



June 15, 2026

The following responses are provided on behalf of River Bluff Cottages, LLC in response to comments received from the City of Mankato Site Plan and Traffic Advisory Committee.

A. Notification Payment:

Comment: Applicant shall log into the online portal and make notification payment.

Response: Noted. The ownership entity will complete the required notification payment through the City's online portal.

B. Water and Sewer Connection Fees

Comment: The applicant shall be advised that water and sewer connection fees will apply at a rate of one connection fee per dwelling unit, for a total of twenty (20) connection fees.

Response: Noted.

C. Utility Plan

Comment: The applicant shall provide a utility plan showing sanitary sewer and watermain.

Response: Refer to Sheets C4.01 through C4.03.

D. SWPPP

Comment: The applicant shall provide a SWPPP.

Response: Refer to Sheets C2.01 through C2.06.

E. Snow Storage Access

Comment: Applicant shall show access route to the potential snow storage area.

Response: Access will be provided from the private roadway. Tree placement and spacing will be reevaluated as necessary to improve accessibility.



F. Existing Drainage Swale

Comment: Applicant shall clarify the impact to the existing drainage swale along the right-of-way/back of sidewalk.

Response: Refer to Sheets C3.01 through C3.04. In the southwest portion of the project, the area functions primarily as embankment grading extending from Sibley Parkway into the project site. Minimal impacts are anticipated. Existing drainage patterns will be maintained and upstream flow will not be obstructed.

G. Water Quality Requirements

Comment: Redevelopment within the City of Mankato constitutes a water quality requirement in accordance with the City Grading Manual and MS4 permit.

Response: Noted. Water quality requirements will be incorporated into the final design in accordance with City standards.

H. Curve Number Assumptions

Comment: Historical imagery indicates the site was previously used as a material stockpile location. Curve numbers should be reduced accordingly.

Response: Noted.

I. SAC & WAC Charges

Comment: The applicant will be required to pay SAC and WAC connection charges.

Response: Noted.

J. Private Street Parking Restrictions

Comment: Parking will not be permitted on the private street.

Response: Appropriate signage identifying parking restrictions will be incorporated into the plans.



K. Residential Amenity

Comment: A residential amenity intended to serve families and residents of all ages shall be provided.

Response: The development will include an on-site gazebo to provide a gathering space for residents.

L. Fire Hydrant Coverage

Comment: The applicant shall ensure fire hydrant coverage is provided in accordance with applicable State of Minnesota requirements and fire code standards.

Response: Refer to the utility plans. Two proposed hydrants are provided within the development, and one existing hydrant is located near the Sibley Parkway and Rogers Street intersection. A fire coverage exhibit will be provided during permitting.

M. Stormwater Management Plan

Comment: The applicant shall provide a stormwater management plan that follows current MPCA and local MS4 requirements.

Response: Noted. Stormwater management requirements will be incorporated into the final design and submitted in accordance with applicable standards.



N. Previous Approval Conditions

The applicant acknowledges that all conditions associated with previous approvals remain applicable to the development and will continue to be addressed through final design, permitting, and construction.

These conditions include, but are not limited to:

- i. Construction in accordance with approved plans.
- ii. Rental occupancy limitations.
- iii. Army Corps of Engineers approvals as required.
- iv. Easement protection and BMP implementation.
- v. Rogers Trail private street naming and signage requirements.
- vi. Fire accessway and no-parking designations.
- vii. Refuse management requirements.
- viii. Snow management requirements.
- ix. Sidewalk/trail connection and residential amenity requirements.
- x. Exterior lighting compliance.
- xi. Common area ownership and maintenance requirements.
- xii. Rental licensing requirements.
- xiii. Emergency vehicle turning-radius requirements.

Respectfully submitted,

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Authorized Development Representative
River Bluff Cottages, LLC