

RESPONSE TO CITY REVIEW COMMENTS

Conditional Use Permit CY38-26 | Spirits at Rest

To: Bennett Hanson, City of Mankato

From: Spirits at Rest and The Factor Group

Date: August 17, 2026

Re: Site Plan and Traffic Advisory Committee Review dated August 12, 2026

Property: Lot 1, Block 3, Wolfe Addition No. 2 | PID R010903378003

Dear Mr. Hanson:

On behalf of Spirits at Rest, The Factor Group submits the following responses to the Site Plan and Traffic Advisory Committee comments for CUP CY38-26. Supporting revisions and items requiring City clarification are identified below.

Comment A

City Comment: Applicants shall provide fence details. The proposed privacy fencing shall conform with Mankato City Code. A fence permit shall be obtained prior to installation of any fencing.

Applicant Response: Updated plans will show the privacy fence location, height, material, color and gates. The fence will comply with Mankato City Code, and a fence permit will be obtained before installation.

Comment B

City Comment: Applicants shall provide narrative depicting how the outdoor fenced area shall be utilized.

Applicant Response: The fenced outdoor area will provide clients with a private, staff-supervised space for scheduled recreation, walking, quiet reflection and peer interaction. It will include limited amenities such as seating, tables, shade features and a designated smoking area with appropriate receptacles. Access and activities will be managed through the facility's daily schedule. Privacy fencing and landscaping will minimize impacts on adjoining properties.

Comment C

City Comment: Applicant shall provide details for the proposed shed / waste enclosure.

Applicant Response: Updated plans will show the location, dimensions, materials, gates and screening for the proposed shed/waste enclosure. The enclosure will complement the building and provide safe access for waste collection without affecting parking or circulation.

Comment D

City Comment: Applicants shall update plans to specify the proposed number of bicycle parking stalls that will be provided onsite.

Applicant Response: The updated site plan will show the required number, type and location of bicycle-parking spaces. We will provide a 6-bike wave bike rack.

Comment E

City Comment: Applicant shall verify the dimensions of the resident loading/unloading area to ensure that the City of Mankato's bus transit system may serve the proposed use.

Applicant Response: The facility will provide a safe, accessible passenger drop-off and pickup area to ensure the turning movements for the Paratransit buses.

Comment F

City Comment: Applicant shall clarify the intended off-street parking lot standard that is intended to be utilized.

Applicant Response: The project will retain the existing pavement and curbing where practical. Parking stalls, accessible spaces and drive aisles will meet City dimensional standards. Due to the type of use not directly being spelled out in City Code we worked with the planning staff to use the congregate housing standard along with the need for one stall per employee on the major shift. This is noted on the plan.

Comment G

City Comment: Applicant shall provide an updated landscaping plan that depicts landscaping of the interior parking lot islands, per Mankato City Code standards.

Applicant Response: The landscape plan will be updated to show the treatment of each interior parking-lot island in accordance with City Code at the time of permitting.

Comment H

City Comment: Applicants shall ensure that screening meets Mankato City Code Chapter 10.

Applicant Response: The site, landscape and architectural plans will be coordinated to meet Chapter 10 screening requirements at the time of permitting. Proposed screening includes the western berm, landscaping, privacy fencing and the waste enclosure.

Comment I

City Comment: The applicant shall be aware that all landscaping, utility, and amenity spaces must be completed prior to occupying the subject property.

Applicant Response: The applicant acknowledges that required landscaping, utilities and amenity areas must be completed before occupancy.

Comment J

City Comment: Applicant shall be aware that all mechanical equipment be screened according to Mankato City Code Chapter 10.

Applicant Response: All ground-mounted and rooftop mechanical equipment will be screened as required by Chapter 10. Final plans will show equipment locations and screening details.

Comment K

City Comment: Sheet C2.06 – Add inlet protection of catch basins in Power Drive.

Applicant Response: Civil Plans have been updated to show inlet protection for the affected catch basins in Power Drive.

Comment L

City Comment: Sheet C4.01 – Connection to Ex. 8" Sanitary sewer service shall be made with 6"x8" solid PVC gasketed eccentric reducer.

Applicant Response: Sheet C4.01 will be revised to show a 6-inch-by-8-inch solid PVC gasketed eccentric reducer at the existing sanitary-sewer connection.

Comment M

City Comment: Applicant shall be aware that this is a change to Common Plan of Development previously approved by the City. This constitutes the following: (a) Verification and as-built of Pond B grading and outlet structure to substantiate change in computed WQV to 1005.5; and (b) Provide the updated Hydraulic and Hydrologic Model for verification of discharges and HWL of provided storage basins and Pond B.

Applicant Response: The applicant acknowledges the change to the approved Common Plan of Development. Pond B has not yet been constructed, so as-built information is unavailable. Approved plans showing Structure P-1 and its 1,005.5-cubic-foot water-quality volume will be provided. Bolton & Menk will coordinate with City engineering staff to confirm the scope and assumptions for the required hydraulic and hydrologic model update. Generally, if the sum of storage volumes between the two parcels that would have shared Pond D meets or exceeds the planned volume, the HWL's should not be negatively impacted throughout the system. This messaging was the intent of the memo.

Comment N

City Comment: Applicants shall be aware that elimination of Pond D impacts adjacent 9 acre parcel from Common Plan. Any approval of this modification does not eliminate parcel from future coordination or alteration of proposed storage basin with adjacent parcel. The City shall not be responsible for this coordination and will enforce stormwater compliance for future development of adjacent site.

Applicant Response: The applicant acknowledges that eliminating Pond D does not remove the adjacent nine-acre parcel from future stormwater requirements or private coordination. The revised stormwater memorandum will document this condition. Any future shared infrastructure or cost obligations will require separate agreements between the affected property owners.

Comment O

City Comment: Applicants shall provide drainage map for change in site design from Common Plan. Analysis must be conducted at each discharge location. Proposed discharge leaving the site at each location without first being routed through some sort of retention facility must not exceed pre-project conditions.

Applicant Response: Bolton & Menk will provide revised drainage maps and stormwater analysis for each site discharge point. The analysis will demonstrate that uncontrolled discharge does not exceed pre-project conditions. The design will be revised if the analysis identifies a deficiency.

Comment P

City Comment: Applicants will be required to pay SAC & WAC connection charges based on the City of Mankato assessment policy and fee schedule.

Applicant Response: The applicant acknowledges that applicable SAC and WAC charges will be paid according to the City's assessment policy and fee schedule. Final amounts remain subject to the City's calculation and any applicable credits.

Thank you for the City's review and coordination. The applicant and project team will continue working with City staff to complete the identified revisions and technical materials. Please contact Joe Richter if additional information is needed while the staff report is being prepared.

Sincerely,



Joe Richter

The Factor Group | Development Partner
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On behalf of Spirits at Rest