

Cherry Creek Inc.
1650 Tullamore St, Ste 100
Mankato MN

April 24, 2026

Conditional Use Permit Request

This is a request for a conditional use permit required by City Code Section 10-1498. This code states that if the proposed grading results in moving more than 25 cu yds of fill that deviates from the original grading plan submitted and approved.

Legal Description:

Address: 112 Butler Falls Rd

Lot 3, Block 1, Miller Creek 1st Add., City of Mankato, Blue Earth County, Minnesota

Specific Alteration Required and Reason: This property was developed with the intent to accommodate the construction of walk out basement concept home. However, the owners wish to build a slab on grade patio home instead. Although this is a deviation from the original design of this development, it is not unique, in that there are two homes on this same creek bed already built just the street in the cul-de-sac that are also slab on grade patio homes. As was the case with the other homes that are already built, this type of construction will require more fill than is allowed in the code. We have submitted a grading plan developed by Nate Myhra at Bolten & Menk to Cory Bienfang, City of Mankato Engineer, for his approval. Per his last communication with us, we have met all his concerns about proper drainage and grading requirements. We have attached the following documentation to support this request:

1. Map showing existing topography developed by Madsen Surveying a licensed surveyor in the State of Minnesota
2. Map showing proposed grading plan developed by Nate Myhra of Bolten & Menk showing all alterations that are proposed and water flow indicators showing that all rainfall will remain on the existing property and no tree removal or grading to be done in the bluff area.
3. 3-D renderings of the proposed home and grading as called for in the proposed grading plan. All plantings and retaining walls are conceptual at this point as no specific selections of materials or plants have been made by the owners.