



MANKATO PLANNING COMMISSION
Regular Meeting October 28, 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. **September 23, 2026 Draft Planning Commission meeting minutes**

4. **OLD BUSINESS**

5. **NEW BUSINESS**

1.

CY49-26

Request of the Planning Agency to review the proposed 2027-2031 Capital Infrastructure Plan.

The anticipated date of City Council action is December 7, 2026.

2.

CY47-26

Request of Jon Kietzer for a conditional use permit to allow apartments above the ground floor in the CBD-C, Central Business District Core. The subject property is described as the southerly 22 feet of Lot 5, Block 14, Map of Mankato (100 and 112 E. Walnut Street).

The anticipated date of City Council action is November 9, 2026.

3.

CY48-26

Request of the Planning Agency to amend Chapter 10 of Mankato City Code related to cannabis and definitions generally.

6.

MISCELLANEOUS

7.

ADJOURNMENT

Planning Commission Regular Meeting

3. 1.

Meeting Date: 10/28/2026

Title:

Submitted By: Renae Kopischke, City Clerk

Agenda Item:

September 23, 2026 Draft Planning Commission meeting minutes

Attachments

Minutes



MINUTES

**Mankato Planning Commission
September 23, 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, Mr. Dieken, Mr. Wilke, Ms. Bigam, Mr. Filipovitch, Mr. Iddings.

Staff Present: Mark Konz-Director of Community Development, Travis Johnson- Permit Technician, Molly Westman-Planning Coordinator, Bennett Hanson-Planner, Brittany Mitchell-Planning & Zoning Administrator.

2. APPROVAL OF AGENDA

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

3. APPROVAL OF MINUTES

Mr. Dieken made a motion to approve the minutes from August 26th, 2026. Mr. Iddings seconded the motion. The motion carried unanimously.

1. August 26, 2026 Draft Planning Commission meeting minutes

4. OLD BUSINESS

1. CY36-26 tabled at August 26, 2026 PC meeting

Request of Bolton and Menk, on behalf of Kody Schendel of New Hope Board and Lodge and KD2 Properties, LLC, for an amended conditional use permit to allow a building addition and an operational expansion; and for a variance to decrease the rear yard from 66' to 11.2' in the R-3, Limited Multiple Family Dwelling District. The variance is being requested in order to allow for a building addition. The property is described as Lots 6, 7, 8 and the westerly half of Lot 9, Block 16 of Mankato City, Blue Earth County (1429 3rd

Avenue).

Ms. Mitchell reports that staff submits the following findings:

1. The property is currently served by public utilities and the applicant will need to pay SAC and WAC fees based on the expansion to the facility.
2. The applicant will need to provide parking based on the additional units and staffing needs. The facility is in proximity to public transit.
3. The property is a state licensed facility.
4. The proposal does not interfere with or diminish the use of property in the immediate vicinity.
5. The proposal does not cause undue traffic congestion.
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.

Ms. Mitchell reports that staff recommends approval of the conditional use permit with the following recommendations:

1. The applicant shall provide a loading and unloading plan for the onsite catering business. Loading and unloading shall not interfere with the operation of adjacent uses.
2. Parking shall be provided onsite or within 500 feet for the additional units and staffing. Alternatively, the applicant can seek a reasonable accommodation under the Fair Housing Act to allow for parking flexibility.
3. The applicant shall provide a photometric plan and fixture cut sheets for any new lighting that conforms to the Mankato City Code.
4. The applicant shall provide 24-hour staffing at this location.
5. The applicant shall address any safety issues that arise at the facility.
6. Any proposed mechanical equipment shall not be visible from the adjacent street frontage and be screened according to Mankato City Code Chapter 10.
7. No outside storage shall be permitted on the subject property unless fully enclosed/screened.
8. All refuse containers shall be fully enclosed in conformance with Mankato City Code Chapter 10.
9. The property is currently served by public utilities and the applicant will need to pay SAC and WAC fees based on the expansion to the facility. Fees can be calculated based on the information below:
 1. WAC - \$602.55xREC (Residential Equivalent Unit)
 2. SAC - \$1,924.52xREC (Residential Equivalent Unit)
10. The commercial kitchen shall be used to exclusively supply food for the House of Hope.

Kody Schendel (New Hope Board and Lodge) & Nate Myhra (Bolton & Menk). Mr. Schendel was present at the meeting to discuss the proposed 16-room addition to New Hope Board and Lodge. He began by clarifying that New Hope Board and Lodge are separate from House of Hope and that the two are separate entities.

Mr. Schendel provided an overview of the services offered by New Hope Board and Lodge and their overall mission, noting that they accept referrals from every county in Minnesota, including self-pay residents and those utilizing state housing support funding.

Mr. Schendel indicated that he had reviewed the staff report and agreed with many of the recommendations. However, he stated that they did not agree with Conditions 4 and 10.

Mr. Schendel requested that the Planning Commission modify these two conditions based on how their facility operates. Regarding Condition 4, he stated that 24-hour staffing is not mandated by their state license, as their program is specifically designed to foster independent living. He indicated that requiring 24-hour staffing would fundamentally change their housing model and would not be financially feasible. He added that they take the safety of their facility and neighborhood seriously. As part of their residency requirements, all individuals must maintain strict compliance with their medical providers'

recommendations. He further explained that the facility maintains oversight without requiring a staff member to be stationed at the front desk 24 hours a day. All locations also have 24-hour video surveillance to help ensure the facilities remain safe and secure.

Mr. Schendel further explained that his team conducts regular, unannounced check-ins multiple times a week to physically verify that house rules are being maintained and followed and ensure residents remain on track. He added that if staff identifies any concerns, they will contact the appropriate professionals or case managers.

Mr. Schendel also addressed Condition 10 regarding the commercial kitchen. He reiterated that New Hope Board and Lodge are separate from House of Hope and stated that they did not agree to restrict the use of the commercial kitchen. He explained that the kitchen provides three nutritional meals per day and is operated by Truffles Catering. He added that Truffles Catering also uses the kitchen to prepare meals for the local Meals on Wheels program and that restricting the kitchen to serving only the New Hope Board and Lodge building would hinder an important community service. He therefore requested that the Planning Commission remove this condition.

Mr. Schendel continued by stating that, aside from the two conditions discussed, they agree with and are committed to the remaining staff recommendations. He stated that they are formalizing a plan to ensure deliveries to Truffles Catering through the alleyways do not interfere with adjacent uses. He added that they will continue working with City staff to apply for reasonable accommodation under the Fair Housing Act regarding parking flexibility.

Mr. Schendel also stated that they would comply with all applicable Mankato City Code requirements, including photometric plans, screening of mechanical equipment, enclosed containers, and enclosed outdoor storage. He indicated that they acknowledge and will pay all required WAC and SAC fees associated with the expansion.

Mr. Schendel concluded by stating that they are passionate about the work they do at New Hope Board and Lodge and that this additional space is a necessary step in continuing to support individuals who are working hard to better their lives.

Mr. Filipovitch indicated that he had several questions for the applicant. He began by asking about the applicant's objection to Condition 4 regarding the requirement for 24-hour staffing. He questioned the objection based on the applicant's characterization of the facility as independent living while the application indicated that they were requesting approval for congregate housing.

Mr. Myhra explained that the congregate housing component was modified when the application was resubmitted. He stated that the original request for congregate housing involved each unit in the proposed addition having its own kitchen and bathroom and being designed similarly to a micro-apartment. He explained that, following the changes to the proposal, they returned to a full board and lodge model for the entire facility.

Mr. Myhra further explained that under the revised proposal, the bedrooms in the new portion of the building would include private bathrooms but would have more common spaces rather than individual kitchens. He stated that the revised proposal is therefore not congregate housing, but rather a board and lodge facility operating under the same license held by Mr. Schendel.

Mr. Filipovitch questioned the applicant's explanation regarding the required number of parking spaces. He noted that the applicant's previous parking calculation appeared to be based on congregate housing, which requires one-half parking space per unit. He questioned how that calculation would apply if the applicant was now stating that the proposed use was not congregate housing but instead independent living, which would result in a requirement of 1.5 parking spaces per unit.

Mr. Myhra indicated that Mr. Filipovitch's understanding was correct and stated that they would work with

city staff regarding reasonable accommodation that could potentially reduce the required number of parking spaces.

Mr. Filipovitch pointed out that, based on the revised description of the use, the parking calculation provided by the applicant would need to be recalculated from 14 spaces to approximately 54 spaces based on the applicable code requirement. He stated that the applicant could request reasonable accommodation but questioned what specific requirement the requested accommodation would be reduced from. He indicated that if the applicant's position was that the facility was not a congregate living situation and that they were seeking accommodation from the resulting parking requirement, he could understand the basis for that request.

Mr. Myhra indicated that this was correct and stated that they would request a reasonable accommodation from the requirements of the zoning code.

Mr. Filipovitch then noted that the site plan provided by the applicant identified seven offices and three counselor spaces and questioned the intended use of those spaces.

Mr. Schendel indicated that the spaces would remain empty and would not be converted into additional housing. He added that the spaces were present when he purchased the building from House of Hope three years ago.

Mr. Filipovitch referenced the traffic review report, which noted that individuals convicted of offenses against a person would not be allowed at the facility unless they were classified as chemically dependent and participating in the residential treatment program. He questioned where the residential treatment program would occur if the offices on site were not being used for that purpose.

Mr. Schendel indicated that his staff conducts a screening process remotely and do not utilize office space at the facility for this purpose. He explained that staff conduct background checks and complete other screening work before accepting referrals. He noted that the facility rejects many referrals because they do not meet the required conditions and that this screening process has been in place since 2019.

Mr. Filipovitch clarified that there is no treatment program conducted on site.

Mr. Schendel indicated that this was correct and stated that they are providing housing.

Mr. Filipovitch questioned how many people would be physically present at the facility to prepare and package food and distribute it in connection with the catering business.

Mr. Schendel stated that there are two full-time staff members. He added that their daughter assists with delivering food but was unsure whether she would be considered staff, noting that the business is family-run. He further explained that volunteers will come to the facility to pick up meals for delivery through the Meals on Wheels program but typically would not be on site for more than five minutes at a time.

Mr. Filipovitch questioned whether parking spaces would be needed for the individuals who come to the facility to pick up and deliver the meals.

Mr. Schendel stated that they have sufficient parking available. He explained that, given the type of housing they provide, their clients typically do not have vehicles and rely heavily on public transportation, walking, and biking to get around. He further indicated that, currently, fewer than 20 percent of their residents utilize a vehicle.

Mr. Schendel also indicated that he has reached out to identify additional parking options in the area but has had limited success. He stated that they would be willing to add a stipulation that residents are not allowed to have vehicles on site, which may help eliminate potential parking and congestion issues. He

added that, during the three years he owned the building, he has not observed the parking lot being full.

Mr. Filipovitch questioned whether residents are allowed to have guests.

Mr. Schendel indicated that residents are allowed to have visitors during designated visiting hours. He noted that visitors may include caseworkers or probation officers who would utilize parking spaces but typically would not remain on site for an extended period.

Mr. Filipovitch stated that this is the reason for the requirement of one-half parking space per resident, which allows parking for both residents and their guests. He further noted that the caterer would nearly double the number of residents served, from 16 to 38 people, and questioned whether the caterer may need to hire additional staff as a result.

Mr. Schendel stated that the current operation is a standard board and lodge where a catering company prepares meals for the residents throughout the week. He explained that they are proposing to create a more independent living arrangement for residents seeking affordable, independent housing, noting that low-income housing options are limited, particularly for individuals in recovery. He stated that the goal is to provide a safe and comfortable location where residents can live more independently while still having the security of being connected to the board and lodge if they experience difficulties.

Mr. Schendel acknowledged that changes had been made from the original proposal but stated that he believes the proposed arrangement would provide a good option for residents who are seeking greater independence while still having access to the support and security of the board and lodge if needed.

Chair Zehnder questioned the hours during which on-site staff would be present.

Mr. Schendel stated that he is on-site throughout the day during regular business hours. He added that staff conduct random night checks four times per week. He further indicated that, if the proposed addition is approved, they plan to hire a resource coordinator who would be on site full-time and would assist residents at any of their locations.

Chair Zehnder clarified that, under their current operations, they do not have 24-hour staffing on site.

Mr. Schendel confirmed that this was correct and added that they do have 24-hour surveillance.

Ms. Bigham questioned the distinction between congregate housing and limited housing. She noted that the R-3 zoning district limits the number of residents to fewer than 16 and stated that she had understood the limit to be 8.

Mr. Konz indicated that this was part of the modifications to the proposal. He explained that when the application was originally submitted, it included individual units with kitchens and bathrooms that were considered separate physical units. When the applicant returned with the amended proposal, those individual units were modified.

Mr. Konz noted that, when considering the number of people proposed to be served, the facility would accommodate approximately 36 residents. He added that an eight-unit apartment building at the same location could accommodate approximately 40 people. He explained that the proposed use would maintain a similar footprint while limiting the facility to a clinic-type use with shared facilities and a shared kitchen. He stated that this arrangement more closely aligns with the use that was previously approved and is also more consistent with the zoning code.

Ms. Bigham questioned, in relation to the requested variance, whether city staff was recommending approval.

Mr. Konz indicated that city staff were recommending approval of the variance. He explained that a

standard R-3 property with a single-family home would typically have a 25-foot setback, while the required setback would be greater for a property that is not a duplex or single-family home. He added that city staff felt it was reasonable to allow the setback to be reduced to the standard 25-foot setback and provide the flexibility requested by the applicant.

Chair Zehnder opened the public hearing for comment.

Reginald Johnson, 1531 N 2nd Street. Mr. Johnson stated that he first came to New Hope Board and Lodge in December of last year and that he came from Howard Lake, Minnesota. He stated that he was looking for a place where he would be supported and indicated that this has been one of the best programs he has been a part of, particularly because of the feeling of being wanted and supported.

Mr. Johnson stated that, when it comes to 24-hour staffing, he feels it is unnecessary and can make residents feel as though they are in prison. He added that 24-hour staffing is necessary during the initial 30-, 60-, and 90-day treatment period, but once residents move on from that stage, they need to feel that they are progressing toward independence.

Mr. Johnson stated that New Hope has provided him with that opportunity, along with several other individuals he can speak for. He added that he is back in school and is grateful for the support the program has provided him. He stated that the community should do whatever is necessary to keep the program and stressed the need for this type of housing to be available in the community. He stated that the program is needed and thanked the New Hope Board and Lodge and the Planning Commission for hearing his comments.

Paul Bassett, 1429 3rd Ave. Mr. Bassett stated that he has lived at the New Hope Board and Lodge since October 24, 2025, and that he was previously at another board and lodge where he was not happy. He stated that he relapsed while at the previous facility and, after completing treatment, met Kody at New Hope Board and Lodge.

Mr. Bassett stated that the difference between the two facilities is “night and day.” He added that when an issue is brought to Kody’s attention, it is addressed, and Kody is always reachable, which he appreciates. He stated that he has built a lot of confidence during his time at New Hope and thanked Kody for that support.

Mr. Bassett stated that he feels he has found a place where he feels safe and that he is excited about the proposed addition. He added that housing is expensive and difficult to find in Mankato. He indicated that 24-hour staffing is not necessary because there is 24-hour video surveillance and stated that he feels safe at the facility.

Ron Goodrich, 1700 3rd Ave. Mr. Goodrich stated that he owns several properties on 3rd Avenue, including his place of business, Goodrich Construction, located at 1700 3rd Avenue, as well as a duplex at 1504 3rd Avenue. He noted that both properties are impacted by two of the projects on the agenda this evening.

Mr. Goodrich stated that he has a high level of comfort with the proposed projects and can speak from the perspective of someone who owns two properties in the neighborhood. He indicated that the current facility has not caused him any issues, which he stated speaks favorably to how the facility is being operated. He added that his understanding is that the proposal would be an expansion of the existing facility, presumably following the same protocols, and he would expect Kody to continue managing the facility responsibly.

Mr. Goodrich stated that, as someone who is also in recovery, he recognizes the need in the community for this type of program. He stated that he is grateful that this opportunity is available and expressed his support for both projects on this evening's agenda. He stated that he feels the projects provide value to the community by offering a safe place for people to recover.

Mr. Goodrich noted that many of the individuals in these programs are already under the supervision of law enforcement and probation officers and that the programs help guide them toward a life of sobriety. He concluded by expressing his support for the project.

Elizabeth Johnson. Ms. Johnson indicated that she would like the Planning Commission to consider the number of police calls associated with Mr. Kody Schendel's properties, not only the property under consideration but also his other properties throughout the city and stated that she believes this should be taken into consideration.

Ms. Johnson stated that there should be 24-hour support available for residents who need assistance so that someone is available at the residence. She requested that the Planning Commission make 24-hour staffing a requirement of the project.

Ms. Johnson stated that she feels there are many people who come through Mankato because of its location as a crossroads. She expressed concerns about the number of board and lodge facilities operating in the community and stated that she attended the meeting to provide a voice for the community.

Ms. Johnson stated that she lives down the street from the fraternity house that burned down and indicated that there are numerous similar places throughout her neighborhood. She emphasized that she has nothing against the residents and wants to ensure that they are safe and secure and that support programs are immediately available when needed, rather than relying solely on police response, which she noted costs the city money. She also noted that the board and lodge facilities are private businesses.

Ms. Johnson requested that the Planning Commission establish firm guidelines for how the project moves forward and how residents are treated, rather than focusing solely on the building itself.

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

Mr. Filipovitch questioned whether the Planning Commission could approve the request if the parking provision does not meet the requirements of the zoning code based on the expectation that a reasonable accommodation would be granted under the Fair Housing Act, or whether receiving the reasonable accommodation would need to be made a condition of approval. He stated that he expects the reasonable accommodation will be granted but wanted to clarify that the zoning code establishes a specific parking requirement, and the commission is being asked to approve a request that does not meet that requirement.

Mr. Konz stated that he recommends making the reasonable accommodation a condition of approval, requiring the applicant to apply for and receive the accommodation. He also recommended addressing the staffing associated with the kitchen, noting that there are currently two full-time kitchen staff members. He stated that if the number of kitchen staff increases, those parking needs should not be included in the parking spaces covered by the reasonable accommodation, as those spaces should be reserved exclusively for individuals who require the accommodation.

Mr. Konz further recommended revising condition No. 10 to refer to New Hope Board and Lodge rather than House of Hope.

Mr. Wilke asked staff to explain the rationale for Condition No. 10 and why it was included as a condition of approval.

Mr. Konz indicated that the City of Mankato was not made aware that a catering business was operating within the facility. He explained that it was discovered through the review process, and city staff wanted to ensure that the appropriate documentation was provided to justify allowing the commercial kitchen to operate at the facility. He added that, when reviewing the permitted and conditional uses, a catering business is not listed as either a permitted or conditional use. However, he stated that having the kitchen used exclusively in conjunction with a use that is allowed within the zoning district does make sense. He

further indicated that continuing the Meals on Wheels operation at the location would be well received, provided there is sufficient off-street parking to accommodate the loading and unloading of products. He noted that having individuals coming in and out of the facility does have an impact on the surrounding neighborhood.

Mr. Wilke stated that allowing the current activity to continue makes sense. He questioned Condition No. 4 and asked city staff to address the condition.

Mr. Konz stated that staff received feedback from the neighborhood and an adjacent user, noting that the Salvation Army building that would be a similar use as to this item was approved in the early 2000s, and they were required to have 24-hour staffing for their facility, and they reached out and expressed that they would like for it to be consistent.

Chair Zehnder questioned whether the 24-hour staffing requirement arose from City ordinances and whether it was part of the original Conditional Use Permit (CUP) for the operation approved in 1997.

Mr. Konz stated that, when House of Hope applied, its business operation plan indicated that there would be 24-hour staffing. He noted, however, that 24-hour staffing was not made a condition of approval and is not required by the City Code.

Chair Zehnder further questioned whether, regarding the parking requirement in condition no. 2, city staff felt the condition provided sufficient flexibility to reduce the required number of parking spaces per unit while still requiring adequate parking for staff, or whether the condition should be revisited.

Mr. Konz stated that the City of Mankato has provided flexibility regarding parking for other facilities. He noted that the flexibility is not always to the extent desired by the property owner, but accommodation has been made based on factors such as the number of people within a unit or the number of parking stalls provided. He added that the applicant could provide documentation demonstrating that the facility generates less parking demand than a typical apartment building or residential facility based on the type of residents served. He further noted that transit is available to the facility, although it is not located on a fixed route and is a fair distance from one. However, the facility is located within a flex zone, which provides residents with an opportunity to access a fixed transit route.

Mr. Wilke stated that he was comfortable approving the application and was in favor of removing condition no. 4. He also supported amending condition no. 10 to permit the existing catering activity to continue, subject to adequate parking being provided for the catering activity. He noted that there may be additional parking modifications that the Planning Commission would want to consider.

Mr. Filipovitch suggested that approval be conditioned upon the applicant applying for and receiving reasonable accommodation under the Fair Housing Act.

Mr. Wilke made a motion to approve CY36-26 with the following modifications: remove condition no. 4; amend Condition no. 10 to permit the existing catering activities to continue, subject to adequate parking being provided for the catering activity, and to refer to the subject property rather than House of Hope; and amend Condition No. 2 to require the applicant to apply for and receive reasonable accommodation under the Fair Housing Act. Mr. Filipovitch seconded the motion. The motion passed unanimously with the amended conditions.

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

5. **NEW BUSINESS**

1.

CY42-26

Request of Jones Haugh & Smith, with permission of the property owner, Scott Brown, for a final plat review of Metcon Addition, and a conditional use permit to allow a wetland replacement on the subject site. The subject property is described as That part of the Southwest Quarter of Section 11, Township 108 North Range 26 West, Blue Earth County.

Mr. Hanson made a clarification statement that, based on modifications to the proposed request discussed today, the applicant has agreed to move forward with maintaining the 66-foot right-of-way width for Evergreen Drive as originally proposed in the approved preliminary plat. As a result of this change, the request has been reduced to a final plat and conditional use permit. The preliminary plat will not be amended at this time.

Mr. Hanson reports that staff respectfully submits the following findings of fact for the requested Amended Preliminary Plat and the Final Plat of Metcon Addition:

1. General Requirements

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

2. Streets

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

3. Easements

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

4. Block Standards

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

5. Lot Standards

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

required for any site improvements proposed at the subject property.

6. Public Sites and Open Spaces

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

Mr. Hanson reports that staff respectfully submits the following findings of fact for the requested Wetland Replacement:

1. The Technical Evaluation Panel (TEP) recommended approval of the wetland replacement plan following the finalization of updates requested at their September 16, 2026, meeting.
2. The applicant proposed to permanently impact 0.4314 acres of wetland area.
3. Wetland sequencing and replacement plan decisions under Minnesota Rules, Parts 8420.0520 through 8420.0550, are considered as Conditional Uses per Mankato City Code Section 10-1500.
4. The proposed replacement site is in the same major watershed and in the same bank service area.
5. The request does not interfere with or diminish the use of property in the immediate vicinity. The wetlands being removed from the subject development are predominantly classified as seasonal wetlands and the removal of the wetlands from the subject development is not anticipated to interfere with the use of the property in the immediate vicinity.
6. The new development will be adequately served by public facilities and services, which is the applicant's stated reasoning for replacement of the wetlands.
7. The new development is not anticipated to cause undue traffic congestion, and the removal of the wetlands is necessary in order to construct the necessary street network to serve the proposed development and for reasonable use of the proposed industrial lots.
8. The wetland replacement 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.
9. There are no known significant historical and architectural resources associated with the wetland replacement.
10. The wetland replacement request complies with Minnesota Rule 8420.
11. The request is in keeping with the comprehensive planning policies of the City.
12. The proposed wetland replacement will not jeopardize the public's health, safety, or general welfare.
13. 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.

Mr. Hanson reports that staff recommends approval of the Amended Preliminary Plat of Metcon Addition with the following conditions:

1. The applicant shall dedicate the right of way area for Ponderosa Court according to the size standards as reviewed and approved by the City's engineer.
2. The applicant shall execute a subdivision agreement with the City, prior to affixing signatures to the final plat, that outlines the terms of the agreement for proposed and future public stormwater, infrastructure, and utility elements.
3. Applicant shall agree to be a willing petitioner for a full roadway improvement of Evergreen Drive for a connection to Madison Avenue if the CSAH 12/Adams St or Ponderosa Court/Adams St intersection results in operational or safety issues.
4. A singular private access shall be permitted off of Adams Street. The subdivision shall be served primarily by access from Ponderosa Court and the future Evergreen Drive.
5. No parking shall be permitted along the Ponderosa Court roadway and cul-de-sac. The applicant

shall install no-parking signage in coordination with City Staff.

6. Any boulevard trees impacted by the proposed development shall be replaced per Mankato City Code Standards, at a ratio of 2:1.
7. The stormwater pond proposed on Outlot B shall be improved privately and dedicated to the public.
8. Development of Outlot A shall only be permitted upon replatting of the Outlot into lots & blocks.
9. The existing field entrance and culverts along the north side of Madison Avenue (CSAH 17) shall remain in place for the exclusive purposes of future pond access for maintenance and cleaning by the City of Mankato.
10. Applicants shall provide a Drainage and Utility Easement encompassing the full extent of all proposed rear-lot swales to ensure adequate access for drainage conveyance, maintenance, and long-term operation.
11. The applicant shall work with Blue Earth County to ensure any necessary approval or permit for the proposed site stormwater discharge has been received prior to work occurring.
12. The applicant shall make a payment in lieu of parkland dedication in accordance with the Mankato City Code. Payment shall be provided prior to, or in conjunction with, affixing signatures on the final plat.
13. At this time, payment in lieu of parkland dedication shall not include the proposed Outlot A. Payment in lieu of parkland dedication shall be required prior to affixing signatures to any final plat which defines Outlot A into Lots & Blocks.

Mr. Hanson reports that based on conformance with the conditions of the Amended Preliminary Plat, Staff recommends approval of the Final Plat.

Mr. Hanson reports that staff recommends approval of the Conditional Use Permit to allow Wetland Replacement for 0.4314 acres of wetland impacts with the following conditions:

1. Wetland replacement shall occur at a ratio of 2:1.
2. No wetland impacts shall occur until documentation of the official bank purchase has occurred and has been provided to City Staff in its complete state.
3. Applicant shall make any additional requested alterations to the Wetland Replacement Application and return an updated copy to the TEP for review.

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

Mr. Iddings made a motion to approve CY42-26. Mr. Wilke seconded the motion and passed unanimously.

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

2.

CY43-26

Request of RJC Rental Properties LLC for a conditional use permit to allow the operation of an Intensive Outpatient Treatment Clinic in the R-3, Limited Multiple dwelling zoning district. The subject properties are described as Lots 3, 4, and 5, Block 25, Mankato City subdivision (1618, 1620 and 1622 3rd Avenue).

Ms. Westman reports that staff respectfully submit the following findings of fact.

1. The use, a medical clinic, is one of the conditional uses listed in R-3, Limited Multiple 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 on natural or environmental features.
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 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.

Ms. Westman reports that staff recommends approval of the conditional use permit to allow the operation of an Intensive Outpatient Treatment Program, IOP, treatment clinic at 1618 3rd Avenue with the following conditions:

1. This approval is based on the exhibits, narratives and reports received from the applicant on the parcels addressed as 1618, 1614 and 1620 3rd Avenue. The facility shall be operated according to the Approved Plans as follows:
 - a. Site Plan — Sheet A0, 1618, 1620, 1622 3rd Avenue, dated September 14, 2026.
 - b. Floor Plan — Sheet A1, 1618 3rd Avenue, dated September 14, 2026.
 - c. Conditional Use Permit Narrative, 3 pages, provided September 1, 2026, signed by Christina Rotert, LSW.
 - d. Traffic and Parking Impact Data Sheet, dated and signed on September 1, 2026, by Christina Rotert.
2. Any modifications to the Approved Plans must be reviewed and approved in writing by the City Council by way of an amended conditional use permit. If the Approved Plans differ from the written terms and conditions as stated in this Conditional Use Permit, whichever is more restrictive would apply.
3. This approval is for only the uses, including the staffing and client capacities, shown in the Approved Plans. Any future expansions, modifications, or the like, to the Approved Plans, will require an amendment to the conditional use permit.
4. The properties at 1614, 1618 and 1620 3rd Avenue must remain under the same ownership for access and parking purposes, or a legally recorded easement will be necessary prior to property separation for the shared access routes and parking spaces.
5. The future use of the existing building located at 1620 3rd Avenue, where 5 parking stalls are being provided for this use, will be subject to available parking.
6. 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.
7. The use shall be operated in its entirety within a completely enclosed structure, including all group activities. Exterior operations are prohibited.
8. All exterior lights shall meet the Mankato City Code. Fixtures shall be full-cut, fully shielded style. Prior to installation, fixture cut sheets and a photometric plan shall be provided for any new lighting installation for review and approval per City Code requirements.
9. Prior to the fabrication, installation or modification of any signage, a sign permit shall be obtained.
10. Staffing at the clinic shall be limited to available parking.
11. Prior to occupancy, the parking lot shall be striped in accordance with the City of Mankato standard parking plates.
12. All appointments shall be pre-scheduled, drop-in clients are prohibited.
13. Staff shall be onsite during clinic operations.
14. Activities associated with the Intensive Outpatient Treatment Program clinic will be limited to the hours of Monday through Friday from 8:00 a.m. to 8:00 p.m.
15. Clinic operations will be limited to a maximum of 16 clients at any given time, and the total

occupants/visitors will be limited to the available, onsite parking.

16. Group sessions shall be staggered accordingly to avoid traffic conflicts during transition periods.
17. 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, queuing, and site deliveries. The plans should address general site deliveries, and should provide a plan for pick-up/drop-off of clients.
18. In-patient or residential components related to the proposed use are not allowed with this approval.
19. 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.
20. 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.

Christina Rotert, Golden Anchor Treatment Services. Ms. Rotert stated that she did not have any further updates but indicated that she was present to answer any questions from the Planning Commission.

Chair Zehnder opened the public hearing for comment.

Ron Goodrich, 1700 3rd Ave. Mr. Goodrich stated that he wanted to address the Roterts as well. He explained that it was his understanding that the facility would operate as a treatment facility in conjunction with the housing component being provided by Mr. Schendel. He questioned whether there would be an advantage to having the two projects located near each other, particularly because some clients may not have vehicles to travel to appointments.

Mr. Goodrich further questioned the licensing process and whether it is an annual process requiring the facility to renew its license each year, at which time the activities and operations would be reviewed.

Mr. Goodrich also stated that he was interested in the mental health component of the facility. He noted that one of his primary concerns was understanding how the facility would address individuals with mental health issues, particularly because some individuals may be considered a danger to themselves or others depending on their condition. He questioned the screening process the facility would use to identify these types of concerns and determine the appropriate treatment for clients.

Mr. Goodrich added that he viewed the mental health component and substance abuse component as two separate issues. He stated that he believes these types of treatment programs provide a benefit to the community. He noted that when House of Hope was in operation, he did not experience any conflicts involving his properties and believed he would have similar experience with the proposed program. He stated that he felt the facility would be an asset to the community.

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

Ms. Rotert explained that the primary focus of the services would be substance-use treatment and mental health services would not be provided within the building. She added that she has been in contact with an individual to establish a community partnership through which mental health referrals could be made, and her future goal would be to amend the conditional use permit to allow additional services at the property.

Ms. Rotert explained that individuals seeking substance use treatment must complete a chemical use assessment to determine their level of need, which may include residential treatment, outpatient services, or other appropriate programs. A separate mental health diagnostic assessment would also be completed to identify any mental health diagnoses. Together, these assessments help determine the appropriate level of care for each individual entering the program. If an individual's needs exceed the services the program can provide, they will be referred to another program better equipped to meet those needs.

Ms. Rotert further noted that her staff are licensed through the State of Minnesota and receive training to address safety concerns. She acknowledged that situations may not always go as planned but added that her contact information would remain available on the program's website and Facebook page and that business cards were available at the meeting for anyone who needed them.

Mr. Dieken made a motion to approve CY43-26. Mr. Iddings seconded the motion and passed unanimously.

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

3.

CY44-26

Request of the Planning Agency to review Mankato Development District No. 51 Plan ("Plan") to determine conformity of said plan to the General Development Plan for Development or Redevelopment of the Municipality as a whole. The subject properties are described as Lots 5 through 12, Block 1, Quarry View Addition subdivision.

Ms. Westman reports that staff submits the following findings:

1. The proposed development district conforms to the goals for commercial areas in the Land Use Plan.
2. The proposed development district conforms to the locational criteria as listed in the Land Use Plan.

Ms. Westman reports that staff recommends approval of Development District No. 51 and recommends adoption of said resolution.

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 CY44-26. Ms. Bigham seconded the motion and passed unanimously.

4.

CY45-26

Request of the Planning Agency to amend Chapter 10 of Mankato City Code related to permitted and conditional uses in the R-3, Limited Multiple-Family Dwelling District and the R-4, Multiple Family Dwelling District.

Ms. Westman reports that the current R-3, Limited Multiple Dwelling District, and the R-4, Multiple-Family Dwelling District, codes outline that "*Public housing units, including multiple-family dwelling units*" may be considered by way of a conditional use permit.

Conditional use permits are meant to address land-use impacts unique to a use, such as traffic, noise, hours of operation, etc., not the funding source or tenant income of housing. Treating publicly-funded or income-restricted housing differently than market-rate housing of the same type/scale is a distinction based on who lives there, not on any land-use impact.

Singling out "public housing" for discretionary review (when comparable private multifamily housing is permitted by-right or subject only to site plan review) can raise fair housing and disparate-impact concerns, since it functions as a de facto barrier to affordable housing siting.

Extra hearings, timeline delay, NIMBY-driven appeals, and unpredictability for developers/housing authorities, all of which raise costs and discourage production, without providing meaningful land-use protections beyond what standard review can achieve.

As proposed, "public housing units" would be removed as a conditional use permit from City Code Section 10-166 and Section 10-202 and instead, the housing units will be classified under whatever the applicable review process is for comparable housing types (e.g., the same permitted-use category as multifamily/apartment housing).

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

Ms. Bigham made a motion to approve CY45-26. Mr. Dieken seconded the motion and passed unanimously.

The anticipated date of City Council action is October 26, 2026.

5.

CY46-26

Request of the Planning Agency to amend Chapter 10 of Mankato City Code in the M-1, Light Industrial District related to cannabis.

Ms. Westman reports that on November 25, 2024, the City of Mankato City Council adopted zoning standards to determine which zoning districts cannabis-related businesses are allowed to operate. With implementation of the ordinance, minor clarifications and updates are necessary for accurate implementation.

As proposed, this amendment clarifies the intent of the 2024 adoption. Specifically, manufacturing, processing, testing, and transportation are proposed to be included as permitted use in the M-1, Light Industrial, and the M-2, Heavy Industrial, zoning districts.

Ms. Westman reports that the proposed amended language was included in the planning commission packet.

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 CY45-26. Mr. Filipovitch seconded the motion and passed unanimously.

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

6. **MISCELLANEOUS**

No miscellaneous items

7. **ADJOURNMENT**

There being no further business, Mr. Wilke moved to adjourn the meeting. The motion was seconded by Mr. Filipovitch with all in favor. The meeting adjourned at 7:30 pm.

MINUTES APPROVED.

Chair, Mankato Planning Commission

Meeting Date: 10/28/2026

Title

CY49-26

Request of the Planning Agency to review the proposed 2027-2031 Capital Infrastructure Plan.

The anticipated date of City Council action is December 7, 2026.

Review

The Community Investment Program (CIP) is a multi-year plan that helps identify, prioritize, budget, and plan for needed improvements to streets, parks, utilities, including water and wastewater facilities, major projects and purchases, such as airport improvements, park upgrades and city vehicles.

Part of the review and approval process for the CIP requires that the Planning Commission reviews the document and confirms the plan conforms to the goals of the Land Use Plan.

The CIP can be found in the Attachments section of this report and starts on page 145 of the budget here:

<https://www.mankatomn.gov/your-government/city-manager-s-office/budget#docaccess-a3ac081ac105da2bf1bc2cddcf0f8cad>

Findings

Staff submits the following findings:

1. The plan conforms to the goals of the Mankato Land Use Plan.
2. The plan conforms to the goals of the Mankato Parks and Open Spaces Plan.
3. The plan conforms to the goals of the Mankato Strategic Plan.

Recommendation

Staff recommends approval of the Community Investment Plan.

Attachments

2027 CIP Presentation

2027 Community Investment Plan (CIP)

2027 – 2031





Role of Planning Commission in CIP

Minnesota Statutes- Section 462.356 - Subdivision.2

"After a comprehensive municipal plan or section thereof has been recommended by the planning agency and a copy filed with the governing body, no publicly owned interest in real property within the municipality shall be acquired or disposed of, nor shall any capital improvement be authorized by the municipality or special district or agency thereof or any other political subdivision having jurisdiction within the municipality until after the planning agency has reviewed the proposed acquisition, disposal, or capital improvement and reported in writing to the governing body or other special district or agency or political subdivision concerned, its findings as to compliance of the proposed acquisition, disposal or improvement with the comprehensive municipal plan."



Purpose of Community Investment Plan

Ensure the timely repair and replacement of aging infrastructure.

Hedge against unanticipated, poorly planned or unnecessary capital expenditures.

Ensure that patterns of growth are consistent with the comprehensive plan and adequately supported with infrastructure.

Balance desired improvements with ability and willingness to pay.

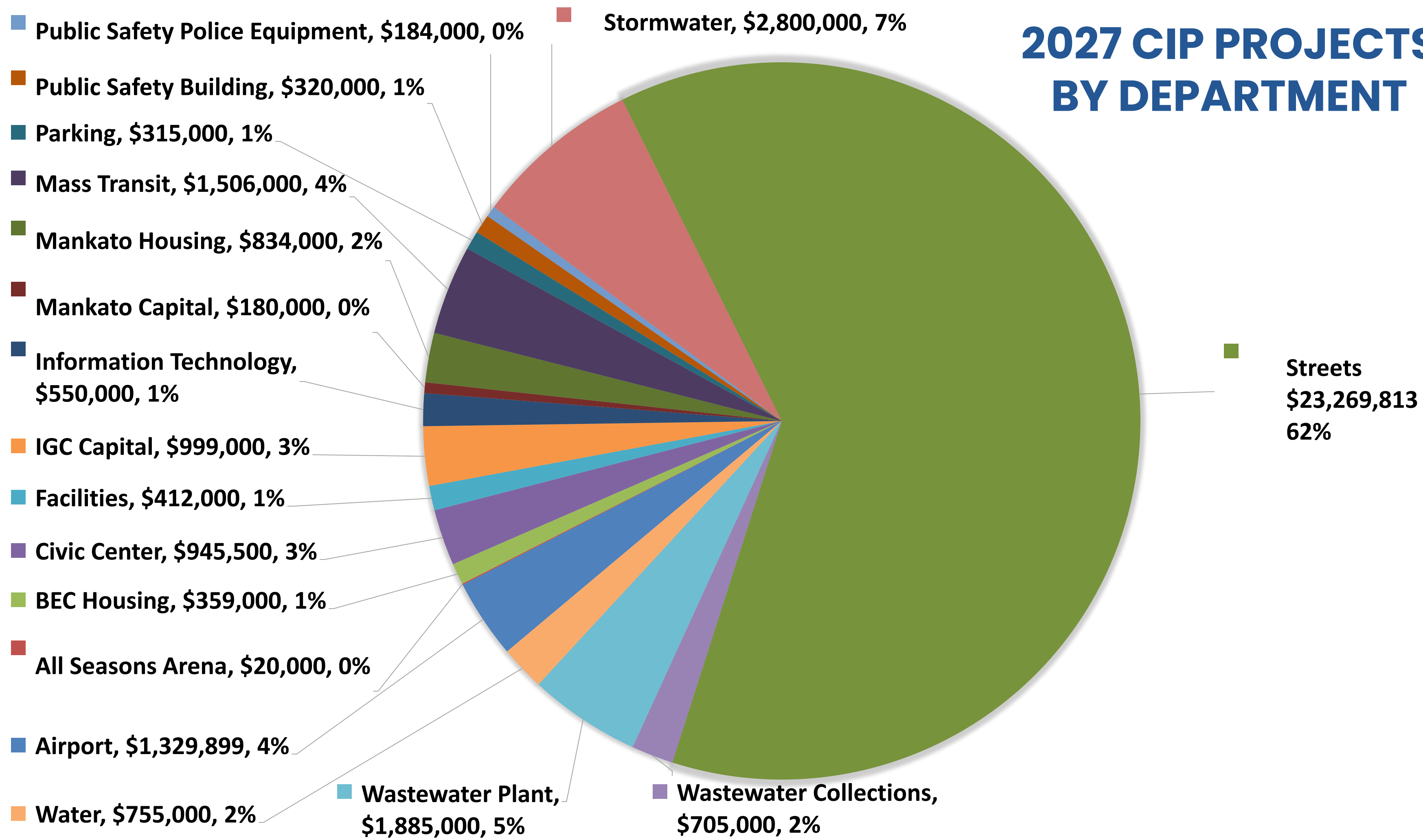
Provide an opportunity for public to inform, consult, and collaborate to make informed decisions.

Plan new facilities strategically to ensure that both operating and replacement costs are financially sustainable.

Annual Community Investment Plan Budgeting

- ▶ Preparation of the Community Investment Plan and annual budget are closely linked. The annual Community Investment Plan budget outlines specific projects and appropriate funding for those projects.
- ▶ Annual Community Investment Plan budget is adopted in conjunction with city of Mankato's annual operating budget. Projects and financing sources outlined are not authorized until the annual budget has been approved.
- ▶ Worth noting is that as part of the city's final procurement, project final design and feasibility will again come before the council for final consideration.

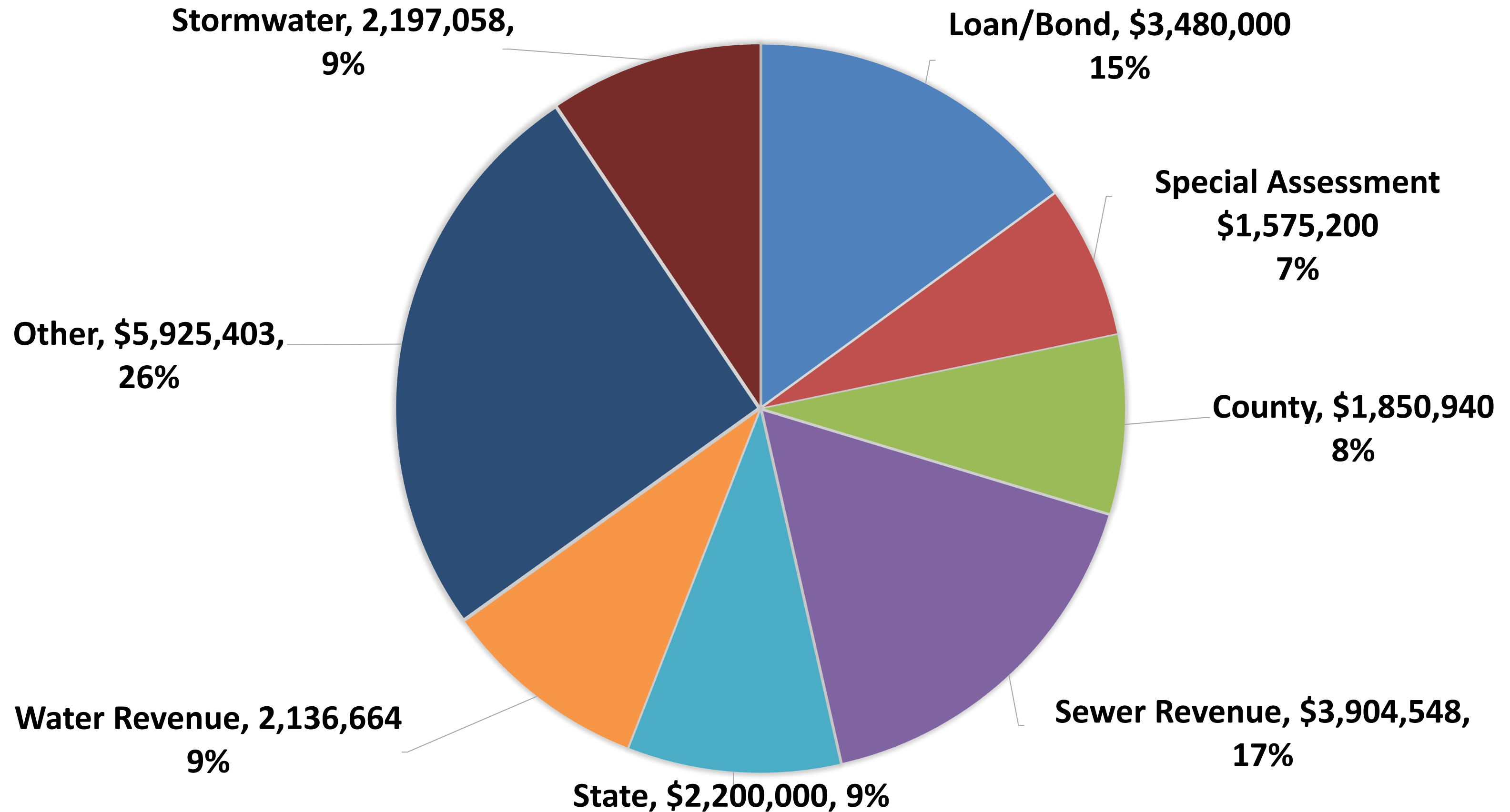
2027 CIP PROJECTS BY DEPARTMENT



SURFACE TRANSPORTATION 2027 CIP PROJECTS

Project Name	Project Year	Project Cost
2027 Miscellaneous Alley Improvements	2027	240,000
2027 Sidewalk Improvements	2027	100,000
CSAH 16 (Stoltzman Road) from Stadium Rd to Riverfront Dr	2027	4,540,940
Leading Pedestrian Interval Implementation	2027	100,000
Long Street (Main St to Madison Ave) and Emerson Lane (Pfau St to N Belmont Dr)	2027	5,089,955
Mills Street Watermain Replacement (3rd Ave to 2nd Ave)	2027	180,000
MN Rivertrail - Northstar to Main Street	2027	1,374,843
Monks Avenue Corridor Study	2027	200,000
Resurface Balcerzak Drive (Monks to Pohl)	2027	691,000
Resurface Bruels Street (Glenwood Ave to Main St)	2027	439,000
Rita Road (Monks Ave to Welcome Ave)	2027	2,540,840
TH 169 Utilities - North Phase (Veteran's Bridge to Hwy 14)	2027	7,623,235
Traffic Signal Structural Condition Inventory	2027	150,000
Total		23,269,813

SURFACE TRANSPORTATION FUNDING SOURCES



MANKATO HOUSING 2027 CIP PROJECTS

Project Name	Project Year	Project Cost
Mankato Housing - Orness Plaza HVAC Replacement Phase 2	2027	375,000
Mankato Housing - Appliance, Furnace, & Water Heater Replacement	2027	34,000
Mankato Housing - Driveway & Misc. Site Improvements	2027	25,000
Mankato Housing - Unit Renovations	2027	400,000
Total		834,000

MANKATO HOUSING 2027-2031 CIP PROJECTS

<u>Housing - Mankato</u>							
	2027	2028	2029	2030	2031		
Projected fund balance	\$ 1,531,965	\$ 1,197,965	\$ 982,965	\$ 760,965	\$ 730,965		
Prior CFP Grants - Federal Aid							
Transfer-In	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000		
<u>Available Funds</u>	\$ 2,031,965	\$ 1,697,965	\$ 1,482,965	\$ 1,260,965	\$ 1,230,965		
<u>Project Name</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>Total</u>	<u>Illustrative</u>
Mankato Unit Renovations	\$ (400,000)	\$ (450,000)	\$ (450,000)	\$ (450,000)	\$ (450,000)	\$ (2,200,000)	
Orness Plaza Boiler Replacement					\$ (100,000)	\$ (100,000)	
Orness Plaza HVAC Replacement Phase 2	\$ (375,000)					\$ (375,000)	
Orness Plaza Elevator Code Upgrades		\$ (150,000)	\$ (150,000)			\$ (300,000)	
Appliance, Furnace, & Water Heater Replacement	\$ (34,000)	\$ (37,000)	\$ (41,000)	\$ (45,000)	\$ (49,000)	\$ (206,000)	
Driveway & Misc. Site Improvements	\$ (25,000)	\$ (28,000)	\$ (31,000)	\$ (35,000)	\$ (39,000)	\$ (158,000)	
Orness Plaza EIFS Repairs						\$ -	\$ (100,000)
Unit Electrical Code Upgrades		\$ (50,000)	\$ (50,000)			\$ (100,000)	
Parking Lot Repairs & Sealcoating						\$ -	\$ (80,000)
Total	\$ (834,000)	\$ (715,000)	\$ (722,000)	\$ (530,000)	\$ (638,000)	\$ (3,439,000)	\$ (180,000)
Fund Balance	\$ 1,197,965	\$ 982,965	\$ 760,965	\$ 730,965	\$ 592,965		
Fund Balance Target	\$ 515,000	\$ 530,000	\$ 545,000	\$ 560,000	\$ 575,000		

INTERGOVERNMENTAL CENTER

2027 CIP PROJECTS

Project Name	Project Year	Project Cost
Intergovernmental Center - 1st Floor Remodel	2027	465,000
Intergovernmental Center - Building Exterior Cleaning & Repairs	2027	30,000
Intergovernmental Center - Floor Scrubber Replacement	2027	30,000
Intergovernmental Center - Roof Replacement - 3rd Floor	2027	474,000
Total		999,000

INTERGOVERNMENTAL CENTER 2027-2031 CIP PROJECTS

<u>IGC Replacement Fund</u>		2027	2028	2029	2030	2031		
Projected fund Balance		\$ 1,593,256	\$ 802,256	\$ 809,256	\$ 845,256	\$ 935,256		
Transfer-in IGC		\$ 208,000	\$ 212,000	\$ 216,000	\$ 220,000	\$ 224,000		
Available Funds		\$1,801,256	\$1,014,256	\$1,025,256	\$1,065,256	\$1,159,256		
<u>Project Name</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>Total</u>	<u>Illustrative</u>	
Intergovernmental Center - Building Exterior Cleaning & Repairs	\$ (30,000)	\$ (30,000)	\$ (30,000)	\$ (30,000)	\$ (30,000)	\$ (150,000)		
Intergovernmental Center - Roof Safety Improvements Phase 1					\$ (100,000)	\$ (100,000)		
Intergovernmental Center - Floor Scrubber Replacement	\$ (30,000)					\$ (30,000)		
Intergovernmental Center - Front Door Replacement						\$ -	\$ (100,000)	
Intergovernmental Center - Roof Replacement - 3rd Floor	\$ (474,000)					\$ (474,000)		
Intergovernmental Center - 1st Floor Remodel	\$ (465,000)					\$ (465,000)		
Intergovernmental Center - Roof Replacement - 1st Floor					\$ (225,000)	\$ (225,000)		
Intergovernmental Center - Server Room HVAC Design		\$ (25,000)				\$ (25,000)		
Intergovernmental Center - Server Room HVAC Replacement			\$ (100,000)			\$ (100,000)		
Intergovernmental Center - HVAC Unit Replacement				\$ (100,000)		\$ (100,000)		
Intergovernmental Center - Council Chambers Seating Replacement						\$ -	\$ (125,000)	
Intergovernmental Center - Carpet Replacement and Painting on the 2nd Floor						\$ -	\$ (500,000)	
Intergovernmental Center - Eastern EIFS Replacement			\$ (50,000)			\$ (50,000)		
Intergovernmental Center - Western & 3rd Floor EIFS Replacement						\$ -	\$ (500,000)	
Intergovernmental Center - Hydronics Update						\$ -	\$ (250,000)	
Intergovernmental Center - 2nd Floor Restroom Remodel						\$ -	\$ (325,000)	
Intergovernmental Center - Elevator Code Upgrades		\$ (150,000)				\$ (150,000)		
Total	\$ (999,000)	\$ (205,000)	\$ (180,000)	\$ (130,000)	\$ (355,000)	\$ (1,869,000)	\$ (1,800,000)	
Fund Balance	\$ 802,256	\$ 809,256	\$ 845,256	\$ 935,256	\$ 804,256			
Fund Balance Target	\$ 272,500	\$ 280,000	\$ 287,500	\$ 295,000	\$ 302,500			

INFORMATION TECHNOLOGY 2027 CIP PROJECTS

Project Name	Project Year	Project Cost
Conference Room(s) Technology	2027	30,000
Fiber Communications Infrastructure Expansion and Maintenance	2027	140,000
IT Security Solutions	2027	20,000
Network Equipment Upgrades	2027	25,000
Security Access Control System Upgrades and Expansion	2027	70,000
Security Camera System Upgrades and Expansion	2027	110,000
Server Virtualization Upgrades	2027	25,000
Video Storage Solution	2027	80,000
VoIP Phone System & 311 Call Center Upgrades	2027	50,000
Total		550,000

INFORMATION TECHNOLOGY 2027-2031 CIP PROJECTS

<u>IT Replacement Fund</u>	2027	2028	2029	2030	2031	
Projected Fund Balance	\$1,966,311	\$1,966,311	\$1,695,311	\$1,738,311	\$1,790,311	
<u>Interest on Investments</u>	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	
<u>Transfer-in IT</u>	\$313,000	\$322,000	\$331,000	\$340,000	\$349,000	
<u>Cell Phone Tower Rent</u>	\$235,000	\$235,000	\$235,000	\$235,000	\$235,000	
<u>Available Funds</u>	<u>\$2,516,311</u>	<u>\$2,525,311</u>	<u>\$2,263,311</u>	<u>\$2,315,311</u>	<u>\$2,376,311</u>	
Project Title	2027	2028	2029	2030	2031	Total
Conference Room(s) Technology	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$150,000
Fiber Communications Infrastructure Expansion and Maintenance	\$140,000	\$140,000	\$120,000	\$120,000	\$120,000	\$640,000
Network Equipment Upgrades	\$25,000	\$45,000	\$45,000	\$45,000	\$45,000	\$205,000
Security Access Control System Upgrades and Expansion	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$350,000
Security Camera System Upgrades and Expansion	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000	\$550,000
Server Virtualization Upgrades	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$125,000
IT Security Solutions	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$100,000
Video Storage Solution	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$400,000
VoIP Phone System & 311 Call Center Upgrades	\$50,000	\$50,000	\$25,000	\$25,000	\$25,000	\$175,000
Special Assessment Software		\$220,000				\$220,000
Tyler Technologies Enterprise Resource Planning (ERP) Software		\$40,000				\$40,000
Total	\$550,000	\$830,000	\$525,000	\$525,000	\$525,000	\$2,955,000
Fund Balance	\$1,966,311	\$1,695,311	\$1,738,311	\$1,790,311	\$1,851,311	
Fund Balance Target	\$ 530,000	\$ 545,000	\$ 560,000	\$ 575,000	\$ 590,000	

MASS TRANSIT 2027 CIP PROJECTS

Project Name	Project Year	Project Cost
5 - Year Transit Development Plan	2027	296,000
Automated External Defibrillator (AED) for Transit Buses	2027	15,000
Bus Stop Improvement Project - Construction	2027	250,000
Bus Stop Improvement Project - Planning and Design	2027	150,000
Bus Stop Maintenance	2027	25,000
Transit - MAU/Exhaust Replacement	2027	600,000
Transit - Overhead Door Replacement	2027	80,000
Transit - Solar Array Reconditioning	2027	50,000
Transit - Unit Heater Replacement	2027	40,000
Total		1,506,000

MASS TRANSIT 2027-2031 CIP PROJECTS

<u>Transit</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>		
Projected Fund Balance	\$ 1,065,498	\$ 886,298	\$ 579,298	\$ 631,298	\$ 756,298		
Transfer In	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000		
Available Funds	\$ 1,315,498	\$ 1,136,298	\$ 829,298	\$ 881,298	\$ 1,006,298		
<u>Project Name</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>Total</u>	<u>Illustrative</u>
Transit Maintenance Facility - Replace Window Sealant						\$ -	\$ (75,000)
Bus Stop Improvement Project - Construction	\$ (50,000)	\$ (50,000)	\$ (50,000)			\$ (150,000)	
Bus Stop Improvement Project - Planning and Design	\$ (30,000)	\$ (30,000)				\$ (60,000)	
Bus Stop Maintenance	\$ (25,000)	\$ (25,000)	\$ (25,000)	\$ (25,000)	\$ (25,000)	\$ (125,000)	
Transit - Overhead Door Replacement	\$ (80,000)					\$ (80,000)	
Public Works Center - Fuel Island Relocation Design - 50% Share Transit		\$ (20,000)				\$ (20,000)	
Public Works Center - Fuel Island Relocation Construction- 50% Share Transit			\$ (90,000)			\$ (90,000)	
Transit -Interior Electric Vehicle Charging Stations						\$ -	\$ (110,000)
Transit - Unit Heater Replacement	\$ (40,000)	\$ (40,000)				\$ (80,000)	
Transit - Vehicle Wash System Replacement		\$ (180,000)				\$ (180,000)	
Transit - Boiler Replacement				\$ (40,000)		\$ (40,000)	
Transit - Lighting Control Panel Replacement				\$ (25,000)		\$ (25,000)	
Transit - MAU/Exhaust Replacement	\$ (120,000)					\$ (120,000)	
Transit - Roof Replacement					\$ (407,000)	\$ (407,000)	
5 - Year Transit Development Plan	\$ (59,200)					\$ (59,200)	
Solar Array Reconditioning	\$ (10,000)					\$ (10,000)	
Floor Drain Replacement		\$ (125,000)				\$ (125,000)	
Facility Wall Panel Joint Sealant				\$ (20,000)		\$ (20,000)	
Transit Automated Vehicle Announcement System		\$ (40,000)				\$ (40,000)	
Automated Passenger Counter Purchase		\$ (32,000)				\$ (32,000)	
Dispatch Scheduling Software			\$ (18,000)			\$ (18,000)	
Automated External Defibrillator (AED)for buses	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (75,000)	
Total	\$ (429,200)	\$ (557,000)	\$ (198,000)	\$ (125,000)	\$ (447,000)	\$ (1,756,200)	\$ (185,000)
Fund Balance	\$ 886,298	\$ 579,298	\$ 631,298	\$ 756,298	\$ 559,298		
Fund Balance Target	\$530,000	\$545,000	\$560,000	\$575,000	\$600,000		

PUBLIC SAFETY BUILDING 2027 CIP PROJECTS

Project Name	Project Year	Project Cost
Animal Impound Improvements	2027	75,000
Fire Station #2 - Townhome Addition	2027	75,000
Fire Station #3 - Kitchen/Living Room Renovation	2027	30,000
Public Safety Center - Fire Living Quarters Furniture Replacement	2027	45,000
Public Safety Center - Replace Concrete Stairs	2027	35,000
Public Safety Center - Roof Repairs	2027	60,000
Total		320,000

PUBLIC SAFETY BUILDING 2027-2031 CIP PROJECTS

<u>Public Safety Center</u>		<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>		
Fund Balance		\$1,190,609	\$1,344,609	\$1,508,609	\$1,472,609	\$1,636,609		
<u>Transfer-In PSC</u>		\$474,000	\$489,000	\$504,000	\$519,000	\$534,000		
<u>Available Funds</u>		\$1,664,609	\$1,833,609	\$2,012,609	\$1,991,609	\$2,170,609		
<u>Project Name</u>		<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>Total</u>	<u>Illustrative</u>
Animal Impound Improvements		\$ (75,000)					\$ (75,000)	
Fire Station #2 - Roof Replacement							\$ -	\$ (357,500)
Fire Station #2 - Kitchen/Living Room Renovation			\$ (30,000)				\$ (30,000)	
Fire Station #2 - Townhome Flooring Replacement					\$ (30,000)		\$ (30,000)	
Fire Station #2 - Townhome Appliance & Furnace Replacement						\$ (75,000)	\$ (75,000)	
Fire Station #3 - Building Envelope Improvements				\$ (200,000)			\$ (200,000)	
Fire Station #3 - Kitchen/Living Room Renovation		\$ (30,000)					\$ (30,000)	
Fire Station #3 - Paint Apparatus Bay Interior					\$ (75,000)		\$ (75,000)	
Public Safety Center - Apparatus Bay Apron Concrete Replacement & Expansion			\$ (100,000)				\$ (100,000)	
Public Safety Center - Replace Concrete Stairs		\$ (35,000)					\$ (35,000)	
Public Safety Center - Admin Conference Room/Office Reconfiguration							\$ -	\$ (250,000)
Public Safety Center - Door Hardware Replacement and Rekey			\$ (65,000)	\$ (35,000)	\$ (35,000)		\$ (135,000)	
Public Safety Center - Dynamic Message Sign							\$ -	\$ (125,000)
Public Safety Center - Emergency Operations Center Furniture Replacement					\$ (150,000)		\$ (150,000)	
Public Safety Center - Exterior Service Door Replacement			\$ (30,000)	\$ (40,000)	\$ (40,000)	\$ (50,000)	\$ (160,000)	
Public Safety Center - Fire Living Quarters Furniture Replacement		\$ (45,000)					\$ (45,000)	
Public Safety Center - Ramp Security Fence & Parking Lot Reconstruction							\$ -	\$ (600,000)
Public Safety Center - HVAC Overhaul				\$ (200,000)			\$ (200,000)	
Public Safety Center - HVAC Over Pressurization Engineering Study & Repairs			\$ (75,000)				\$ (75,000)	
Public Safety Center - Office Furniture Replacement			\$ (25,000)	\$ (25,000)	\$ (25,000)	\$ (25,000)	\$ (100,000)	
Public Safety Center - Roof Repairs		\$ (60,000)					\$ (60,000)	
Public Safety Center - Roof Replacement							\$ -	\$ (1,375,000)
Public Safety Parking - Lot Sealcoating - Fire Station #2 & #3				\$ (40,000)			\$ (40,000)	
Fire Station #2 - Townhome Addition		\$ (75,000)					\$ (75,000)	
Total		\$ (320,000)	\$ (325,000)	\$ (540,000)	\$ (355,000)	\$ (150,000)	\$ (1,690,000)	\$ (2,707,500)
Fund Balance		\$ 1,344,609	\$ 1,508,609	\$ 1,472,609	\$ 1,636,609	\$ 2,020,609		
Fund Balance Target		\$ 1,300,000	\$ 1,340,000	\$ 1,380,000	\$ 1,420,000	\$ 1,460,000		

PUBLIC SAFETY EQUIPMENT

2027 CIP PROJECTS

Project Name	Project Year	Project Cost
Live Fire Training Prop	2027	80,000
Public Safety Radio Replacement	2027	50,000
SCBA Replacement	2027	54,000
Total		184,000

PUBLIC SAFETY EQUIPMENT

2027-2031 CIP PROJECTS

<u>Public Safety Capital Equipment Replacement</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	
Fund balance	\$ 506,201	\$ 424,201	\$ 425,201	\$ 429,201	\$ 436,201	
<u>Transfer-in</u>	\$ 102,000	\$ 105,000	\$ 108,000	\$ 111,000	\$ 114,000	
<u>Available Funds</u>	\$ 608,201	\$ 529,201	\$ 533,201	\$ 540,201	\$ 550,201	
<u>Project Name</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>Total</u>
Radios Replacement	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ (250,000)
SCBA Replacement	\$ (54,000)	\$ (54,000)	\$ (54,000)	\$ (54,000)	\$ (54,000)	\$ (270,000)
Live Fire Training Prop	\$ (80,000)					\$ (80,000)
Total	\$ (184,000)	\$ (104,000)	\$ (104,000)	\$ (104,000)	\$ (104,000)	\$ (600,000)
SCBA	\$ 324,000	\$ 378,000	\$ 432,000	\$ 486,000	\$ 540,000	
Radios	\$ 300,000	\$ 350,000	\$ 400,000	\$ 450,000	\$ 500,000	
Fund Balance - Unallocated	\$ 424,201	\$ 425,201	\$ 429,201	\$ 436,201	\$ 446,201	
Fund Balance Target	\$ 400,000	\$ 408,000	\$ 416,000	\$ 424,000	\$ 432,000	

FACILITIES 2027 CIP PROJECTS

Project Name	Project Year	Project Cost
Alexander Park - Garage Removal	2027	21,000
Building Automation System Upgrades & Expansion	2027	35,000
Caledonia Community Center - Drainage Improvements	2027	80,000
Facilities - AED Replacements	2027	21,000
Parks Restroom Maintenance	2027	75,000
Public Works Center - Central Garage Office Floor Improvements	2027	40,000
Sibley Park - Ott Cabin Log Restoration	2027	30,000
Sibley Park - Pavilion HVAC Improvements	2027	60,000
Tourtellotte Pool - FF&E	2027	50,000
Total		412,000

FACILITIES 2027-2031 CIP PROJECTS

Facilities	2027	2028	2029	2030	2031	
Projected Fund Balance	\$1,795,538	\$1,978,538	\$1,913,538	\$1,888,538	\$1,106,538	
Transfer-In Facilities	\$595,000	\$610,000	\$625,000	\$640,000	\$655,000	
Available Funds	\$2,390,538	\$2,588,538	\$2,538,538	\$2,528,538	\$1,761,538	
Project Name	2027	2028	2029	2030	2031	Total
Facilities - AED Replacement	\$ (21,000)			\$ (12,000)		\$ (33,000)
Alexander Park - Garage Removal	\$ (21,000)					\$ (21,000)
Sibley Park - Ott Cabin Log Restoration	\$ (30,000)					\$ (30,000)
Building Automation System Upgrades & Expansion	\$ (35,000)	\$ (35,000)	\$ (35,000)	\$ (35,000)	\$ (35,000)	\$ (175,000)
Public Works Center - Central Garage Office Floor Improvements	\$ (40,000)					\$ (40,000)
Tourtellotte Pool FF&E	\$ (50,000)			\$ (50,000)		\$ (100,000)
Sibley Park - Pavilion HVAC Improvements	\$ (60,000)					\$ (60,000)
Parks Restroom Maintenance	\$ (75,000)	\$ (75,000)	\$ (75,000)	\$ (75,000)	\$ (75,000)	\$ (375,000)
Caledonia Community Center - Drainage Improvements	\$ (80,000)					\$ (80,000)
Caledonia Community Center - Exterior Waterproofing & Repairs		\$ (165,000)				\$ (165,000)
Public Works Center - Electrical Panel Upgrade		\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ (200,000)
Public Works Center - Fire Door Replacement		\$ (35,000)	\$ (35,000)		\$ (35,000)	\$ (105,000)
Public Works Center - Central Garage - Mobile Truck Lift		\$ (100,000)				\$ (100,000)
Facilities - Fire Alarm Panel Replacements (Sibley Pavilion, Caledonia, Kiwanis, & Riverfront Park)		\$ (40,000)	\$ (35,000)		\$ (30,000)	\$ (105,000)
Hubbard House - Waterproofing, Restoration, & ADA Improvements - Design		\$ (65,000)				\$ (65,000)
Carriage House - Tuckpointing & Washing, Arbor Removal		\$ (85,000)				\$ (85,000)
Kiwanis Recreation Area - Siding Cleaning & Restaining		\$ (25,000)				\$ (25,000)
Public Works Center - Elevator Code Upgrades			\$ (125,000)			\$ (125,000)
Public Works Center - Eastern Fence Replacement			\$ (170,000)			\$ (170,000)
Tourtellotte Pool - Gutter Grate Replacement			\$ (80,000)			\$ (80,000)
Tourtellotte Pool Pump Rebuild			\$ (45,000)			\$ (45,000)
Public Works Center - Material Storage Building				\$ (1,200,000)		\$ (1,200,000)
Public Works Center - Central Garage Ceiling Fans					\$ (18,000)	\$ (18,000)
Public Works Center - Central Garage Additional Oil Dispenser					\$ (35,000)	\$ (35,000)
Public Works Center - Central Garage Cord Reel Replacement					\$ (21,000)	\$ (21,000)
Total	\$ (412,000)	\$ (675,000)	\$ (650,000)	\$ (1,422,000)	\$ (299,000)	\$ (3,458,000)
Fund Balance	\$ 1,978,538	\$ 1,913,538	\$ 1,888,538	\$ 1,106,538	\$ 1,462,538	
Fund Balance Target	\$ 1,040,000	\$ 1,060,000	\$ 1,080,000	\$ 1,100,000	\$ 1,120,000	

PARKS 2027 CIP PROJECTS

Project Name	Project Year	Project Cost
Bike Racks - replacement & additions	2027	5,000
Court resurfacing - Alexander and Erlandson	2027	175,000
Land of Memories - Existing Playground Replacement	2027	150,000
Land of Memories New Playground	2027	150,000
Parks Pilot Project Phase 3	2027	50,000
Shelter Improvements	2027	55,000
Stoltzman Park - rink lighting	2027	50,000
West Mankato Park Upgrades	2027	60,000
Wings Over White Oaks playground replacement	2027	60,000
Total		755,000

PARKS 2027 –2031 CIP PROJECTS

<u>Parks</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>		
Projected Fund Balance	\$3,433,626	\$1,552,175	\$ 1,116,175	\$ 1,464,675	\$ 1,197,675		
Budgeted Amount for Parks CIP Projects (General Fund) Note: these funds may only be used for existing parks	\$540,000	\$555,000	\$570,000	\$585,000	\$600,000		
Transfer in from Ad Sales	\$11,925	\$25,800	\$25,800	\$25,800	\$25,800		
Guaranteed Available Funds	\$3,985,551	\$2,132,975	\$1,711,975	\$2,075,475	\$1,823,475		
Less Restricted (Pickleball)	(\$720,000)						
Less Restricted (Park Dedication)	(\$946,451)	\$0	\$0	\$0	\$0		
Less Restricted (Ad Sales)	(\$11,925)	(\$25,800)	(\$25,800)	(\$25,800)	(\$25,800)		
Available Funds	\$2,307,175	\$2,107,175	\$1,686,175	\$2,049,675	\$1,797,675		
<u>Project Name</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>Total</u>	<u>Illustrative</u>
Shelter Improvements * Note: Rasmussen Shelter planned for 2026; Sibley Park backside for 2027	\$ (55,000)	\$ (60,000)	\$ (65,000)	\$ (70,000)	\$ (75,000)	\$ (325,000)	
Rasmussen Floating Trail		\$ (100,000)		\$ (600,000)		\$ (700,000)	
Land of Memories - new playground	\$ (150,000)					\$ (150,000)	
Land of Memories - existing campground playground set replacement	\$ (150,000)					\$ (150,000)	
Wings Over White Oaks playground addition	\$ (60,000)					\$ (60,000)	
West Mankato Park Upgrades (playground and shelter relocation)	\$ (60,000)	\$ (600,000)				\$ (660,000)	
Court resurfacing (Alexander and Erlandson)	\$ (175,000)					\$ (175,000)	
Jaycee Park Improvements (100K for overall park design in 2028)		\$ (100,000)				\$ (100,000)	\$ -
Recreation Facility Engagement and Study			\$ (100,000)				
Pilot project for engagement of new/expanded groups in parks - Phase 3	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ (250,000)	
Alexander Park - retrofit tennis court lights		\$ (75,000)				\$ (75,000)	
Erlandson Park - upgrade tennis court lights						\$ -	\$ 50,000
Stoltzman Park - upgrade rink lights	\$ (50,000)					\$ (50,000)	
Bike Racks - replacement & additions	\$ (5,000)	\$ (6,000)	\$ (6,500)	\$ (7,000)	\$ (7,500)	\$ (32,000)	
Surface Upgrades - Caledonia						\$ -	\$ 465,000
Groh Park Development - \$1 million charter bonds and \$125k CIP				\$ (125,000)		\$ (125,000)	\$ -
Splash Pad							\$ 850,000
Total Capital Enhancement	\$ (755,000)	\$ (991,000)	\$ (221,500)	\$ (852,000)	\$ (132,500)	\$ (2,852,000)	\$ 1,365,000
Fund Balance - Restricted (Ad Sales)	\$ 11,925	\$ 37,725	\$ 63,525	\$ 89,325	\$ 115,125		
Fund Balance - Restricted (Pickleball)	\$ 720,000	\$ 720,000	\$ 720,000	\$ 720,000	\$ 720,000		
Fund Balance - Restricted (Park Dedication)	\$ 946,451	\$ 946,451	\$ 946,451	\$ 946,451	\$ 946,451		
Fund Balance	\$ 1,552,175	\$ 1,116,175	\$ 1,464,675	\$ 1,197,675	\$ 1,665,175		
Fund Balance Target	\$ 798,000	\$ 822,000	\$ 847,000	\$ 872,000	\$ 898,000		

WATER CAPITAL 2027 CIP PROJECTS

Project Name	Project Year	Project Cost
Booster installation at North City Reservoir/Good Council Reservoir	2027	550,000
Private Property Service Line Replacement	2027	100,000
Remote Site Progamable Logic Controller upgrade	2027	75,000
River Crossing for fiber to connect Land of Memories to Sibley Park	2027	75,000
Water Meter Replacement	2027	100,000
Well 12 pump rehab	2027	70,000
Well 13 Lateral installation	2027	915,000
Total		1,885,000

WATER CAPITAL 2027-2031 CIP PROJECTS

Water Capital	2027	2028	2029	2030	2031	
Projected Fund Balance	\$3,660,981	\$4,875,981	\$6,710,981	\$8,485,981	\$9,045,981	
Transfer-In Water	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	
Transfer-In Meter Replacement	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	
Other Financing		\$5,500,000				
Available Funds	\$6,760,981	\$13,475,981	\$9,810,981	\$11,585,981	\$12,145,981	
Project Title	2027	2028	2029	2030	2031	Total
Well 13 Lateral Installation	\$915,000	\$3,000,000				\$3,915,000
Remote Site Progamable Logic Controller upgrade	\$75,000					\$75,000
Booster installation at North City Reservoir/Good Council Reservoir	\$550,000	\$2,550,000				\$3,100,000
Well 12 pump rehab	\$70,000					\$70,000
River Crossing for fiber to connect LOM to Sibley	\$75,000					\$75,000
Lead Service Line Emergency Replacements	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
HVAC Replacement Softener and WHF		\$160,000				\$160,000
Dolph Reservoir Roof Replacement		\$200,000				\$200,000
Well 15 rehab and inspection		\$80,000				\$80,000
Membrane Filter Replacement		\$575,000				\$575,000
Water Distribution model-tower site location and west kato eval			\$175,000			\$175,000
Deep Well Emergency Connection			\$150,000	\$1,100,000		\$1,250,000
Well 16 pull and rehab			\$50,000			\$50,000
Softening Building Upper Roof Replacement			\$300,000			\$300,000
High Lift Pump Station HVAC Replacement			\$100,000			\$100,000
Surge protection devices on the incoming power to buildings and Motor Control Centers			\$125,000			\$125,000
Dolph Reservoir Booster Pump upgrade/Generator install			\$150,000	\$750,000		\$900,000
Remote site Progamable Logic Controller Upgrade3			\$75,000			\$75,000
Madison Tower Rehab - RFP 2030 rehab 2031				\$400,000	\$1,600,000	\$2,000,000
Remote Site Progamable Logic Controller upgrade				\$90,000		\$90,000
Water Meter Replacement	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
Total	\$1,885,000	\$6,765,000	\$1,325,000	\$2,540,000	\$1,800,000	\$14,315,000
Water Meter Reserve	\$500,000	\$600,000	\$700,000	\$800,000	\$900,000	
Fund Balance	\$4,875,981	\$6,710,981	\$8,485,981	\$9,045,981	\$10,345,981	
Reserve Target	\$1,030,000	\$1,060,000	\$1,090,000	\$1,120,000	\$1,120,000	

WASTEWATER CAPITAL 2027 CIP PROJECTS

Project Name	Project Year	Project Cost
2028 - Blower Replacement with turbo blowers	2027	1,000,000
EQ drain line Replacement	2027	350,000
Influent VFD replacement	2027	105,000
Plate settler removal - WRF	2027	168,750
RAS piping replacement	2027	150,000
Rehab bathroom plumbing and HVAC	2027	35,000
Switchgear HVAC upgrade	2027	50,000
Total		1,858,750

WASTEWATER CAPITAL 2027-2031 CIP PROJECTS

Wastewater Plant Capital Impr	2027	2028	2029	2030	2031	
Projected Fund Balance	\$12,943,051	\$12,089,301	\$7,609,341	\$8,279,838	\$9,163,287	
Transfer-In Wastewater	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	
Interest on Investments	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	
Available Funds	\$ 13,948,051	\$ 13,094,301	\$ 8,614,341	\$ 9,284,838	\$ 10,168,287	
Project Title	2027	2028	2029	2030	2031	Total
Rehab bathroom plumbing and HVAC	\$ 35,000					\$ 35,000
Roof Replacement IPS, EQ Basin Control building, and Solids Process		\$ 187,210				\$ 187,210
Influent Pump 2 Variable Frequency Drive replacement	\$ 105,000					\$ 105,000
Removal of plate settler skid treatment process	\$ 168,750					\$ 168,750
Replace Return Activated Sludge piping	\$ 150,000					\$ 150,000
Equalization Basin Tank upgrade		\$ 250,000				\$ 250,000
Switchgear HVAC improvements	\$ 50,000					\$ 50,000
Equalization Basin Tank Drain Line-Design, specs, and construction	\$ 350,000					\$ 350,000
Replacment of Water Reclamation Facility roofs			\$ 218,741			\$ 218,741
Influent Pump 3 Variable Frequency Drive replacement		\$ 110,250				\$ 110,250
Blower Replacement with turbo blowers	\$ 1,000,000	\$ 4,800,000				\$ 5,800,000
Disc filter panel replacement		\$ 100,000				\$ 100,000
Water Reclamation Facility Reclaim pump rebuilds		\$ 37,500				\$ 37,500
Influent Pump 4 Variable Frequency Drive replacement			\$ 115,763			\$ 115,763
Influent Pump 5 Variable Frequency Drive replacement				\$ 121,551		\$ 121,551
Influent Pump 6 Variable Frequency Drive replacement					\$ 127,628	\$ 127,628
Total	\$1,858,750	\$5,484,960	\$334,503	\$121,551	\$127,628	\$7,927,392
Fund Balance	\$12,089,301	\$7,609,341	\$8,279,838	\$9,163,287	\$10,040,659	
Reserve Target	\$ 1,030,000	\$ 1,060,000	\$ 1,090,000	\$ 1,120,000	\$ 1,150,000	

STORMWATER CAPITAL 2027 CIP PROJECTS

Project Name	Project Year	Project Cost
Adams Street Storm Sewer Extension	2027	250,000
Indian Creek Stream and Ravine Stabilization	2027	300,000
Monks Pond Rehab-Outlet Installation	2027	500,000
Private Property BMPs	2027	100,000
Shiloh Court Slope Stabilization	2027	1,000,000
Storm Water Model-Storage and Capacity	2027	550,000
Storm Water Pump Station Needs Study	2027	100,000
Total		2,800,000

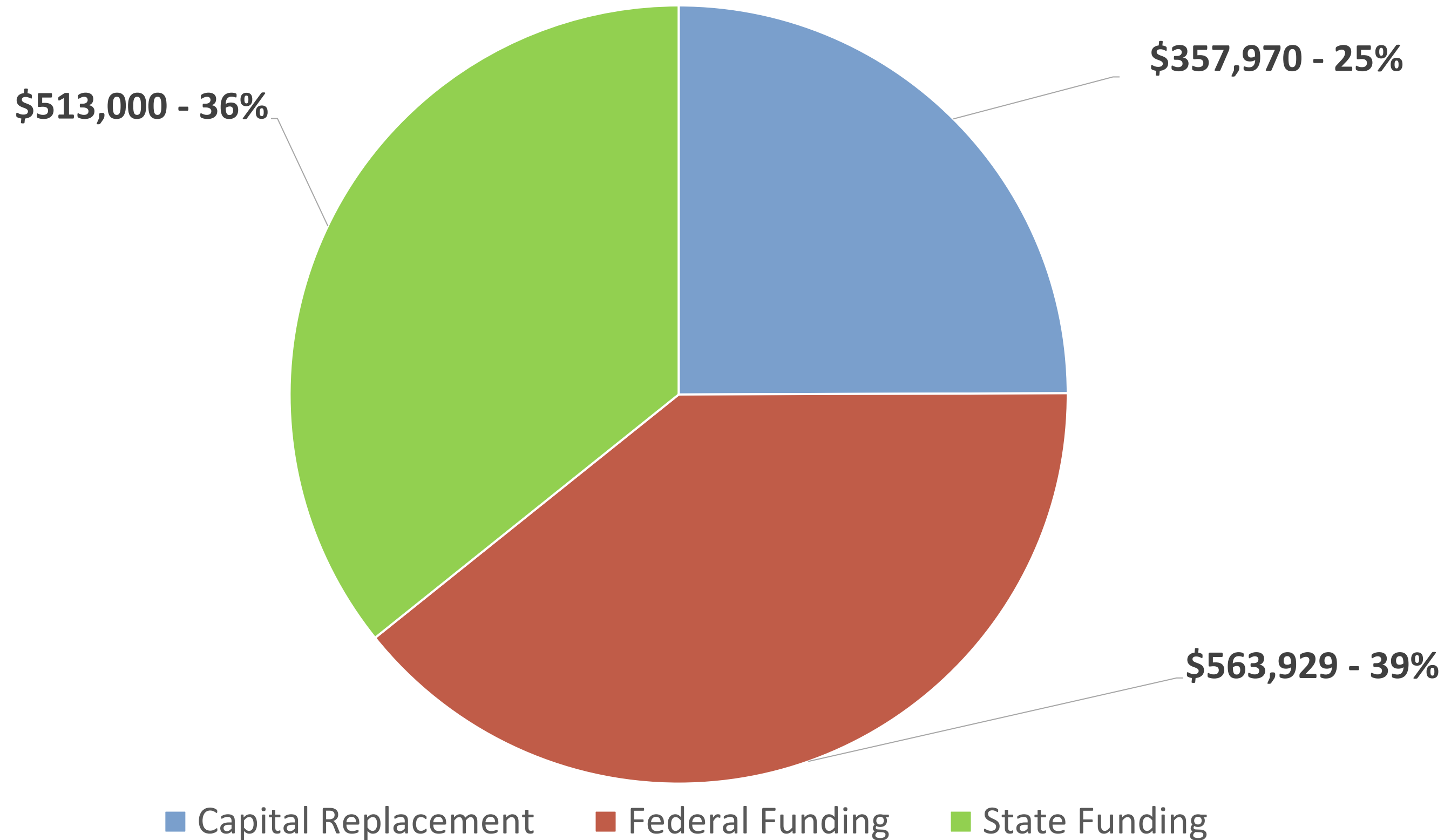
STORMWATER CAPITAL 2027-2031 CIP PROJECTS

<u>Stormwater Capital</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>		
Projected Fund Balance	\$6,181,950	\$4,581,950	\$4,456,950	\$2,956,950	\$2,131,950		
EPA Funding		\$ 2,300,000					
<u>Transfer-In Stormwater</u>	\$1,200,000	\$1,225,000	\$1,250,000	\$1,275,000	\$1,300,000		
<u>Available Funds</u>	\$7,381,950	\$8,106,950	\$5,706,950	\$4,231,950	\$3,431,950		
Project Title	2027	2028	2029	2030	2031	Total	Illustrative
Storm Water Model-Trunk Sewer, Storage and Capacity	\$550,000					\$550,000	
Shiloh Court Slope Stalibization Project	\$1,000,000					\$1,000,000	
Viking Ravine Stabilization Project - Stoltzman Rd to Rasmussen Woods		\$750,000				\$750,000	
Indian Creek Stream and Ravine Stabilization Project - EPA	\$300,000	\$2,000,000				\$2,300,000	
Viking Ravine Stabilization Project - Stoltzman Rd to Upper Reach					\$300,000	\$300,000	
Monks Pond Rehab-Outlet Project	\$500,000					\$500,000	
University Pond Rehab-Expansion			\$1,000,000			\$1,000,000	
Warren Storm Pond Rehab-Expansion				\$750,000		\$750,000	
R&R Pond Rehab-Expansion					\$50,000	\$50,000	
Adams Street Storm Sewer Extension	\$250,000	\$500,000				\$750,000	
Well 13 Bank Stabilization			\$250,000	\$1,250,000		\$1,500,000	
Storm Water Pump Station Needs Study	\$100,000					\$100,000	
Indian Creek Facility & Electrical		\$300,000	\$1,400,000			\$1,700,000	
Honey Mead Pump Station Upgrade							\$1,550,000
Mulberry Pumping Station Facility & Electrical							\$1,250,000
Warren Creek Facility & Electrical							\$2,075,000
Private Property BMPs	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000	
Total	\$2,800,000	\$3,650,000	\$2,750,000	\$2,100,000	\$450,000	\$11,750,000	\$4,875,000
Fund Balance	\$4,581,950	\$4,456,950	\$2,956,950	\$2,131,950	\$2,981,950		
Reserve Target	\$ 2,000,000	\$ 2,060,000	\$ 2,120,000	\$ 2,180,000	\$ 2,180,000		

AIRPORT 2027 CIP PROJECTS

Project Name	Project Year	Project Cost
Airport Tractor/Mower	2027	125,000
Electrical Distribution Building Rehabilitation	2027	200,000
Flail Mower Attachment	2027	130,000
Mankato Regional Airport - Airport Facility Rekey	2027	50,000
Skid Loader (Loader-Small)	2027	105,000
Mankato Regional Airport - Overhead Door Maintenance	2027	50,000
Parking Lot/Entrance Road Pavement Rehabilitation Phase 1	2027	404,899
Runway 04/22 Rehabilitation Design and Project Formulation	2027	370,000
Total		1,434,899

AIRPORT 2027 CIP FUNDING SOURCES



AIRPORT 2027-2031 CIP PROJECTS

Airport Capital Improvement Fund	2027	2028	2029	2030	2031		
Projected Fund Balance	(\$150,000)	(\$66,970)	(\$698,694)	(\$932,444)	(\$1,159,944)		
Transfer-In Airport	\$441,000	\$450,000	\$459,000	\$468,000	\$477,000		
Available Funds	\$ 291,000	\$ 383,030	\$ (239,694)	\$ (464,444)	\$ (682,944)		
Project Title	2027	2028	2029	2030	2031	Total	Total Illustrative
Airport Tractor/Mower (Unit #95)	(37,500)					(37,500)	
Flail Mower Attachment	(39,000)					(39,000)	
Skid Loader (Loader-Small)	(31,500)					(31,500)	
Electrical Distribution Building Rehabilitation	(10,000)					(10,000)	
Runway 04/22 Rehabilitation Design & Project Formulation	(18,500)					(18,500)	
Parking Lot/Entrance Road Pavement Rehabilitation - Phase 1	(121,470)					(121,470)	
Runway 04/22 Pavement Rehabilitation, Runway Lighting, and Signage		(191,350)				(191,350)	
Taxiway B Pavement Reconstruction		(192,025)				(192,025)	
Airport Master Plan Update		(15,000)				(15,000)	
Parking Lot/Entrance Road Pavement Rehabilitation - Phase 2		(408,849)				(408,849)	
Runway 15/33 Reconstruction Design		(35,000)				(35,000)	
Boom Truck with Jets - Snow Removal Equipment		(120,000)				(120,000)	
John Deer Gator (Hauler Truck)		(19,500)				(19,500)	
Runway 15/33 Pavement Reconstruction, Runway Lighting, and Signage			(412,250)			(412,250)	
Taxiway A Reconstruction			(125,000)			(125,000)	
Airport Mower (Bi-Directional Tractor) (Unit #96)			(52,500)			(52,500)	
Flail Mower Attachment			(39,000)			(39,000)	
Construct Wildlife Fencing				(112,500)		(112,500)	
South Area - Site Improvement				(150,000)		(150,000)	
Construct Perimeter Service Road - Phase 2 of 2				(45,000)		(45,000)	
Public Parking Area Expansion					(144,600)	(144,600)	
Expand Commercial Hangar Development Area (Taxiway E)					(450,000)	(450,000)	
3030 S Airport Rd Hangar (Piston Shop) Roof Replacement			(64,000)			(64,000)	
Overhead Door Maintenance	(50,000)	(30,000)		(50,000)		(130,000)	
Heater & Exhaust Fan Replacement		(30,000)		(30,000)		(60,000)	
Airport Facility Rekey & Hardware Replacement	(50,000)	(40,000)		(20,000)		(110,000)	
Airport Terminal HVAC Replacement						-	(360,000)
Airport Terminal Roof Replacement				(288,000)		(288,000)	
Taxilane Pavement Reconstruction J/K/N/O/P/Q						-	(1,104,900)
Self Propelled Snowblower							(1,000,000)
Snow Removal Equipment Storage Building Relocation						-	(4,000,000)
12-Unit T-Hangar Design & Specs						-	(75,000)
Total	(357,970)	(1,081,724)	(692,750)	(695,500)	(594,600)	(3,422,544)	(\$6,539,900)
Fund Balance	(\$66,970)	(\$698,694)	(\$932,444)	(\$1,159,944)	(\$1,277,544)		

CIVIC CENTER 2027 CIP PROJECTS

Project Name	Project Year	Project Cost
Mankato Civic Center - Arena Restroom Phasing Plan	2027	100,000
Mankato Civic Center - ARMER Radio Replacements	2027	27,500
Mankato Civic Center - Banquet Hall & Arena Lighting Controls	2027	225,000
Mankato Civic Center - Banquet Hall Audio Replacement	2027	165,000
Mankato Civic Center - Cash Room & Ticket Office Security System	2027	25,000
Mankato Civic Center - Fixtures, Furniture, and Equipment	2027	50,000
Mankato Civic Center - Loading Dock Pedestrian Gates	2027	28,000
Mankato Civic Center - Restroom Refresh Phase 1 - Banquet Hall	2027	325,000
Total		945,500

CIVIC CENTER 2027-2031 CIP PROJECTS

Mankato Civic Center							
	2027	2028	2029	2030	2031		
Projected fund balance	\$ 1,951,056	\$ 1,624,556	\$ 1,327,216	\$ 1,270,216	\$ 1,295,216		
Interest on Investments	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000		
Transfer In - Sales Tax	\$ 607,000	\$ 619,000	\$ 631,000	\$ 643,000	\$ 655,000		
Revenue Total	\$ 619,000	\$ 631,000	\$ 643,000	\$ 655,000	\$ 667,000		
Available Funds	\$ 2,570,056	\$ 2,255,556	\$ 1,970,216	\$ 1,925,216	\$ 1,962,216		
Project Name	2027	2028	2029	2030	2031	Total	Illustrative
Mankato Civic Center - Fixtures, Furniture, and Equipment	\$ (50,000)	\$ (100,000)	\$ (100,000)	\$ (100,000)	\$ (100,000)	\$ (450,000)	
Mankato Civic Center - Fire & Exterior Door Replacement		\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ (75,000)	\$ (225,000)	
Mankato Civic Center - ARMER Radio Replacements	\$ (27,500)	\$ (60,000)				\$ (87,500)	
Mankato Civic Center - HVAC Replacements		\$ (50,000)	\$ (55,000)			\$ (105,000)	
Mankato Civic Center - Building Automation System Controls Upgrades						\$ -	\$ (100,000)
Mankato Civic Center - Loading Dock Pedestrian Gates	\$ (28,000)					\$ (28,000)	
Mankato Civic Center - Ice Plant Ammonia Valve Replacement		\$ (60,000)				\$ (60,000)	
Mankato Civic Center - Restroom Refresh Phase 1 - Banquet Hall	\$ (325,000)					\$ (325,000)	
Mankato Civic Center - Arena Restroom Phasing Plan	\$ (100,000)					\$ (100,000)	
Mankato Civic Center - Restroom Refresh Phase 2 - Arena Lobby East		\$ (50,000)	\$ (325,000)			\$ (375,000)	
Mankato Civic Center - Restroom Refresh Phase 3 - Arena Concourse East				\$ (50,000)	\$ (250,000)	\$ (300,000)	
Mankato Civic Center - Restroom Refresh Phase 4 - Arena Concourse West					\$ (50,000)	\$ (50,000)	
Mankato Civic Center - Restroom Refresh Phase 5 - Arena Concourse South						\$ -	\$ (375,000)
Mankato Civic Center - Restroom Refresh Phase 6 - Arena Concourse North						\$ -	\$ (450,000)
Mankato Civic Center - Restroom Refresh Phase 7 - Arena Lobby West						\$ -	\$ (325,000)
Mankato Civic Center - Escalator Controller Replacement				\$ (160,000)		\$ (160,000)	
Mankato Civic Center - Air Handler #10 Fresh Air Intake Design		\$ (25,000)				\$ (25,000)	
Mankato Civic Center - Air Handler #10 Fresh Air Intake Construction			\$ (100,000)			\$ (100,000)	
Mankato Civic Center - Arena First Floor Restroom ADA changing table reconfiguration						\$ -	\$ (80,000)
Mankato Civic Center - Fire Panel Upgrade						\$ -	\$ (100,000)
Mankato Civic Center - Grand Hall Exhaust						\$ -	\$ (275,000)
Mankato Civic Center - Dehumidification Wheel Replacement			\$ (70,000)			\$ (70,000)	
Mankato Civic Center - Reception Hall Exterior Tuckpointing		\$ (308,340)				\$ (308,340)	
Mankato Civic Center - Reception Hall Interior Stone Repairs				\$ (120,000)		\$ (120,000)	
Mankato Civic Center - Building Exterior Base Lime Stone Replacement						\$ -	\$ (300,000)
Mankato Civic Center - Walk In Cooler/Freezer Replacements						\$ -	\$ (200,000)
Mankato Civic Center - Arena Chair Replacement						\$ -	\$ (300,000)
Mankato Civic Center - Arena Lobby Glass Curtain Wall Window Resealing						\$ -	\$ (350,000)
Mankato Civic Center - Main Boiler Plant Replacement Design					\$ (150,000)	\$ (150,000)	
Mankato Civic Center - Main Boiler Plant Replacement						\$ -	\$ (2,600,000)
Mankato Civic Center - Reverse Osmosis Water System for Arena Ice						\$ -	\$ (120,000)
Mankato Civic Center - Terrazzo Replacement						\$ -	\$ (425,000)
Mankato Civic Center - Elevator Code Upgrades		\$ (150,000)		\$ (150,000)		\$ (300,000)	
Mankato Civic Center - Arena Stage Replacement					\$ (100,000)	\$ (100,000)	
Mankato Civic Center - Grand Hall Loading Dock Floor Drain Replacement		\$ (75,000)				\$ (75,000)	
Mankato Civic Center - Banquet Hall & Arena Lighting Controls	\$ (225,000)					\$ (225,000)	
Mankato Civic Center - Banquet Hall Audio Replacement	\$ (165,000)					\$ (165,000)	
Mankato Civic Center - Office Carpet Replacement						\$ -	\$ (75,000)
Mankato Civic Center - Cash Room & Ticket Office Security System	\$ (25,000)					\$ (25,000)	
Total	\$ (945,500)	\$ (928,340)	\$ (700,000)	\$ (630,000)	\$ (725,000)	\$ (3,928,840)	\$ (6,075,000)
Fund Balance	\$ 1,624,556	\$ 1,327,216	\$ 1,270,216	\$ 1,295,216	\$ 1,237,216		
Fund Balance Target	\$ 1,090,000	\$ 1,120,000	\$ 1,150,000	\$ 1,180,000	\$ 1,210,000		

PARKING 2027 CIP PROJECTS

Project Name	Project Year	Project Cost
Cherry Street Ramp Repairs	2027	140,000
Civic Center Ramp - Elevator Code Upgrades	2027	175,000
Total		315,000

PARKING 2027 – 2031 CIP PROJECTS

<u>Sales Tax - Parking</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>		
Projected fund balance	\$ 1,396,000	\$ 1,301,000	\$ 1,525,000	\$ 728,000	\$ 760,000		
Sales Tax - Parking	\$ 220,000	\$ 1,724,000	\$ 228,000	\$ 232,000	\$ 236,000		
<u>Available Funds</u>	\$ 1,616,000	\$ 3,025,000	\$ 1,753,000	\$ 960,000	\$ 996,000		
<u>Project Name</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>Total</u>	<u>Illustrative</u>
Mankato Place Ramp - Center Stairwell Reconstruction			\$ (525,000)			\$ (525,000)	
Cherry Street Ramp Repairs	\$ (140,000)					\$ (140,000)	
Mankato Place Ramp Repairs			\$ (500,000)		\$ (200,000)	\$ (700,000)	
Civic Center Ramp - Elevator Code Upgrades	\$ (175,000)					\$ (175,000)	
Civic Center Ramp - Aesthetic Improvements		\$ (1,500,000)				\$ (1,500,000)	
Mankato Place Ramp - Elevator Code Upgrades				\$ (200,000)		\$ (200,000)	
Civic Center Ramp - Drive Lane Coating Replacement						\$ -	\$ (300,000)
Civic Center Ramp Repairs						\$ -	\$ (650,000)
Civic Center Ramp - Riverfront Drive Stairwell Reconstruction						\$ -	\$ (650,000)
Total	\$ (315,000)	\$ (1,500,000)	\$ (1,025,000)	\$ (200,000)	\$ (200,000)	\$ (3,240,000)	\$ (1,600,000)
Fund Balance	\$ 1,301,000	\$ 1,525,000	\$ 728,000	\$ 760,000	\$ 796,000		
Fund Balance Target	\$ 690,000	\$ 705,000	\$ 720,000	\$ 735,000	\$ 750,000		



THANK YOU

**ANY
QUESTIONS?**

Meeting Date: 10/28/2026

Title

CY47-26

Request of Jon Kietzer for a conditional use permit to allow apartments above the ground floor in the CBD-C, Central Business District Core. The subject property is described as the southerly 22 feet of Lot 5, Block 14, Map of Mankato (100 and 112 E. Walnut Street).

The anticipated date of City Council action is November 9, 2026.

Applicant

The applicant is Jonathan Kietzer of Landmark Real Estate.

Request

The applicant is seeking a conditional use permit to allow apartments above the ground floor in the CBD-C, Central Business District Core, zoning district.

Location

The subject property is addressed at 100 and 112 E. Walnut Street and is legally described as the Southerly 22 Feet of Lot 5, Block 14, Map of Mankato.

Existing Land Use

The property has an existing commercial building on it, and is the location of "The Flask" and "The Title Team" businesses.

Zoning

The subject property is zoned CBD-C, Central Business District Core.

Other Board or Commission

A similar request was approved by the City of Mankato City Council on [April 11, 2022](#), but was never implemented.

Environmentally Sensitive Areas

There are no known environmentally sensitive areas on the subject site.

Public Utilities

The building is currently served by public utilities.

City Code

Mankato City Code related to CBD-C, Central Business District Core can be found at this

link: https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=PTIICOOR_CH10LAUSDE_ARTVCODI_DIV4CCEBUDIRE

Mankato City Code related to Conditional Use Permits can be found at this link:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=PTIICOOR_CH10LAUSDE_ARTXIADEN_DIV3COUSPE

Site Plan Review Comments

The Site Plan and Traffic Advisory Committee reviewed the proposal at their October 13, 2026, meeting and provided the following comments. The applicant's responses are also included in *italics*.

1. The applicant shall be aware that 112 E Walnut Street will be used as the residential address. *Applicant's response: Is it possible to use 110 E Walnut as the address? The main reason is because 112 E Walnut is being used by The Title Team and was previously used by Baby's First Photos. This will create a hardship for The Title Team because they have advertised this address on all their material. Also, 110 would be the natural sequence since Flask is 100, then it would be the door going upstairs 110, then it would be The Title Team 112. Then the 3 apartments can be A, B and C.*
2. The applicant shall be aware that, at the time of building permit application, the building plans must be signed and stamped by a licensed design professional. *Applicant's response: acknowledged.*
3. The applicant shall be aware that there are currently three water meters serving this property. The applicant shall determine which areas of the property are served by each meter, specifically whether either meter at 112 E Walnut Street serves only the residential component. This information will be needed to determine the appropriate classification of the property for utility billing purposes. If a meter serves only the residential component, it may be eligible for residential utility billing; otherwise, the property may need to be classified as commercial mixed-use. *Applicant's response: acknowledged.*
4. Applicants will be required to pay SAC & WAC connection charges based on the City of Mankato assessment policy and fee schedule. *Applicant's response: acknowledged.*
5. If not already complete, the applicant shall log into the online portal and make notification fee payment. *Applicant's response: acknowledged.*
6. Applicant shall confirm the accurate legal description for recording of the final resolution. *Applicant's response: acknowledged. THE SOUTHERLY 22 FEET OF LOT 5, BLOCK 14, MAP OF MANKATO*

Review

The applicant, John Kietzer of Landmark Assets, has applied for a conditional use permit to allow apartments above the ground floor in the CBD-C, Central Business District Core, zoning district. The property is addressed as 100 and 112 E. Walnut Street.

The applicant's narrative states that the intent is to convert the second-floor office space into three new dwelling units. The first-floor tenants, "Flask", a bar restaurant, and "The Title Team", a real estate closing office, will remain. No physical expansion of the footprint is proposed, and no exterior work is shown on the plans. The applicant's narrative indicates that exterior work will be limited to that work required for life safety and egress purposes as required by the building code. The narrative indicates that lighting will be added at the residential entry, and a condition of approval is included herein that, if exterior lighting is installed, it shall comply with the code criteria.

Five parking stalls are required for the proposed use, which will be a decrease in the current office usage parking demand. The property is currently part of the Special Service Parking District, and based on calculations, it is estimated that the parking assessment for the new use will decrease. The narrative indicates that bicycle storage will also be provided.

Floor plans for the proposed conversion show a three-bedroom unit and a one-bedroom unit on the western side of the second floor. The eastern side of the second floor shows a two-bedroom unit.

Findings

Staff respectfully submits the following findings of fact:

1. The use, apartments located above the ground floor, is one of the conditional uses listed in CBD-C, Central Business District Core zoning 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 impacts on natural or environmental features.
7. 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.
8. The proposal complies with all other applicable regulations of the district in which it is located and other applicable ordinances.
9. 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

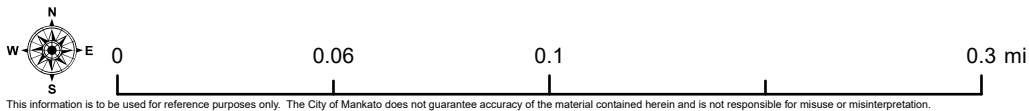
Staff recommends approval of the conditional use permit to allow apartments above the ground floor with the following conditions:

1. The applicant shall petition the Special Service District for the necessary parking for the development.
2. The applicant shall obtain a rental license prior to occupancy.
3. A building permit shall be obtained prior to any activity occurring on the site.
4. Parking assessments and stall locations will be addressed and managed in conformance with the standards of the Special Service District, the Mankato City Code and per the Ordinance establishing said district.
5. If new exterior lighting is provided, it shall comply with the Mankato City Code.

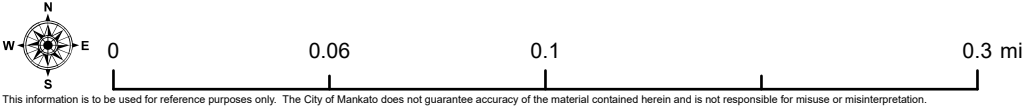
Attachments

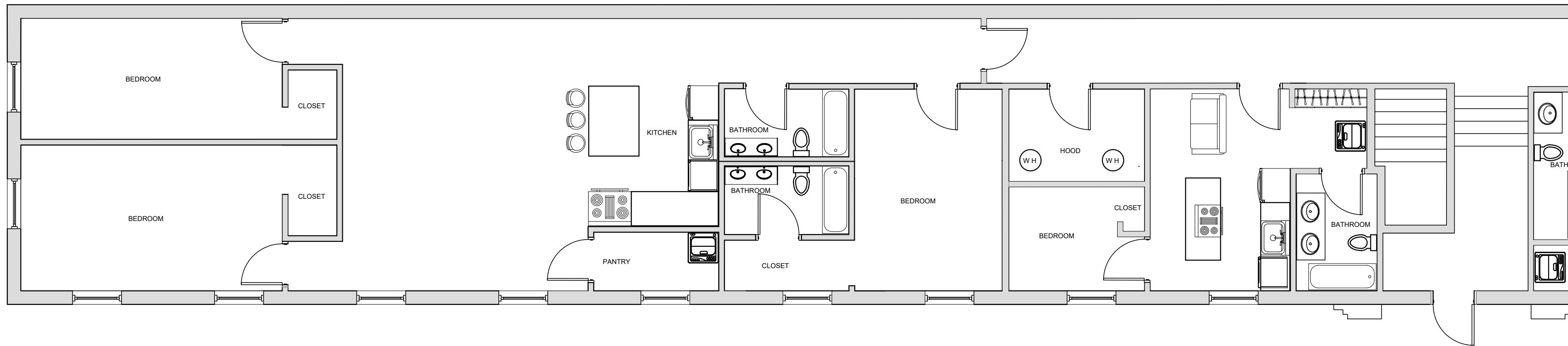
General Location Map
Aerial Plan
Floor Plans - west side
Floor Plans - east side
Narrative

General Location Map



Aerial Map





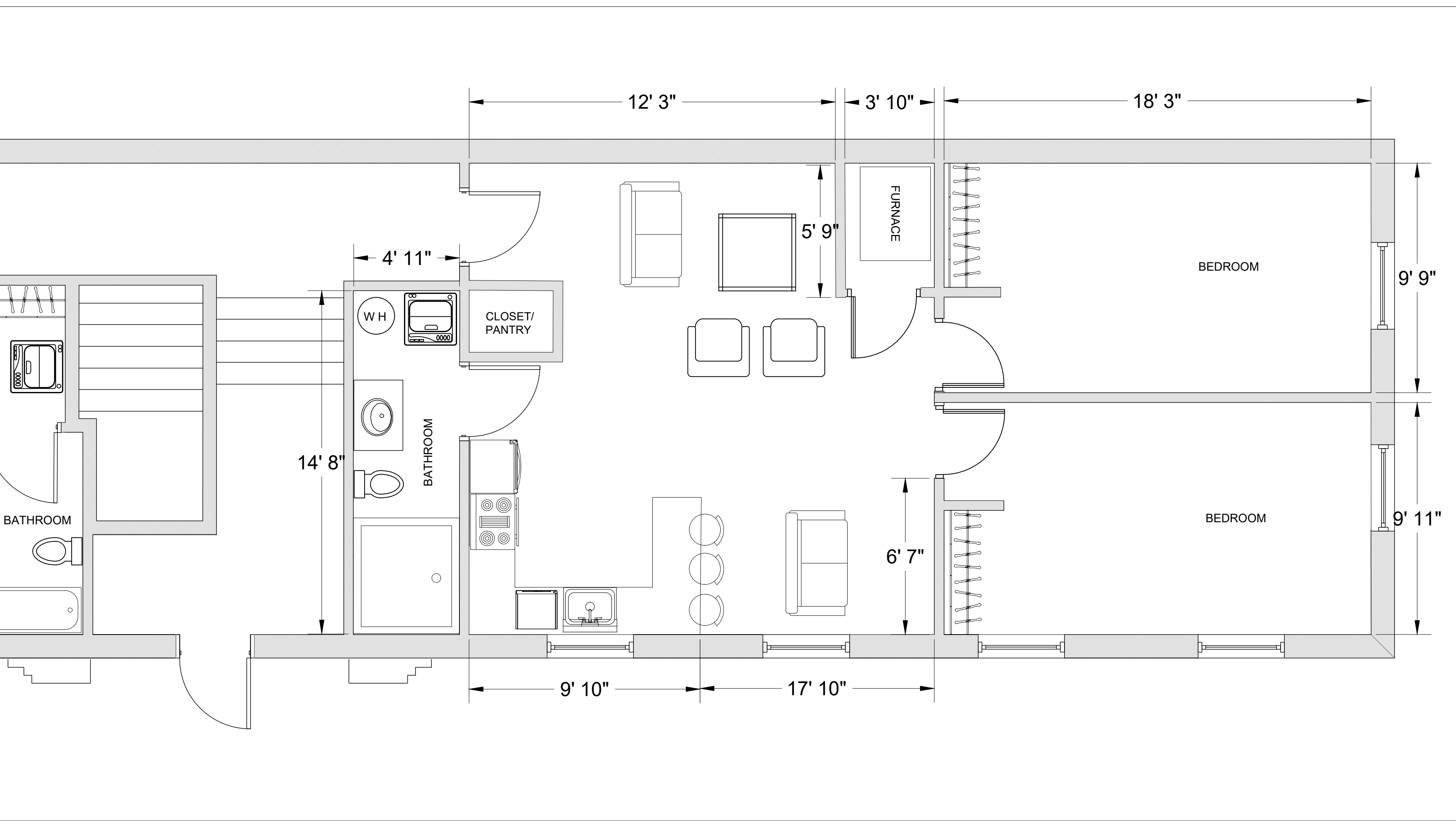
PROPOSED APARTMENT

LaSalle Building

100 E Walnut St

Mankato MN 56001

WEST SIDE



PROPOSED APARTMENT

LaSalle Building
100 E Walnut St
Mankato MN 56001

EAST SIDE

NARRATIVE STATEMENT

Application for Conditional Use Permit

Conversion of Second-Floor Office Space to Three Upscale Dwelling Units

To: Community Development Director, Planning Commission, and City Council

Applicant / Owner: Landmark Assets, LLC, Jon Kietzer, sole member, 931 Madison Avenue, Mankato, MN 507-345-1599

Property: 100 E Walnut Street, Mankato, MN 56001 (the LaSalle Building)

PID: R01.09.07.381.013

Zoning District: District in which upper-story dwellings are a listed conditional use. No rezoning is requested; only a CUP is required.

Present Use: Ground floor: Flask bar and restaurant, and The Title Team (real estate closing office). Second floor: professional office space proposed for conversion.

Proposed Use: Ground-floor commercial/office use to remain; second floor converted to three upscale apartments: one 1-bedroom/1-bath, one 2-bedroom/1-bath, and one 3-bedroom/2-bath.

Intended Occupancy: Young professionals and graduate students seeking quality downtown housing. Not a high-occupancy undergraduate rooming house.

Property Manager: KCPM, LLC d/b/a Landmark Manager, 931 Madison Avenue, Mankato, MN 507-345-1599. Local multifamily operator with more than ten years of experience; an established City of Mankato rental licensee.

Variance Requested: None.

I. Purpose of the Request

The Applicant respectfully requests a Conditional Use Permit to convert existing second-floor office space into three (3) independent, upscale dwelling units within the LaSalle Building at 100 E Walnut Street (PID R01.09.07.381.013). Ground-floor tenants Flask bar and restaurant and The Title Team, a real estate closing office, will remain. No expansion of the building footprint is proposed.

Downtown Mankato is in the middle of a shift from a largely nine-to-five employment district to a walkable place where people live, work, and spend evenings. Hotel Mankato — the AC by Marriott and Element by Westin project on Main Street between Riverfront Drive and Second Street — is the most visible piece of that shift: a roughly \$100 million hospitality investment with skyway access to the Mayo Clinic Health System Event Center, a rooftop restaurant, and hundreds of new rooms. The city's broader downtown strategy aims at several hundred additional multifamily units so those streets stay active after the workday ends.

That strategy only works if people can actually live downtown. The LaSalle Building sits on East Walnut Street, a short walk from the Mayo Clinic Health System Event Center, Hotel Mankato, restaurants, and the rest of the city-center block. Upper-story office space that sits quiet after 5:00 p.m. does not help that block. Three well-finished apartments aimed at young professionals and graduate

students put residents in the building, support nearby businesses, and reuse a structure the City already serves with streets and utilities. This request is submitted pursuant to Mankato City Code Chapter 10, Article X, and is intended to meet the standards of Section 10-1883.

II. Project Description

The LaSalle Building at 100 E Walnut Street is an existing downtown mixed-use building. The ground floor contains 3,454 square feet and is occupied by Flask and The Title Team. The second floor is finished office space, reached by stair only — the building has no elevator. The Applicant proposes to remodel that floor into three dwelling units totaling approximately 2,161 square feet of residential area:

Unit A — 1 bedroom / 1 bathroom. Approximately 493 square feet. Compact professional or graduate unit: full kitchen, living area, bedroom, one bath, and in-unit washer and dryer. Suited to a single occupant or couple.

Unit B — 2 bedroom / 1 bathroom. 678 square feet. Second bedroom usable as a home office, guest room, or roommate arrangement for two working adults. In-unit washer and dryer.

Unit C — 3 bedroom / 2 bathroom. Approximately 990 square feet. The largest unit, with a second bath so two working adults or a small household can share the space without the wear of an undergraduate suite. In-unit washer and dryer. Marketed to professionals, graduate students, or a small household — not as a five-person rooming unit.

Each unit will be a complete housekeeping unit with kitchen, bath, living area, sleeping area, and its own washer and dryer. Finishes will be above a standard student-rental package: quality flooring and counters, updated lighting and hardware, high-speed internet ready, and dedicated in-unit laundry. The intent is a product that can compete with newer downtown buildings such as Silos Apartments and with the residential component of projects now planned around Front Street and the civic-center block — small in count, high in quality.

Units will be separately metered for electric and gas to the extent required by City utility policy. Access to the apartments is by the existing stair. Common systems (entry, stairs, trash, mail) will meet Minnesota State Building Code standards for mixed-use occupancy, including fire separation between residential and non-residential uses, means of egress, smoke and carbon-monoxide detection, and sound attenuation so ground-floor commerce and upstairs living can coexist.

Exterior changes will be limited to what the Building Official requires for residential egress (for example, window wells or relocated windows if a bedroom needs a code-compliant opening) plus lighting at the residential entry and bicycle storage. No elevator will be added. The street-facing commercial frontage of Flask and The Title Team, and the overall building massing, will be unchanged. Construction will occur primarily from the interior.

The Applicant will obtain a City rental license before occupancy and will comply with the occupancy limits that apply to the zoning district (in higher-density and office-residential districts, generally a family or up to five individuals). Day-to-day operations will be handled by KCPM, LLC, doing business as Landmark Manager, 931 Madison Avenue, Mankato (507-345-1599). Landmark Manager has

operated multifamily housing in Mankato for more than a decade and is already known to the City's rental-licensing and inspections staff. It will lease the units to young professionals and graduate students, assign parking, enforce quiet hours and trash rules, receive maintenance calls, and serve as the City's and neighbors' point of contact. That is a different operating model from an owner-absent student house.

III. Market and Downtown Context

The City's 2025 Comprehensive Housing Needs Analysis projects demand on the order of 6,500 new housing units in Mankato through 2035, including roughly 2,400 apartments. Market-rate rental vacancy in the two-county area has been reported near 2.6 percent; student-oriented market-rate vacancy has been reported under 1 percent. Housing is Goal 1 in the City's strategic plan. Those figures are citywide. Downtown has an additional problem: too little housing of the quality that keeps graduates and early-career workers in the city center instead of sending them to the Hilltop, to North Mankato, or out of the region.

Public reporting on downtown's small-area strategy has described a target of 800 or more new multifamily units over time, with walkability and evening activity as the point of the exercise. Hotel Mankato is the hospitality anchor of that strategy. Other approved or advancing work — Silos Apartments in Old Town, Front Street Place with on the order of 160 apartments above retail, and additional infill — shows the City has already accepted the premise that downtown needs residents, not just office workers and event visitors.

Minnesota State University, Mankato is a short trip from Walnut Street. Graduate students and young professionals who work downtown, at the university, in health care, or at the Event Center and professional offices around Main, Second, and Riverfront are the tenants these units are built for. A 493-square-foot 1-bedroom, a 678-square-foot 2-bedroom, and a 990-square-foot 3-bedroom give that market three sizes, each with in-unit laundry, without turning the second floor into a high-occupancy student house. Three units will not satisfy the housing study. They will put three households in the LaSalle Building on a walkable block that should not go dark when the offices close.

IV. Findings Addressing Section 10-1883 Standards

The Planning Commission and City Council may recommend and grant a conditional use permit only upon written findings as to each of the following standards. The Applicant offers the following responses.

Standard 1. The use is one of the conditional uses listed in the particular district.

Upper-story dwelling units are a listed conditional use in the district that applies to 100 E Walnut Street. The Applicant has confirmed with City staff that the zoning classification is correct for this conversion and that a conditional use permit — not a rezoning — is the required approval. The proposal keeps a principal non-residential use on the ground floor and places all three dwellings on the second floor of the LaSalle Building.

Standard 2. The use is in keeping with the comprehensive planning policies of the City.

The Land Use Plan supports mixed-use development, reuse of existing buildings, and housing close to jobs, transit, and services. The housing study and the City's strategic plan treat housing supply as a first-order problem. Downtown policy, reflected in recent Council actions on Hotel Mankato, Front Street Place, and other mixed-use projects, is to make the city center livable after 5:00 p.m. — walkable streets, hospitality, and residents who support retail.

Converting underused second-floor office space into three upscale apartments advances those policies without consuming vacant land, without demolition, and without removing street-level commercial space. It is the same mixed-use pattern the City has already endorsed at a larger scale, executed here as a small adaptive-reuse project.

Standard 3. The use does not interfere with or diminish the use of property in the immediate vicinity.

The building already exists. The change is internal. Ground-floor hours, customer access, and the commercial character of the street remain. Three households is a modest increment. Residential arrivals and evening occupancy are compatible with mixed-use surroundings and are generally quieter after business hours than a fully occupied office floor.

The units are finished and leased for professional and graduate occupancy, not as a high-turnover undergraduate house. Landmark Manager (KCPM, LLC) will enforce lease terms on occupancy, parking, quiet hours, and refuse. The Applicant will manage trash internally, screen any new mechanical equipment, and keep residential lighting directed onto the property. Construction will be scheduled to limit disruption to neighboring businesses. The use will not generate industrial noise, odor, outdoor storage, or late-night commercial assembly.

Standard 4. The use can be adequately served by public facilities and services.

The property is already connected to municipal sanitary sewer, water, storm sewer, electric, gas, police, fire, and refuse service. Three dwelling units will increase water and sewer demand modestly compared with occupied offices. The Applicant will coordinate with City Utilities on any required separate metering, connection or availability charges, and capacity confirmation, and will complete any building-side upgrades the Building Official requires.

Fire protection will be reviewed with the change-of-occupancy building permit. [Note whether the building has or will receive a fire sprinkler system, alarm system, and a second means of egress.] Solid waste will be handled with [shared dumpster / individual totes] in a location already used for commercial service or as approved by Public Works.

Standard 5. The use does not cause undue traffic congestion.

Three apartments generate a small number of daily vehicle trips — on the order of two dozen weekday trips for a building of this size, many of them off-peak or reverse-peak relative to office use. Replacing office occupancy with residences typically reduces midday parking demand and adds modest evening and weekend activity, which is the traffic pattern downtown policy is trying to produce.

The intended tenants — young professionals and graduate students — are the household type most likely to walk, bike, or use transit for some trips once downtown has a hotel, restaurants, events at the civic center, and daily services within a short walk. Residents will park in the City lot behind the LaSalle Building and/or in the Civic Center Parking Ramp under Core Block permits, in the stall count the CBD / Core Block rules require for this CUP. No new curb cut is proposed. Flask already operates on the ground floor; the apartments add no drive-through, loading dock, or new high-turnover commercial use.

Standard 6. The use preserves significant historical and architectural resources.

[If the building is not historic:] The building is not designated on a local or National Register historic list to the Applicant's knowledge. Exterior alterations will be minimal and will not remove character-defining features. Interior remodeling will not change the public face of the street.

[If the building is historic or in Old Town / a design overlay:] The Applicant will retain the existing façade, storefront rhythm, and roofline. Any new windows or an added residential entry will be compatible with the building's period and materials and will be submitted for [Certificate of Design Compliance / staff design review] as required. Occupied upper floors are a preservation tool: buildings that earn rent are maintained.

Standard 7. The use preserves significant natural and environmental features.

The project is an interior conversion of an existing building on an already-developed lot. No wetlands, floodplain fill, tree removal, or increase in impervious surface is proposed. Stormwater patterns will not change. Reuse of an existing structure is preferable to three new units on a greenfield site.

Standard 8. The use will not cause a negative cumulative effect on the immediate neighborhood or the City as a whole.

Three units is a small addition next to the housing-study gap and next to the several hundred downtown units already planned. The cumulative effect of putting residents over existing commercial space is the effect the City is seeking: more evening activity, more customers for downtown businesses, and less vacant upper-story space. The project does not remove housing, does not convert a residential block to commercial use, and does not concentrate a high-impact use. Leasing to professionals and graduate students rather than packing the 3-bedroom as a five-person undergraduate unit further limits neighborhood wear.

Standard 9. The use complies with all other applicable regulations of the district and other ordinances, except as modified by variance or planned development.

The Applicant will comply with zoning bulk standards applicable to the existing building; off-street parking and loading standards in Article X, Divisions 5 and 6, including any CBD reduction or in-lieu option and any condition the Council attaches to this CUP; Minnesota State Building Code change-of-occupancy requirements; City rental licensing and occupancy limits; utility connection and metering policy; and any overlay standards that apply to the parcel.

No variance is requested with this application. Parking will be met through Core Block / CBD arrangements described in Section V rather than by a dimensional variance.

V. Parking and Circulation

City Code generally requires two off-street spaces per dwelling unit for multifamily residential uses, subject to district-specific reductions in the Central Business District and to shared-parking rules for mixed-use buildings. Three units therefore point to six stalls unless CBD-C (no requirement for permitted uses, though the Council may condition a CUP), CBD-F (one-half the ordinary standard unless the CUP specifies otherwise), or a shared-parking calculation applies.

The 3-bedroom unit does not automatically mean three cars. The unit will be leased as an upscale household for professionals or graduate students, with occupancy capped by rental licensing. Parking will be assigned by unit so the 1-bedroom and 2-bedroom are not competing with an oversized assignment to the 3-bedroom.

The LaSalle Building is inside the City's Core Block Parking District, on East Walnut Street immediately adjacent to the municipal lot behind the building and a short walk from the Civic Center Parking Ramp (125 S Riverfront Drive). Flask, on the ground floor, already sits next to that ramp. The Applicant will not construct a new private parking lot. Instead, the Applicant requests that the number of stalls required under the core / CBD parking standards applicable to this CUP be satisfied by reserved or contracted use of:

- (a) existing stalls in the City parking lot immediately behind the LaSalle Building; and/or
- (b) reserved or non-reserved permit stalls in the Civic Center Parking Ramp.

Core Block addresses qualify for the City's downtown ramp-permit program, including non-reserved permits at no monthly charge and reserved 10-hour or 24-hour stalls at the published Core Block rates. Landmark Manager will assign stalls to the three units, include the assignment in each lease, and hold the City parking agreement. Bicycle parking will be provided at the building. The Applicant will accept a CUP condition stating the stall count staff calculates under the applicable CBD / Core Block rule, and identifying the lot, the ramp, or a split between the two, before residential occupancy.

This arrangement uses parking the City already owns and operates, keeps the Walnut Street frontage walkable, and matches how other downtown residences and businesses in the Core Block meet their parking obligation. No new curb cut is proposed.

VI. Construction, Operations, and Conditions the Applicant Will Accept

The Applicant is prepared to accept reasonable conditions typical of similar approvals, including:

1. Recording of the CUP with Blue Earth County before building permits are issued or the residential use begins.
2. Building-permit review and inspections for change of occupancy to mixed-use / residential.
3. Fire-separation, alarm, egress, and any sprinkler requirements determined by the Building Official and Fire Marshal.

4. Rental license prior to occupancy; compliance with district occupancy limits; professional management by KCPM, LLC d/b/a Landmark Manager, 931 Madison Avenue, Mankato, 507-345-1599; leasing consistent with the professional / graduate-student market described in this narrative.
5. The number of parking stalls required under the applicable CBD / Core Block standard shall be under contract or permit in the City lot behind the LaSalle Building and/or the Civic Center Parking Ramp before residential occupancy. Landmark Manager shall assign stalls by unit.
6. Trash and recycling enclosed or screened; no outdoor storage of household goods.
7. Exterior lighting shielded and directed onto the property.
8. Construction hours consistent with City ordinance; notice to neighboring businesses before major interior demolition if staff requests it.
9. Separate utility metering or billing as required by City policy.

Residential use is 24-hour occupancy by nature. It is not a late-night commercial assembly use. Quiet-hours language in the leases will be enforced by KCPM, LLC d/b/a Landmark Manager, a Mankato operator with more than ten years of multifamily experience and an existing relationship with City rental licensing. Landmark Manager will be the responsible party for tenant screening, lease enforcement, and complaint response at 931 Madison Avenue, 507-345-1599.

VII. Conclusion

The proposal is a small interior conversion: one 1-bedroom, one 2-bedroom, and one 3-bedroom, finished for young professionals and graduate students, over ground-floor commercial space that stays in place, and operated by KCPM, LLC d/b/a Landmark Manager. It matches a listed conditional use, matches the City's housing and downtown-walkability policies, and can be served by existing utilities and streets. Hotel Mankato and the rest of the downtown investment program create the demand for exactly this kind of housing. Three professionally managed units will not fill the housing-study gap. They will put three households on a block that should not go dark when the offices close.

The Applicant respectfully requests that the Planning Commission recommend approval, and that the City Council grant a Conditional Use Permit, subject to the conditions listed above and any additional conditions the City finds necessary to protect the public health, safety, and welfare.

Respectfully submitted,

Jon Kietzer

Sole Member, Landmark Assets, LLC

September 22, 2026

Planning Commission Regular Meeting

5. 3.

Meeting Date: 10/28/2026

Title

CY48-26

Request of the Planning Agency to amend Chapter 10 of Mankato City Code related to cannabis and definitions generally.

Applicant

The applicant is the Planning Agency.

Request

The request is to update the City Code pertaining to cannabis license types and definitions.

Review

On [November 25, 2024](#), the City of Mankato City Council adopted zoning standards that defined license types and where they are allowed to operate. With implementation of the ordinance, minor clarifications and updates are necessary for accurate regulation.

As of January 2026, Medical Cannabis Combination businesses are no longer a recognized form of a retail cannabis license. The state determined these previous combination licenses will now transfer to Cannabis Macrobusinesses. The new license type is required to register and count toward the City of Mankato retail cap.

An update has been made to the code provision (sec. 6-380(c)) relating to tribal cannabis retailers. Tribal cannabis retailers are not required to register with the city pursuant to their tribal compacts. However, a city may count such retailers towards its available registrations.

Updated the definition of lower potency hemp edible to reflect a statutory change.

Updated the definition of school for better clarity related to buffer zones: School means a public school, as defined in Minnesota Statutes section 120A.05, subdivisions 9, 11, 13, and 17, or a nonpublic school, or church or religious organization in which a child is provided instruction in compliance with this section and Minnesota Statutes section 120A.24, but does not include a home school.

Attachments

Proposed Ordinance Amendment

ORDINANCE NO. _____

CITY OF MANKATO
STATE OF MINNESOTA

AN ORDINANCE AMENDING CHAPTER 6 AND CHAPTER 10 OF THE CITY CODE
PERTAINING TO CANNABIS UPDATES

The City of Mankato hereby ordains:

SECTION 1. City Code of Ordinances, Chapter 6, BUSINESS AND LICENSING, ARTICLE III. – SPECIFIC BUSINESS OPERATIONS, DIVISION 10. – ADULT-USE CANNABIS RETAILERS AND LOWER-POTENCY HEMP EDIBLE RETAILERS, Section 6-376. - Definitions is hereby amended by adding the following underlined text and deleting the following ~~stricken-through~~ text:

Sec. 6-376. - Definitions.

The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this section or, if not defined herein, M.S.A., ch. 342, except where the context clearly indicates a different meaning. Other words, terms and phrases used in this chapter and not defined in this subdivision will have the meanings ascribed to them in M.S.A., ch. 342, if applicable.

...

Cannabis business means any of the following licensed businesses under M.S.A., ch. 342, the statutory definitions of which are incorporated by reference:

- (1) Cannabis microbusiness;
- (2) Cannabis mezzobusiness;
- (3) Cannabis cultivator;
- (4) Cannabis manufacturer;
- (5) Cannabis retailer;
- (6) Cannabis wholesaler;
- (7) Cannabis transporter;
- (8) Cannabis testing facility;

- (9) Cannabis event organizer;
- (10) Cannabis delivery service;
- (11) ~~Medical cannabis combination business.~~Cannabis macrobusiness.

Cannabis lounge means a portion of the premises of a cannabis microbusiness licensed or endorsed by the State of Minnesota Office of Cannabis Management for on-site consumption of edible cannabis products and lower-potency hemp edibles.

Cannabis retail business means any of the following licensed under M.S.A., ch. 342:

- (1) Cannabis microbusiness;
- (2) Cannabis mezzobusiness;
- (3) Cannabis retailer; and
- (4) ~~Medical cannabis combination business.~~Cannabis macrobusiness.

...

SECTION 2. City Code of Ordinances, Chapter 6, BUSINESS AND LICENSING, ARTICLE III. – SPECIFIC BUSINESS OPERATIONS, DIVISION 10. – ADULT-USE CANNABIS RETAILERS AND LOWER-POTENCY HEMP EDIBLE RETAILERS, Section 6-377. – Registration required. is hereby amended by adding the following underlined text and deleting the following ~~stricken through~~ text:

Section 6-377. – Registration required.

(a) Pre-license certification of cannabis businesses.

- (1) The city manager, or their designee, is authorized to certify whether a proposed cannabis business complies with the city's zoning ordinances and, if applicable, with state fire code and building code, pursuant to M.S.A. § 342.13.
- (2) If required by the state, potential licensees are responsible for submitting all necessary zoning applications prior to the city responding to the request for certification from the office. If a potential licensee fails to obtain necessary zoning approvals prior to the city receiving a request for certification, the city will inform the office that the potential licensee does not meet zoning and land use laws. If, at the time the city receives a request for zoning certification, there are no further intended alterations to the building where the business is to be conducted, the city will also certify compliance with building and fire code regulations, provided that the potential licensee has obtained inspections prior to the city's receipt of a request for certification from the office. Building and fire code inspections will be valid for one year from completion.

- (b) *Intoxicating hemp products.* Businesses may only sell intoxicating hemp products to customers, for on-site or off-site consumption, if one of the following two conditions apply:
- (1) For on-site consumption, an on-site lower-potency hemp edible retailer must be registered with the city before making sales to customers and must have an active on-sale liquor license pursuant to M.S.A. ch. 340A. Immediately after the office begins licensing these retailers, the retailer must also be licensed by the office pursuant to M.S.A. § 342.10 as a lower-potency hemp edible retailer, as that term is defined by M.S.A. § 342.01, and as those sections are amended from time to time. A licensed cannabis microbusiness may sell intoxicating hemp edibles and adult-use edibles on-site as part of a cannabis lounge.
 - (2) For off-site consumption, lower-potency, and edible retailer must be registered with the city before making sales to customers and immediately after the office begins licensing, must be licensed by the office pursuant to M.S.A. § 342.10 as a lower-potency hemp edible retailer, as that term is defined by M.S.A. § 342.01, and as those sections are amended from time to time, to sell product retail.
- (c) *Adult-use products.* Only cannabis retail businesses may sell adult-use cannabis products. A cannabis retail business must have an active license issued by the office pursuant to M.S.A. ch. 342 which allows it to sell adult-use cannabis product at retail, and also must be registered with the city before making sales to customers.
- (d) *Buffers.* No cannabis retail business, any portion of a cannabis business selling product at retail, or any cannabis lounge operating pursuant to a licensed microbusiness, may be located within 1,000 feet of the property lines of a school, or within 500 feet of the property lines of a day care, residential treatment facility, or within 500 feet of public park where there is an attraction within that park that is regularly used by minors, including playgrounds and athletic fields.
- (e) *Hours of operation.* Cannabis retail businesses are limited to retail sale between the hours of 10:00 a.m. and 9:00 p.m. The hours of lower-potency hemp edible retailers who have an on-sale liquor license pursuant to M.S.A. ch. 340A may be consistent with the hours open as part of the on-sale liquor licensure.
- ~~(f) *Exemption.* Unless a medical cannabis combination business, no city-issued registration is required for a business selling medical cannabis as part of the Minnesota's Medical Cannabis Program described in M.S.A. §§ 152.22 to 152.37, or for a liquor store. A medical cannabis combination business must register with the city as a cannabis retailer, but the registration of medical combination businesses does not count towards the city's cap on cannabis retailers.~~

SECTION 3. City Code of Ordinances, Chapter 6, BUSINESS AND LICENSING, ARTICLE III. – SPECIFIC BUSINESS OPERATIONS, DIVISION 10. – ADULT-USE CANNABIS RETAILERS AND LOWER-POTENCY HEMP EDIBLE RETAILERS, Section 6-378. -

Registration application and general information. is hereby amended by adding the following underlined text and deleting the following ~~stricken through~~ text:

Section 6-378. - Registration application and general information.

- (a) *General application information.* Cannabis retail businesses, and lower-potency hemp edible retailers, whether on-site or off-sale, must submit the following to the city:
- (1) Complete registration form, including confirmation that the business is a qualified applicant with the office.
 - (2) A registration fee, in the amount provided in the city fee schedule or state law, whichever is less. The registration fee shall be non-refundable once processed. The city shall not charge an application fee. A ~~medical combination business cannabis~~ macrobusiness operating an adult-use cannabis retail business location may only be charged a single registration fee. The initial registration fee shall include the initial retail registration fee and the first annual renewal fee.
 - (3) Copy of either preliminary approval by the office or the active license issued by the office. Once licensed and at each registration renewal, the applicant will provide a written declaration of performing criminal history checks on applicant's employees as required by M.S.A. § 342.151.
 - (4) Full name of the property owner and applicant.
 - (5) The address and parcel ID for the property which the registration is sought.
 - (6) If the applicant does not own the business premises, a true and complete copy of the executed lease for the premises, if applicable. The name of the business, if it is to be conducted under a designation, name or style other than the name of the applicant and a certified copy of the certificate as required by M.S.A. § 333.01, as it may be amended from time to time.
 - (7) Whether all real estate and personal property taxes that are due and payable for the premises have been paid and, if not paid, the years and amounts that are unpaid.
 - (8) A written declaration by the applicant, under penalty of perjury, that the information contained in the application is true. If the applicant is a corporation, an officer must sign the written declaration. If the applicant is a partnership, a general partner must sign the written declaration. If the applicant is an unincorporated association, the manager or managing officer must sign the written declaration.
- (b) *Additional on-site lower-potency hemp edible retailers application information.* In addition to the application information contained in subsection 6-378(a), on-site lower-potency hemp edible retailers must also submit confirmation that the premises either has an on-sale liquor license or a cannabis microbusiness license issued pursuant to M.S.A. ch. 340A.
- (c) *Additional application information.*

(1) *Natural persons*. In addition to (a) above, natural person applicants may be required to provide:

- a. Address, email address, telephone number and date of birth of the applicant;
- b. Street resident addresses of where the applicant has lived during the past five years and telephone numbers and dates for which such addresses and phone numbers were used;
- c. Whether the applicant has ever been known by a name other than the applicant's name and, if so, the name or names used, including maiden names, and information concerning dates and places used;
- d. The type, name and location of every business or occupation in which the applicant has been engaged during the preceding five years and the names or addresses of the applicant's employers and partners, if any, for the preceding five years, and corresponding dates of employment;
- e. A physical description of the applicant; and
- f. If the applicant does not manage the business, the name of the managers or other persons in charge of the business and all information concerning each of them pursuant to above (a)—(e) in this subsection.

(2) *Partnership*. If the applicant is a partnership, the applicant may be required to provide the following information:

- a. The names and addresses of all general and limited partners and all information concerning each general partner pursuant to subsection (c)(1) above;
- b. The names of the managing partners and the interest of each partner in the licensed business;
- c. A copy of the partnership agreement. If the partnership is required to file a certificate as to a trade name pursuant to M.S.A. § 333.01, as it may be amended from time to time, a certified copy of the certificate must be attached to the application;
- d. The applicant's federal tax identification number and state employer identification number; and
- e. If the applicant does not manage the business, the name of the managers or other persons in charge of the business and all information concerning each of them pursuant to subsection (c)(1) above.

(3) *Corporation*. If the applicant is a corporation or other organization, the applicant may be required to provide the following information:

- a. The name of the corporation or business and the state of incorporation;
 - b. A copy of the articles of incorporation or association agreement and bylaws. If the applicant is a foreign corporation, a certificate of authority as required by M.S.A. § 303.06, as it may be amended from time to time, must be attached;
 - c. The applicant's federal tax identification number and state employer identification number;
 - d. The name of the managers or other persons in charge of the business and all information concerning each manager, proprietor or agent pursuant to (c)(1) above; and
 - e. A list of all persons who control or own an interest in excess of five percent in the organization or business or who are officers of the corporation or business and all information concerning the persons pursuant to (c)(1) above. This provision, however, does not apply to a corporation whose stock is publicly traded on a stock exchange and the corporation is applying for a license to be owned and operated by itself.
- (d) *No moveable place of business.* No lower-potency hemp edible retailer moveable place of business or cannabis retail business moveable place of business is allowed and, as a result, no registration will be issued for a moveable place of business.
- (e) *Term.* All registrations issued are valid for one calendar year from the date of issue. The initial registration fee shall include the fee for initial registration and the first annual renewal. Any renewal fee imposed by the local unit of government shall be charged at the time of the second renewal and each subsequent annual renewal thereafter. Businesses renewing their registration must submit a renewal fee at the time of renewal. A ~~medical combination business~~ cannabis macrobusiness operating an adult-use retail location may only be charged a single registration fee, not to exceed the lesser of a single retail registration fee, defined under this section, of the adult-use retail business. The city shall renew an annual registration of a retailer that otherwise meets city code and other criteria set forth herein, at the same time the Office renews the state license. Registration fees will not be prorated.
- (f) *Registration conditions.* Registrants are subject to the performance standards and penalties in this section and other applicable code sections. Violations of any of the applicable provisions of this Section are considered a violation of city code and may result in criminal penalties, administrative fines or the city action on a registration. Additionally, a registration shall not be approved or renewed if the registrant is unable to meet the requirements of this ordinance.
- (g) *Non-transferability.* Other than state approved transfers of ownership required by M.S.A. § 342.12, a registration is non-transferable. All registrations issued under this section are valid only on the premises for which the registration was issued. The transfer of any registration to another location is prohibited. If there is a change in the ownership of the license holder pursuant to M.S.A. § 342.12, the license holder must

notify the city of the change, along with submitting a copy of the newly transferred state issued license so that the city can update the registration.

- (h) *Initial compliance check.* For all new and renewal registrations, the city shall conduct a preliminary compliance check to ensure compliance with this ordinance and to obtain proof of compliance with required criminal history checks on applicant's employees as required by M.S.A. § 342.151.
- (i) *Signage.* Notice of the legal sales age and age verification requirements must be posted at each location where registered products are offered for sale. The required signage, which shall be provided to the applicant by the city, must be posted in a manner that is clearly visible to anyone who is or is considering making a purchase. On-site signs advertising the business must comply with the city's sign code.
- (j) *Certification.* Pursuant to M.S.A. ch. 342, within 30 days of receiving a copy of a state license application from the office or pre-approval certification from the office, the city shall certify, on a form provided by the office, whether a proposed retail business complies with local zoning ordinances, state fire code and building code, and if applicable, local registration requirements. If a renewal and the office has started licensing pursuant to M.S.A. ch. 342, the city shall renew an annual registration of a state-licensed cannabis retail business or lower-potency hemp edible retailer to correspond when the office renews the business' state license. A state-licensed retail business shall apply to renew its registration on a form established by the city. Any renewal retail registration fee imposed by the city shall be charged at the time of the second renewal and each subsequent renewal thereafter. A renewal retail registration fee shall not exceed the limits set forth in state statute, as amended from time to time.
- (k) *Basis for recommendation of denial of license.* Upon notice of application of license or pre-approval certification from the office from the office related to a retail business anticipated herein, any of the following reasons are grounds for recommending denial of licensing to the office or denying registration, except as may otherwise be provided by law:
 - (1) The proposed use does not comply with the zoning ordinance.
 - (2) The proposed use does not comply with health, building, maintenance or other provisions of the city code, fire code or state law.
 - (3) The applicant has failed to pay all of the appropriate fees related to the registration.
 - (4) The applicant is under the age of 21 years.
 - (5) The applicant has made fraudulent statements, misrepresentations, not fully disclosed information or made false statements in the application or investigation for or in the course of the applicant's business.
 - (6) The applicant is prohibited by federal, state or other local law, ordinance or other regulation, from holding such a registration.

- (7) If the applicant is applying for a cannabis retailer business, the applicant is applying for a location in an area that is prohibited for such use by state law or the city zoning code or where the property line is within 1,000 feet of the property lines of a school, or within 500 feet of the property lines of a day care, residential treatment facility, or within 500 feet of a public park where there is an attraction within that park that is regularly used by minors, including playgrounds and athletic fields.
- (8) The applicant's application, if granted, would result in more than the allowable number of cannabis business retailers under city code and specifically in this chapter.

The city shall immediately notify the retailer in writing the grounds for its decision.

(1) *Basis for suspension of registration.* A registration may be suspended if:

- (1) It does not comply with the zoning ordinance.
- (2) It is a cannabis retail business and the location is in an area that is prohibited for such use by state law or the city zoning code or where the property line is within 1,000 feet of the property lines of a school, or within 500 feet of the property lines of a day care, residential treatment facility, or within 500 feet of a public park where there is an attraction within that park that is regularly used by minors, including playgrounds and athletic fields.
- (3) It does not comply with health, building, maintenance or other provisions of the city code, fire code or state law.
- (4) It poses an immediate threat to the health or safety of the public.
- (5) It operates illegally under state law or city code or exceeds the allowable number of retailers, if applicable.
- (6) It sells to customers under the age of 21 years.
- (7) It sells or offers for sale products not complying with labeling or packaging requirements set forth in state law or sells or offers to sell products outside scope of state license.

The city shall immediately notify the retailer in writing the grounds for the suspension.

SECTION 4. City Code of Ordinances, Chapter 6, BUSINESS AND LICENSING, ARTICLE III. – SPECIFIC BUSINESS OPERATIONS, DIVISION 10. – ADULT-USE CANNABIS RETAILERS AND LOWER-POTENCY HEMP EDIBLE RETAILERS, Section 6-380. – Limit on registrations. is hereby amended by adding the following underlined text and deleting the following ~~stricken through~~ text:

Sec. 6-380. - Limit on registrations.

- (a) *Lower-potency hemp edible retailer.* The city has not established a limit on the number of lower-potency hemp edible retailer registrations.
- (b) *On-site intoxication hemp product retailer.* The city has not established a limit on the number of onsite lower-potency hemp edible retailer registrations other than requiring these businesses to have up-to-date on-sale liquor license.
- (c) *Cannabis retailer businesses.* The city has established a limit of four cannabis retail business registrations available at one time. A cannabis retailer operating under a tribal compact or a tribally-issued license or registration ("tribal cannabis retailer") ~~must register~~ is not required to register with the city. The tribal cannabis retailer registration will ~~not~~ count toward the number of available city registrations. Tribal cannabis retailers must comply with any and all regulations on tribal cannabis retail locations set forth in state law or under a tribal compact or a tribally-issued license or registration.
- (d) *First come, first served.* Applications for registration will be processed on a first-come, first-served basis based on the city receiving a complete application and payment of all fees. Applications will be considered complete when all materials in [section 6-378](#) are received by the city and include all required information.

SECTION 5. City Code of Ordinances, Chapter 10, LAND USE AND DEVELOPMENT, ARTICLE I. – IN GENERAL, Section 10-2. – Definitions. is hereby amended by adding the following underlined text and deleting the following ~~stricken through~~ text:

Section 10-2. – Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

...

Cannabis business means any of the following licensed under this M.S.A. ch. 342 and as defined in M.S.A. § 342.01, as amended from time to time:

- (1) Cannabis microbusiness;
- (2) Cannabis mezzobusiness;
- (3) Cannabis cultivator;
- (4) Cannabis manufacturer;
- (5) Cannabis retailer;
- (6) Cannabis wholesaler;
- (7) Cannabis transporter;

- (8) Cannabis testing facility;
- (9) Cannabis event organizer;
- (10) Cannabis delivery service;
- (11) ~~Medical cannabis combination business.~~ Cannabis macrobusiness.

Cannabis retail business means any of the following licensed under M.S.A. § 342.10:

- (1) Cannabis microbusiness;
- (2) Cannabis mezzobusiness;
- (3) Cannabis retailer; and
- (4) ~~Medical cannabis combination business.~~ Cannabis macrobusiness.

Cannabis macrobusiness means an entity licensed by the OCM as a cannabis macrobusiness pursuant to M.S.A. § 342.515, as amended from time to time.

...

Lower-potency hemp edibles means any product that:

- (a)(1) Is intended to be eaten or consumed as a beverage by humans;
- (2) Contains hemp concentrate or an artificially derived cannabinoid, in combination with food ingredients;
- (3) Is not a drug;
- (4) Does not contain a cannabinoid derived from cannabis plants or cannabis flower;
- (5) Is a type of product approved for sale by the office or is substantially similar to a product approved by the office, including but not limited to products that resemble nonalcoholic beverages, candy, and baked goods;

And meets either of the requirements of below (b)(1) or (b)(2):

- (b)(1) A product that:
 - a. ~~Consists of servings that contain no more than five milligrams of delta-9 tetrahydrocannabinol; no more than 25 milligrams of cannabidiol, cannabigerol, cannabinol, or cannabichromene; any other cannabinoid authorized by the office; or any combination of those cannabinoids that does~~

not exceed the identified amounts; is not intended to be consumed as a beverage and consists of servings that contain no more than five milligrams of delta-9 tetrahydrocannabinol; is intended to be consumed as a beverage and contains no more than ten milligrams of delta-9 tetrahydrocannabinol in a single container; is intended to be consumed in any approved manner and consists of servings or a container that contain up to 100 milligrams of cannabidiol, up to 100 milligrams of cannabigerol, up to 100 milligrams of cannabinol, or up to 100 milligrams of cannabichromene, or any combination of cannabidiol, cannabigerol, cannabinol, and cannabichromene as long as the combination or the individual amounts of each cannabinoid does not exceed 400 milligrams; is intended to be consumed in any approved manner and contains no more than the established limit of any other cannabinoid authorized by the office; or is intended to be consumed in any approved manner and contains any combination of those cannabinoids that does not exceed the identified amounts for the applicable product category;

- b. Does not contain more than a combined total of 0.5 milligrams of all other cannabinoids per serving; and
- c. Does not contain an artificially derived cannabinoid other than delta-9 tetrahydrocannabinol, except that a product may include artificially derived cannabinoids created during the process of creating the delta-9 tetrahydrocannabinol that is added to the product, if no artificially derived cannabinoid is added to the ingredient containing delta-9 tetrahydrocannabinol and the ratio of delta-9 tetrahydrocannabinol to all other artificially derived cannabinoids is no less than 20 to one; or

(2) A product that:

- a. Contains hemp concentrate processed or refined without increasing the percentage of targeted cannabinoids or altering the ratio of cannabinoids in the extracts or resins of a hemp plant or hemp plant parts beyond the variability generally recognized for the method used for processing or refining or by an amount needed to reduce the total THC in the hemp concentrate; and
- b. Consists of servings that contain no more than five milligrams of total THC.

...

~~Medical cannabis combination business means an entity licensed by the OCM as a medical cannabis combination business pursuant to M.S.A. § 342.515, as amended from time to time.~~

...

SECTION 6. EFFECTIVE DATE. This Ordinance shall, in accordance with the provisions of Section 2.14 of the Mankato City Charter, become effective thirty (30) days after publication of notice of its adoption.

Passed and adopted this ____ day of ____, 2026

By: _____
Najwa Massad, Mayor

Attest: _____

Rena Kopischke, City Clerk