



SITE PLAN AND TRAFFIC ADVISORY REVIEW COMMITTEE
Internal Staff Meeting
Minnesota Valley Room, First Floor, Intergovernmental Center

1. **SITE PLAN ITEMS**

1.

CY22-26

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

2.

CY23-26

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

3.

CY24-26

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

4.

CY25-26

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

5.

CY26-26

Request of Brian Sarff for the vacation of the eastern 120 feet of Ridgewood Street. The subject area is described as the east 120' of Ridgewood Street lying north of Lot 28, Sunset View Addition, and lying south of Lot 97 and Vacated Alley, Oak Knoll, according to the plats on files and record with the Blue Earth County Recorder. (405 Ridgewood Street).

2.

TRAFFIC ITEMS

1.

Adams Street speed limit

2.

Balcerzak Drive stop sign

3.

Muriefield yield sign

Site Plan and Traffic Advisory Review Committee

1. 1.

Meeting Date: 05/12/2026

Title

CY22-26

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

Applicant

The applicant is ISG, on behalf of the property owner, Snell Real Estate, LLC.

Request

The applicant has requested the review of Snell Addition final plat.

Location

The subject properties are addressed at 1900 and 1990 Madison Avenue, and are legally described as Lots 3, 4, and 5, Block 1, Menard Addition; except a portion of Lot 5, Block 1.

Existing Land Use

The property is the location of Snell Motors and the Snell Motors Carwash.

Zoning

The properties are zoned B-3, Highway Commercial District.

Environmentally Sensitive Areas

There are no known environmentally sensitive areas on the site.

Public Utilities

The subject site will continue to be served by public utilities.

Review

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

The applicant is seeking a final plat review for Snell Addition, a 10.23 acre subdivision. The intent of the replat is to amend the existing property lines of the three current parcels to better coincide with the location of current structures. The plat consists of one block that contains two lots: Lot 1, which is 9.15 acres that contains the current dealership building and parking lot areas, and Lot 2, which is 1.07 acres that contains the current car wash structure and associated areas.

Standard city and private utility easements in conformance with Mankato City Code Chapter 10 have been provided where feasible.

A private access agreement has been provided allowing for continued vehicle access from Haefner Drive to the dealership and car wash properties. The intent of this easement is to ensure continuous private access for both

proposed lots if the lots were to ever be sold and operated on a separate basis. The noted easement is 30ft across centered on the proposed property line between lot 1 & lot 2, so that a 15-foot easement is maintained on each side of the property line. The access easement location is not intended to correspond with any physical improvements to the property, as the easement lines up with the existing private driveway surfaces.

Attachments

General Location Map

Aerial

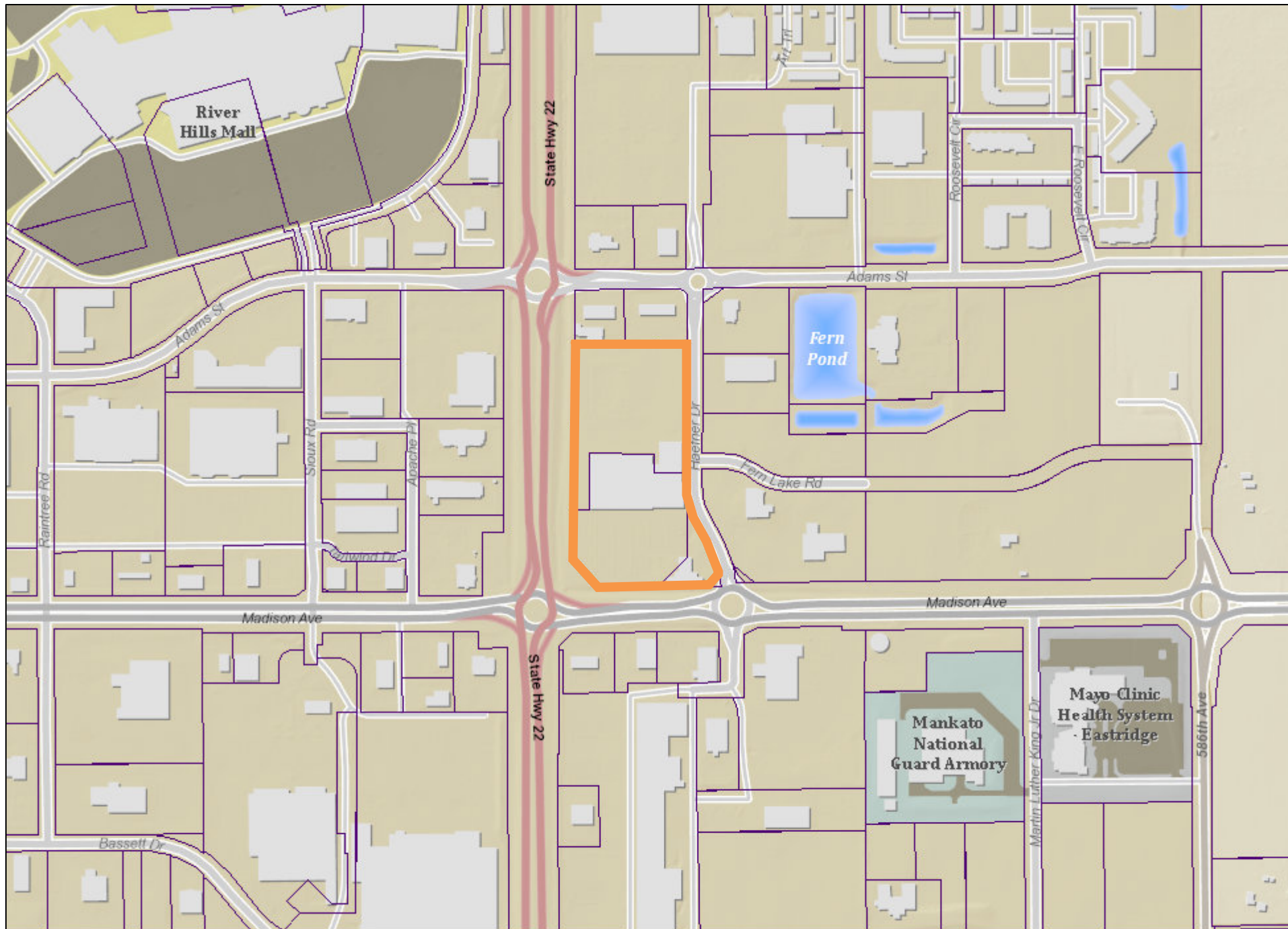
final plat

final plat w/ aerial

Easement Exhibit

Easement agreement

General Location Map

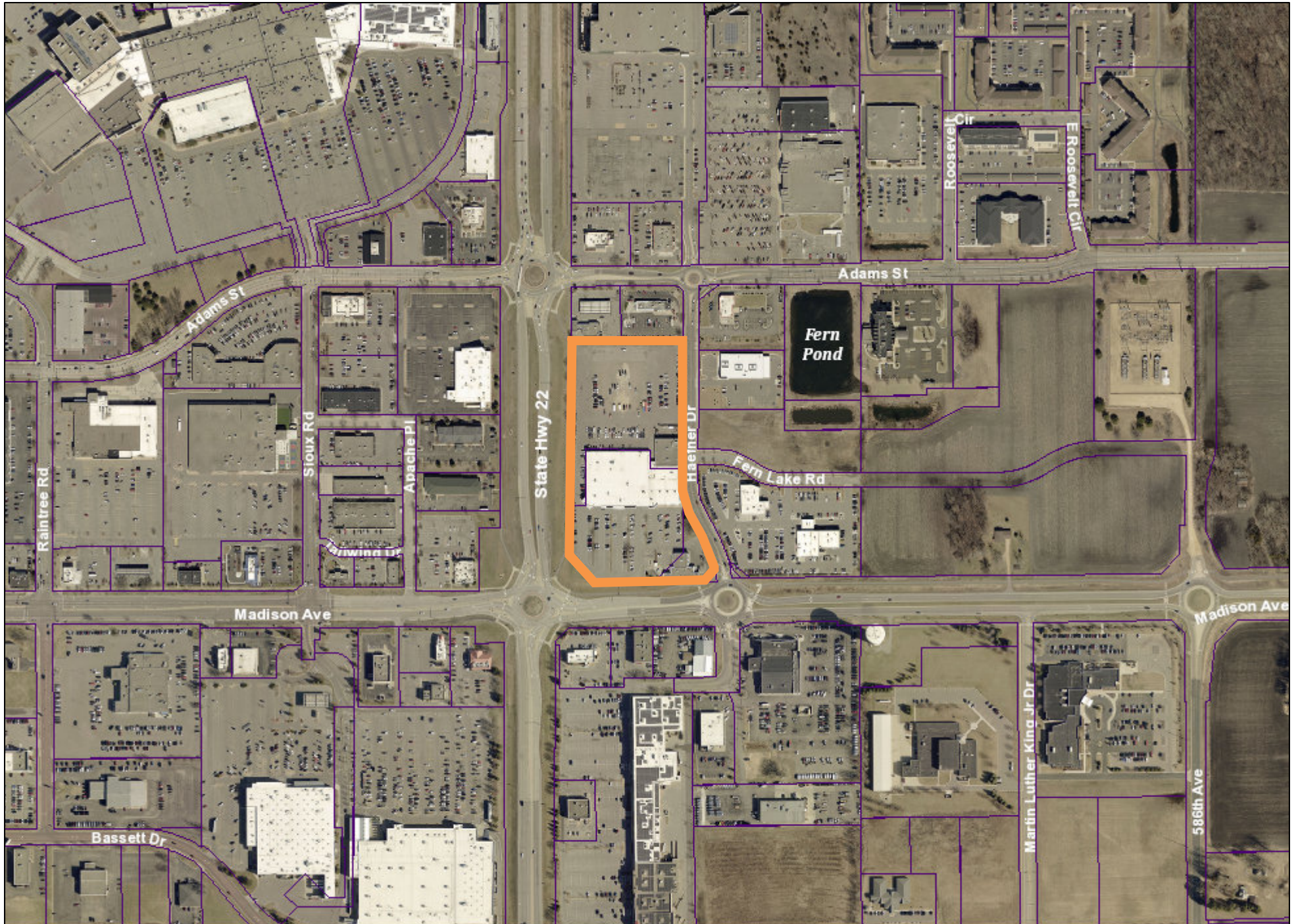


Date: March 2026

Author:

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Aerial Map



Date: March 2026

Author:

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FINAL PLAT FOR REVIEW

SNELL ADDITION

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Snell Real Estate, LLC, a Minnesota limited liability company, owner of the following described property:

Lots Three (3), Four (4) and Five (5), Block One (1), Menard Addition to the City of Mankato, according to the recorded plat thereof, Blue Earth County, Minnesota.

EXCEPT

That part of Lot 5, Block 1, Menard Addition, according to the recorded plat thereof, City of Mankato, Blue Earth County, Minnesota, described as:

Beginning at the Southeast corner of said Lot 5, thence South 80 degrees 26 minutes 30 seconds West along the south line of said Lot 5, a distance of 46.49 feet; thence North 39 degrees 44 minutes 22 seconds East, a distance of 60.17 feet to the easterly line of said Lot 5; thence southerly a distance of 46.53 feet along a nontangential curve to the right having a radius of 140.76 feet, a central angle of 6 degrees 32 minutes 57 seconds and a 46.51 foot chord which bears South 9 degrees 55 minutes 50 seconds East to the point of beginning.

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

In witness whereof said Snell Real Estate, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of ____, 20__.

Signed: Snell Real Estate, LLC

State of _____

County of _____

This instrument was acknowledged before me on ____ day of ____, 20__, by _____ of Snell Real Estate, LLC, a Minnesota limited liability company.

____ (sign)

____ (print)

Notary Public _____

My Commission Expires _____

SURVEYOR'S CERTIFICATE

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

Dated this ____ day of ____, 20__.

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

State of Minnesota
County of Blue Earth

This instrument was acknowledged before me on ____ day of ____, 20__, by Ryan E. Kothhoff, Licensed Land Surveyor.

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

MANKATO PLANNING COMMISSION

Be it known that on this ____ day of ____, 20__, the Planning Commission of the City of Mankato did duly review this plat of **SNELL ADDITION**.

Chair Person _____

Secretary _____

CITY COUNCIL, CITY OF MANKATO, MINNESOTA

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

Mayor _____

Clerk _____

TITLE OPINION

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

Kimberly A. Literovich, Licensed Attorney

BLUE EARTH COUNTY PROPERTY AND ENVIRONMENTAL RESOURCES

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

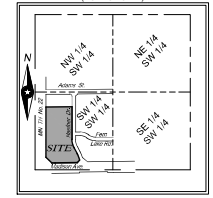
Blue Earth County Property and Environmental Resources Director

COUNTY RECORDER, BLUE EARTH COUNTY, MINNESOTA

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

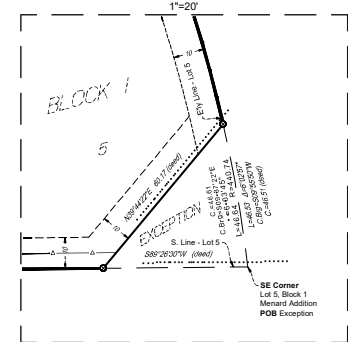
Blue Earth County, County Recorder

VICINITY MAP (NOT TO SCALE)



SW 1/4 SEC. 10, TWP. 108, RGE. 26
Blue Earth County, Minnesota

DETAIL



SCALE IN FEET

Orientation of this hearing system is based upon the plat of Menard Addition.

LEGEND

- Iron Monument Found
- Indicates 1/2" Dia. Iron Monument Set With Plastic Cap Marked By ISG, PLS No. 61565 to be set before time of recording
- Indicates 1/2" Dia. Iron Monument Set With Plastic Cap Marked By ISG, PLS No. 61565
- Indicates Mag Nail Set
- Access Control Line

ISG

Kimberly A. Literovich, Licensed Attorney

- Iron Monument Found
- ⊗ Indicates 1/2" Dia. Iron Monument Set With Plastic Cap Marked By ISG, PLS No. 61565 to be set before time of recording
- Indicates 1/2" Dia. Iron Monument Set With Plastic Cap Marked By ISG, PLS No. 61565
- Indicates Mag Nail Set
- △— Access Control Line

SNELL

HAEFNER
DRIVE

Lot 1
E. Line

Lot 2
E. Line

NE Corner
Lot 2
POB

N00°23'52"W
30.00

N89°36'08"E 206.75

N59°53'19"E 81.61

S59°53'19"W 88.39

S89°36'08"W 214.70

Proposed Access
Easement

N. Line - Lot 2

BLOCK 1

2

ADDITION

MADISON AVENUE

REC HIGHWAY ROW PLAT NO 22

PROPOSED ACCESS EASEMENT:

An easement for access purposes over and across all that part of Lots 1 and 2, Block 1, Snell Addition, according to the recorded plat thereof, City of Mankato, Blue Earth County, Minnesota, described as follows:

Beginning at the northeast corner of said Lot 2; thence South 27 degrees 51 minutes 56 seconds East (assumed bearing) on the east line of said Lot 2, a distance of 15.01 feet; thence South 59 degrees 53 minutes 19 seconds West, 88.39 feet; thence South 89 degrees 36 minutes 08 seconds West, 214.70 feet; thence North 00 degrees 23 minutes 52 seconds West, 30.00 feet; thence North 89 degrees 36 minutes 08 seconds East, 206.75 feet; thence North 59 degrees 53 minutes 19 seconds East, 81.61 feet to the east line of said Lot 1; thence South 27 degrees 51 minutes 56 seconds East on said east line, 15.01 feet to the point of beginning.

AREA TABLE

Proposed Easement: 8,872 sq. ft.

NOTES:

1. This survey does not purport to show land ownership or all easements or encumbrances that affect the described property.
2. Orientation of this bearing system is based upon the plat of Snell Addition.

ISG

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

Ryan E. Kothoff

DATE 4/3/26 LIC. NO. 81565

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PROJECT

SNELL
MOTORS

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	06-19975
CAD FILE NAME	53975 EASE
DRAWN BY	KH
DESIGNED BY	--
REVIEWED BY	--
ORIGINAL ISSUE DATE	4/3/26
CLIENT PROJECT NO.	-

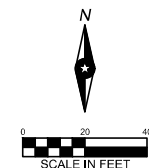
TITLE

SKETCH OF
DESCRIPTION

SHEET

1

OF 1





PROPOSED ACCESS EASEMENT:

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PROJECT

SNELL MOTORS

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	26-19975
CAD FILE NAME	53975 EASE
DRAWN BY	KH
DESIGNED BY	—
REVIEWED BY	—
ORIGINAL ISSUE DATE	4/3/26
CLIENT PROJECT NO.	—

TITLE

SKETCH OF DESCRIPTION

SHEET

1 OF 1

EASEMENT AGREEMENT

This Easement Agreement (the "Agreement") is made and entered into this ____ day of _____, 2026, by Snell Real Estate, L.L.C., a Minnesota Limited Liability Company (the "Company") as both Grantor and Grantee hereunder.

RECITALS

- A. **WHEREAS**, The Company is the owner of certain real property located in the City of Mankato, Blue Earth County, Minnesota, legally described as Lot 1, Block 1, Snell Addition, according to the recorded plat thereof (hereinafter referred to as "Snell 1"); and
- B. **WHEREAS**, The Company is also the owner of certain real property located in the City of Mankato, Blue Earth County, Minnesota, legally described as Lot 2, Block 1, Snell Addition, according to the recorded plat thereof (hereinafter referred to as "Snell 2"); and
- C. **WHEREAS**, The Company, acting as both grantor and grantee under this Easement Agreement, desires to establish mutual easements for access purposes over and across portions of the respective parcels, such that each parcel benefits from access rights across the other, for the beneficial use of both Snell 1 and Snell 2 parcels.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the Company agrees as follows:

1. **Grant of Easement.** The Company, hereby establishes for itself, its successors, and assigns, for their use, and use by their respective agents, employees, tenants, contractors, customers and invitees ("Permittees"), mutual and respective perpetual, non-exclusive easements for access purposes over and across the following described portions of Snell 1 and Snell 2 (the "Easement Area"):

- a. **Legal Description of Easement Area:** All that part of Lot 1 and Lot 2, Block 1, Snell Addition, according to the recorded plat thereof, City of Mankato, Blue Earth County, Minnesota, described as follows:

Beginning at the northeast corner of said Lot 2; thence South 27 degrees 51 minutes 56 seconds East (assumed bearing) on the east line of said Lot 2, a distance of 15.01 feet; thence South 59 degrees 53 minutes 19 seconds West, 88.39 feet; thence South 89 degrees 36 minutes 08 seconds West, 214.70 feet; thence North 00 degrees 23 minutes 52 seconds West, 30.00 feet; thence North 89 degrees 36 minutes 08 seconds East, 206.75 feet; thence North 59 degrees 53 minutes 19 seconds East, 81.61 feet to the east line of said Lot 1; thence South 27 degrees 51 minutes 56 seconds East on said east line, 15.01 feet to the point of beginning.

2. **Purpose of Easement.** The Easement Area shall be used solely for access purposes, including ingress and egress by vehicles, as necessary for the benefit of the Company, its successors, assigns, and permittees.
3. **Easement Area Maintenance and Repair.** All maintenance, repair, improvements, replacements, and snow plowing to or for the Easement Area shall be completed (or arranged to be completed) by the Company, and successor owners of Snell 1. The Company, and successor owners of Snell 1, shall keep and maintain the Easement Area in good operating condition, and in a good state of repair, and in a manner that will ensure the provision of safe access for all Users and emergency vehicles. All maintenance, repair, replacements, and improvements of the Easement Area shall be performed in accordance with the standards set forth in applicable local ordinances, any other applicable statutes and laws, and generally accepted maintenance practices. The maintenance and repair obligations shall include but not be limited to the following:
- (a) Driving Surface. Maintaining the asphalt surface in a smooth and evenly covered condition, including without limitation, replacement of base, resurfacing, and seal coating;
 - (b) Debris and Snow. Periodic removal of all debris, refuse, ice and snow, to the extent necessary to keep the Easement Area in good, clean and safe condition; and
 - (c) Damage or Destruction. If the Easement Area is damaged or destroyed by any cause whatsoever, whether insured or uninsured, the Company, and successor owners of Snell 1, shall repair or restore the Easement Area with all due diligence.
4. **Sharing of Maintenance and Repair Costs.** All costs and expenses incurred by the Company, and successor owners of Snell 1, in performing its duties under Section 2 shall be allocated by the Company, and successor owners of Snell 1, and borne by Snell 1, with Snell 2 contributing its apportioned share.

5. **Non-Interference.** Use of the Easement Area by owner of Snell 1 or owner of Snell 2 shall not unreasonably interfere with use of the Easement Area by the other owner for access purposes.
6. **Binding Effect and Covenants Running with the Land.** This Agreement and the easements granted herein shall run with the land and shall be binding upon and inure to the benefit of the Company and its successors and assigns.
7. **Merger Not Intended.** Common ownership of any part of the subject parcels shall not cause this Agreement to be extinguished by operation of merger.
8. **No Public Dedication.** Nothing in this Agreement shall be deemed to be a gift or dedication of any portion of the Easement Area to the general public, or for any public use or purpose whatsoever. No rights, privileges or immunities of any Party hereto shall inure to the benefit of any third-party person, nor shall any third-party person be deemed to be a beneficiary of any of the provisions contained herein.
9. **Recording.** This Agreement shall be recorded in the Office of the County Recorder for Blue Earth County, Minnesota.
10. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Minnesota.
11. **Severability.** If any term or provision of this Agreement shall, to any extent, be held invalid or unenforceable, the remaining terms and provisions of this Agreement shall not be affected thereby, but each remaining term and provision shall be valid and enforced to the fullest extent permitted by law.
12. **Amendment or Modification.** This Agreement constitutes the entire agreement, any of the rights and easements created hereby may be terminated or amended only by a written instrument and duly executed by the Company its successors, or assigns.
13. **Entire Agreement.** This Agreement constitutes the entire understanding of the Company with respect to the subject matter hereof and supersedes all prior agreements, representations, or understandings, whether written or oral.

[Signature Pages to Follow]

Meeting Date: 05/12/2026

Title

CY23-26

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

Applicant

The applicant is Cherry Creek, Inc., on behalf of the property owner, Scott and Charlie Trautman.

Request

The applicant is seeking a conditional use permit to allow for a modification to the approved subdivision grading plan that will allow the construction of a patio home on a lot that was graded for a walkout basement, requiring fill in excess of 25 cubic yards to be moved into the property.

Location

The subject property is described as Lot 3, Block 1, Miller Creek 1st Addition, Mankato (112 Butler Falls Road).

Existing Land Use

The property is the location of an existing undeveloped residential lot.

Zoning

The property is zoned R-1, One-Family Dwelling District.

Environmentally Sensitive Areas

The site includes environmentally sensitive areas, including slopes/bluffs as well as a wetland, creek/freshwater pond that traverses the western portion of the subject lot. The applicant provided Survey & Site Plan depicts the Bluff Line and 10' bluff setback. Provided plans do not depict the wetland boundary or 16.5' wetland boundary setback.

Public Utilities

Public utilities are available to the subject property from Butler Falls Rd with private connections to the lot. A stormwater main & outlet with riprap is present along the southern property boundary that drains the surface water of the surrounding area into the adjacent creek.

City Code

Mankato City Code Chapter 10, Article II, Division 3, relating to R-1, One-Family Dwelling District standards can be found at this link:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=PTIICOOR_CH10LAUSDE_ARTIIREDI_DIV3OMIDWDI

Mankato City Code Chapter 10, Article X, Division 2, Sec. 10-1499 related to Environmentally sensitive areas - slopes can be found here:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSDE_ARTXSTGEAP_DIV2SPPRAPSPPECOUS_S10-1499ENSEARLO

Mankato City Code Chapter 10, Article XI, Division 3, relating to Conditional Use Permits can be found at this link:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSDE_ARTXIADEN_DIV3COUSPE

Mankato City Code Section 10-1498. relating to Substantial Land Alteration can be found at this link:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=PTIICOOR_CH10LAUSDE_ARTXSTGEAP_DIV2SPPRAPSPPECOUS_S10-1498SULAAL

Review

Cherry Creek, Inc., on behalf of the owner, Scott and Charlie Trautman, is requesting a conditional use permit to allow for a modification to the approved subdivision grading plan that will allow the construction of a patio home on a lot that was graded for a walkout basement, requiring fill in excess of 25 cubic yards to be moved into the property. The subject property is located at 112 Butler Falls Rd and is legally described as Lot 3, Block 1, Miller Creek 1st Addition, Mankato, MN 56001.

Mankato City Code [Section 10-1498](#). (Substantial land alteration) requires that a Conditional Use Permit be obtained where the excavation, grading, and filling of any land would result in the movement of earth and materials in excess of 25 cubic yards and would significantly change the existing ground contour and existing drainage, or cause flooding or erosion.

[Per Section 10-1498, subd b](#), a conditional use permit would not be required for subdivisions or development projects with an approved grading/drainage plan, which would typically apply to the subject property, as Miller Creek 1st Addition has an approved grading & drainage plan on file with the City. But the approved grading & drainage plans on file with the City differs from the proposed scope of work, as the approved plans state that the subject property was designed for a walk-out or look-out structure only. As the applicant proposes to construct a slab-on-grade single-family home, substantial modifications to the ground contour/grading of the lot would be required for the proposed home style. Additionally, these grading alterations would notably alter the drainage condition of the lot and differ from the proposed drainage condition depicted in the approved Miller Creek 1st Addition drainage plan.

Because of these circumstances, the conditional use permit requirement is requested to allow for construction of the proposed single-family dwelling in the manner desired by the applicant.

The subject property is currently a vacant residential lot with a stormwater main with riprap. The applicant intends to develop a single-family dwelling on the subject property and has provided plans with that intent in mind. The applicant provided Site & Grading Plan shows significant alteration to the existing ground contours, which the applicant intends to accomplish by bringing a substantial amount of fill. The proposed grading changes will notably impact the existing site drainage. The proposed drainage (indicated as standalone arrows on the plan), shows that the proposed development will drain the eastern portion of the property to Butler Falls Road, and the central and western portions of the property to the Drainage & Utility Easement areas along the south & west property boundaries.

The proposed concept plan & exterior rendering shows a proposed 2,214.3 Sq. Ft. slab-on-grade single-family home with a 669.8 Sq. Ft. attached garage, front stoop, and elevated rear yard deck. Additionally, a two-tiered retaining wall is shown along the northwest dwelling boundary with steps. This retaining wall is proposed in order to ensure that the proposed site drainage remains on-site and does not impact adjacent residential lots.

Of note, the site includes environmentally sensitive areas, including slopes/bluffs as well as a wetland (a creek/freshwater pond) that traverses the western portion of the subject lot.

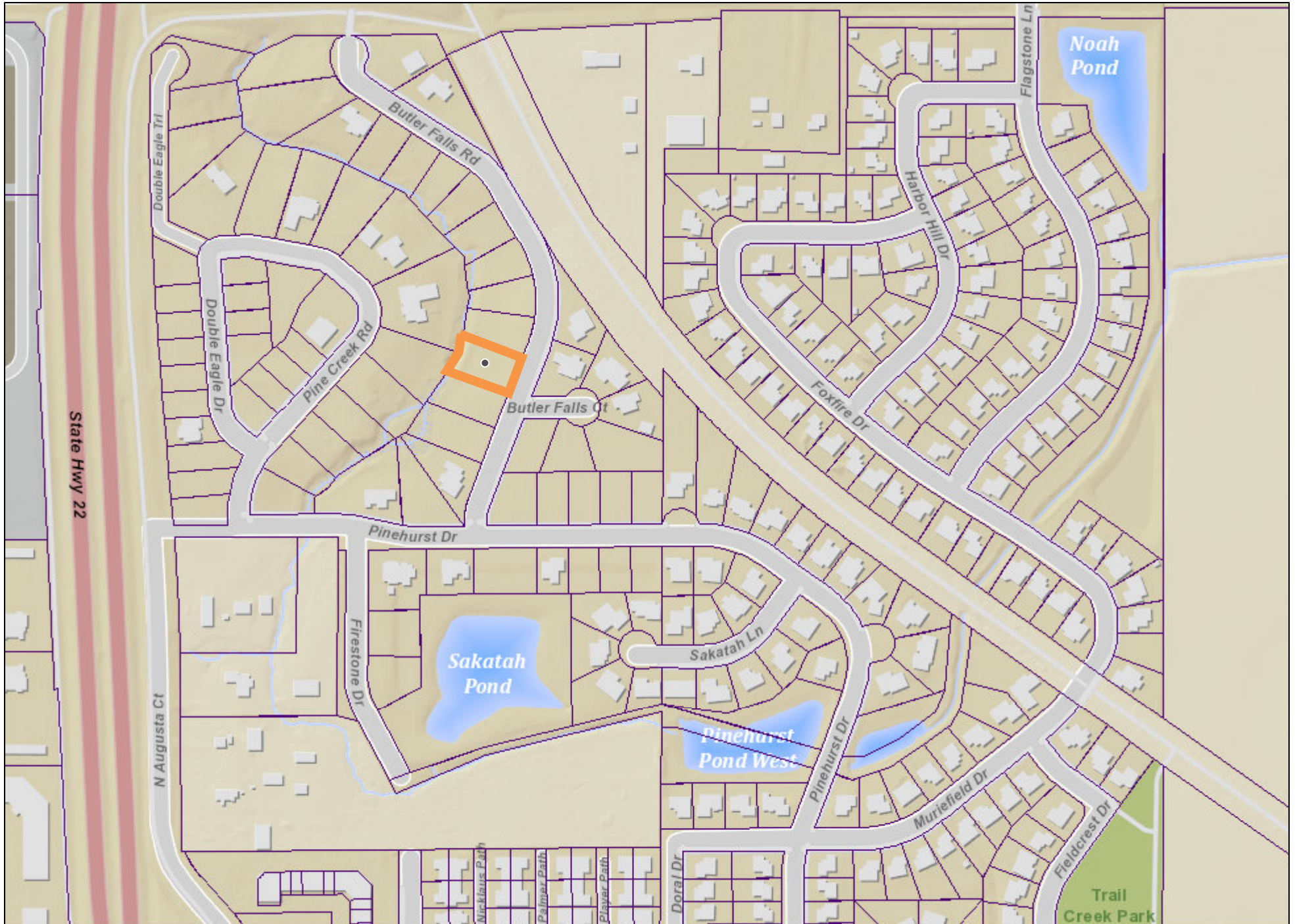
The applicant provided Survey & Site Plan depicts the Bluff Line and 10' bluff setback and shows that the proposed plan conforms with this setback. During construction of proposed site improvements, the bluff shall be physically represented on the subject property to ensure no impacts to the bluff area shall occur as a result of the proposed project. Provided plans do not depict the wetland boundary or 16.5' wetland boundary setback.

The applicant has provided a narrative, stating that they acknowledge that the property was developed to accommodate the construction of walk out basement unit, and that however, the property owners desire to build a slab-on-grade patio home instead. The applicant states that they understand this proposal will require more fill than allowed through building permit approval. The narrative expresses that the grading plan developed by Bolton & Menk shows the proposed 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. The applicant also notes that the content of the exterior rendering, specifically the plantings and retaining walls, are conceptual at this point, as no specific selections of materials or plants have been made by the owners.

Attachments

General Location Map
Aerial
Site Plan & Grading Plan
Survey with Plans
Exterior Rendering
Narrative

General Location Map



Date: May 2026

Author:

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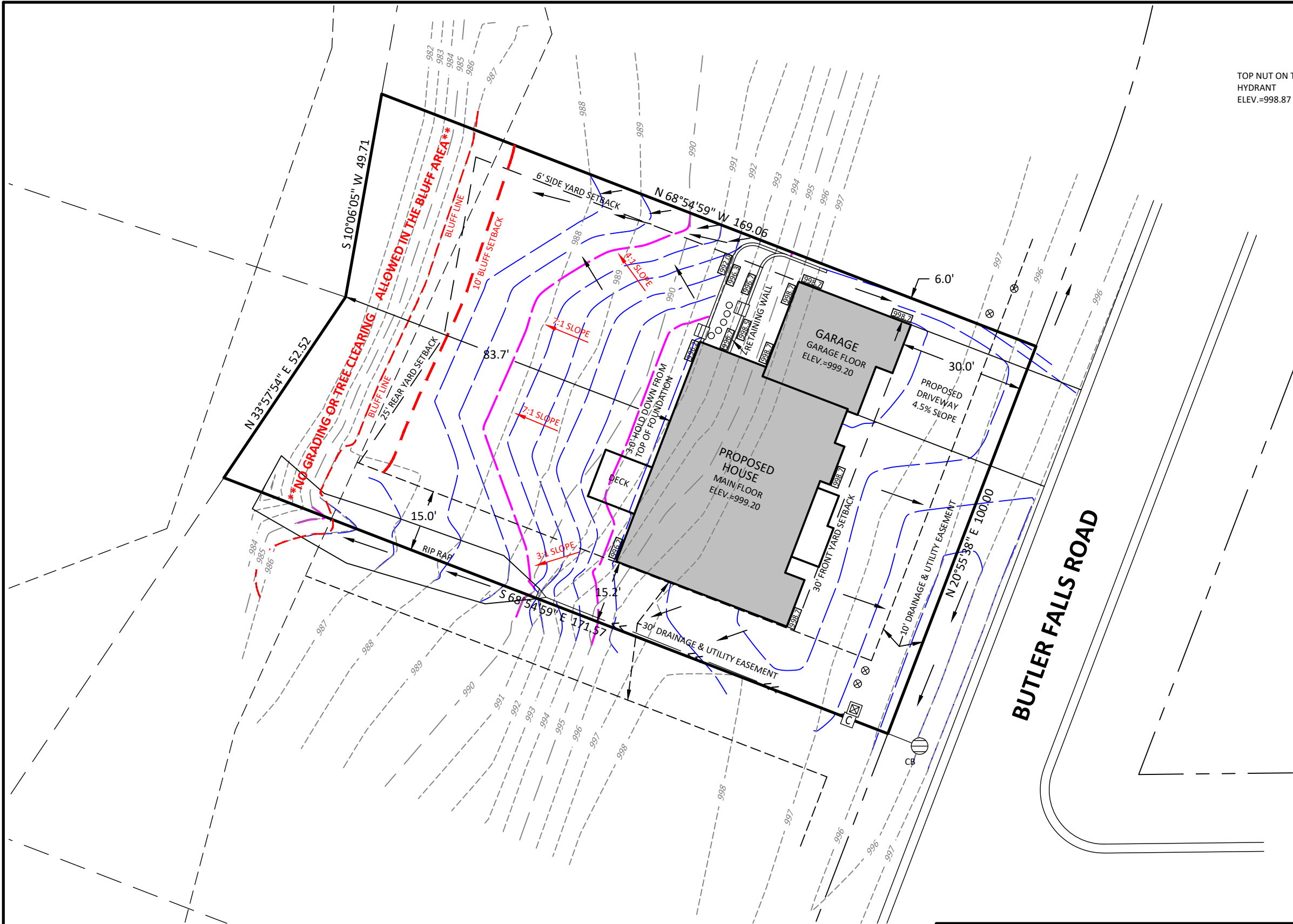
Aerial Map



Date: May 2026

Author:

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02550

SCALE IN FEET

TOP NUT ON THE HYDRANT
ELEV.=998.87

INDICATES DRAINAGE DIRECTION.

INDICATES IRON PIPE MONUMENTS FOUND.

INDICATES FLAGGED NAILS SET AT BUILDING CORNERS AND OFFSETS AS SHOWN.

1000.00 INDICATES PROPOSED SPOT ELEVATION

(PROPOSED GRADES ARE BASED FROM THE WENCK ASSOCIATES APPROVED GRADING PLAN)

NOTES:

- DRIVEWAY SLOPE = 4.5%
- HOUSE ELEVATION DATA:
 - HOUSE TYPE = SLAB ON GRADE
 - LOT TYPE = WALKOUT/LOOKOUT
 - BASEMENT WALL HEIGHT = NA
 - PROPOSED GARAGE FLOOR ELEV. = 999.20
 - PROPOSED TOP OF BLOCK ELEV. = 999.20
 - PROPOSED LOWEST FLOOR ELEV. = 999.20
 - LOWEST FOUNDATION OPENING ELEV. = 999.20

TOPOGRAPHIC SURVEY DATA PROVIDED BY
MADSEN LAND SURVEYING. SURVEY DATA
COLLECTED ON NOVEMBER 21, 2025.

SURVEYOR'S CERTIFICATION

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

Michael M. Eichers
License Number 46564

11/26/2025
Date

REVISED GRADING PLAN April 9, 2026

PROPOSED GRADING PLAN
MANKATO, MINNESOTA



**BOLTON
& MENK**

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

LOT 3, BLOCK 1, MILLER CREEK 1ST ADDITION

112 BUTLER FALLS ROAD

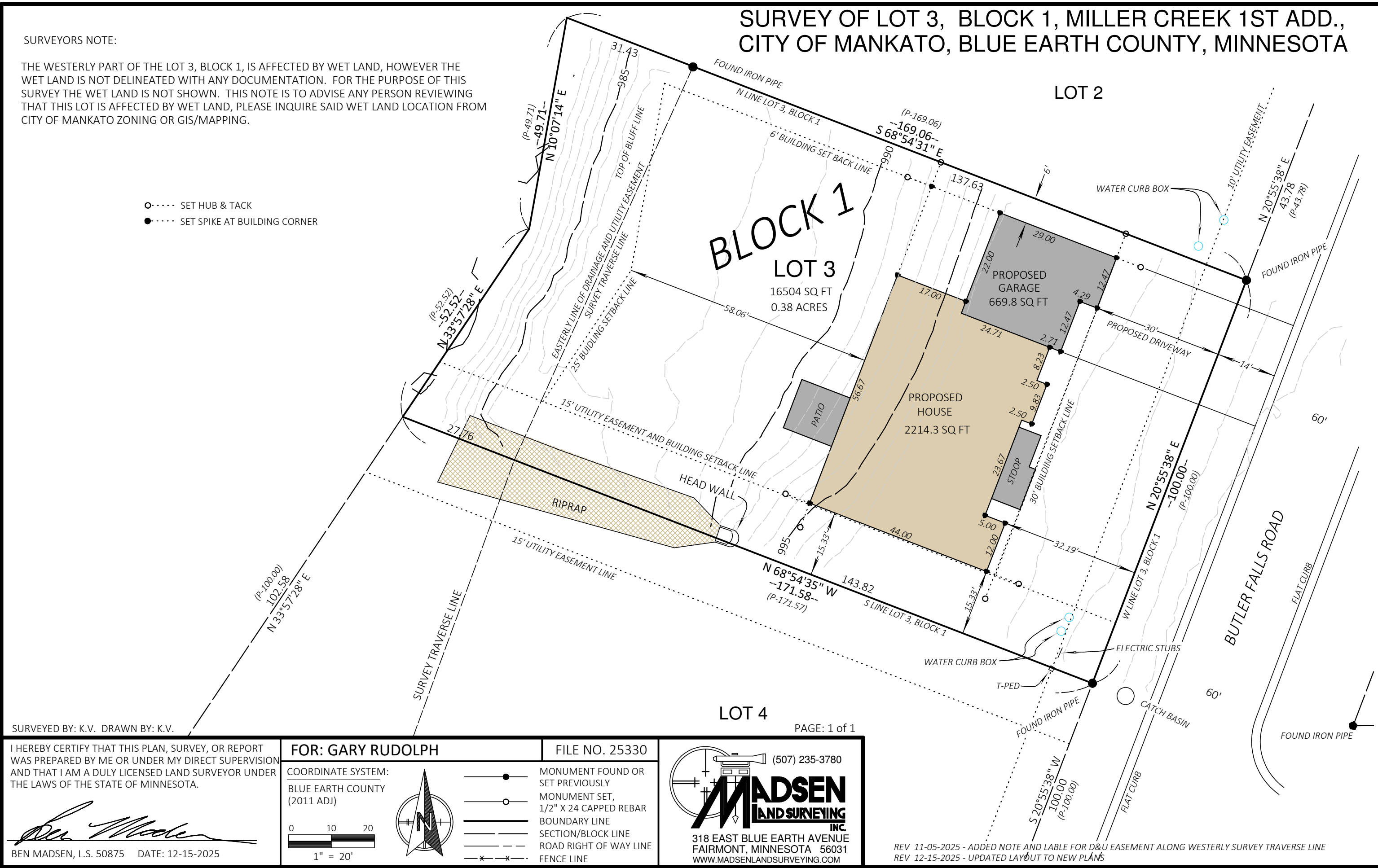
FOR: CHERRY CREEK, INC.

SURVEYORS NOTE:

THE WESTERLY PART OF THE LOT 3, BLOCK 1, IS AFFECTED BY WET LAND, HOWEVER THE WET LAND IS NOT DELINEATED WITH ANY DOCUMENTATION. FOR THE PURPOSE OF THIS SURVEY THE WET LAND IS NOT SHOWN. THIS NOTE IS TO ADVISE ANY PERSON REVIEWING THAT THIS LOT IS AFFECTED BY WET LAND, PLEASE INQUIRE SAID WET LAND LOCATION FROM CITY OF MANKATO ZONING OR GIS/MAPPING.

- SET HUB & TACK
- SET SPIKE AT BUILDING CORNER

SURVEY OF LOT 3, BLOCK 1, MILLER CREEK 1ST ADD.,
CITY OF MANKATO, BLUE EARTH COUNTY, MINNESOTA



SURVEYED BY: K.V. DRAWN BY: K.V.

PAGE: 1 of 1

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

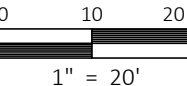
BEN MADSEN

BEN MADSEN, L.S. 50875 DATE: 12-15-2025

FOR: GARY RUDOLPH

FILE NO. 25330

COORDINATE SYSTEM:
BLUE EARTH COUNTY
(2011 ADJ)



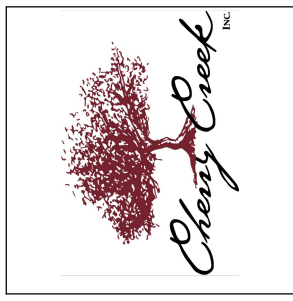
- MONUMENT FOUND OR SET PREVIOUSLY
- MONUMENT SET, 1/2" X 24 CAPPED REBAR
- BOUNDARY LINE
- - - SECTION/BLOCK LINE
- - - ROAD RIGHT OF WAY LINE
- x - x - FENCE LINE

(507) 235-3780

MADSEN
LAND SURVEYING
INC.

318 EAST BLUE EARTH AVENUE
FAIRMONT, MINNESOTA 56031
WWW.MADSENLANDSURVEYING.COM

REV 11-05-2025 - ADDED NOTE AND LABLE FOR D&U EASEMENT ALONG WESTERLY SURVEY TRAVERSE LINE
REV 12-15-2025 - UPDATED LAYOUT TO NEW PLANS



REVISION TABLE		
NUMBER	DATE	DESCRIPTION

SCALE:	1/8" = 1 FT
DRAWN BY:	

Project Site:
112 Butler Falls Rd
Mankato, MN 56001

Charlie & Scott Trautman
112 Butler Falls Rd
Mankato, MN

DRAWINGS PROVIDED BY:
CHERRY CREEK, INC.
1650 TULLAMORE STREET
MANKATO, MN 56001
PHONE: (507) 386-1699

DATE:

4/21/2026

SCALE:

SHEET:

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.

Meeting Date: 05/12/2026

Title

CY24-26

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

Applicant

The applicant is Bolton and Menk, on behalf of the owner, Old Town Riverfront Properties, LLC.

Request

The applicant is seeking the preliminary and final plat review of Eastwood Energy Center No. 7.

The proposed plat creates a one block subdivision with three new lots, where one large lot is presently located. Lot 1 is 8 acres; Lot 2 is 4.40 acres and Lot 3 is 6.0 acres.

Location

The property is currently addressed as 1751 Energy Rd.

Existing Land Use

The land is currently vacant.

Zoning

The property is zoned M-1, Light Industrial District.

Environmentally Sensitive Areas

The Environmentally Sensitive Areas Map indicates that there are no known environmental conditions on the property.

Blue Earth Pond South is located to the east of the subject property.

Public Utilities

City services have been extended to the site via connections to Energy Drive.

City Code

The City Code pertaining to the M-1, Light Industrial District may be viewed at the link below:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=PTIICOOR_CH10LAUSDE_ARTVIIINDI_DIV3LIINDI

Review

The applicant Bolton and Menk, is seeking the preliminary and final plat review of Eastwood Energy Center No. 7. Previously created by an registered land survey.

The proposed plat creates a one block subdivision with three new lots, where one large lot is presently located. Lot 1 is 8 acres; Lot 2 is 4.40 acres and Lot 3 is 6.0 acres.

The developer wishes to create a three lot plat to create new building sites for two identified future tenants.

Stormwater will need to be handled on site for each building constructed.

Attachments

General Location Map

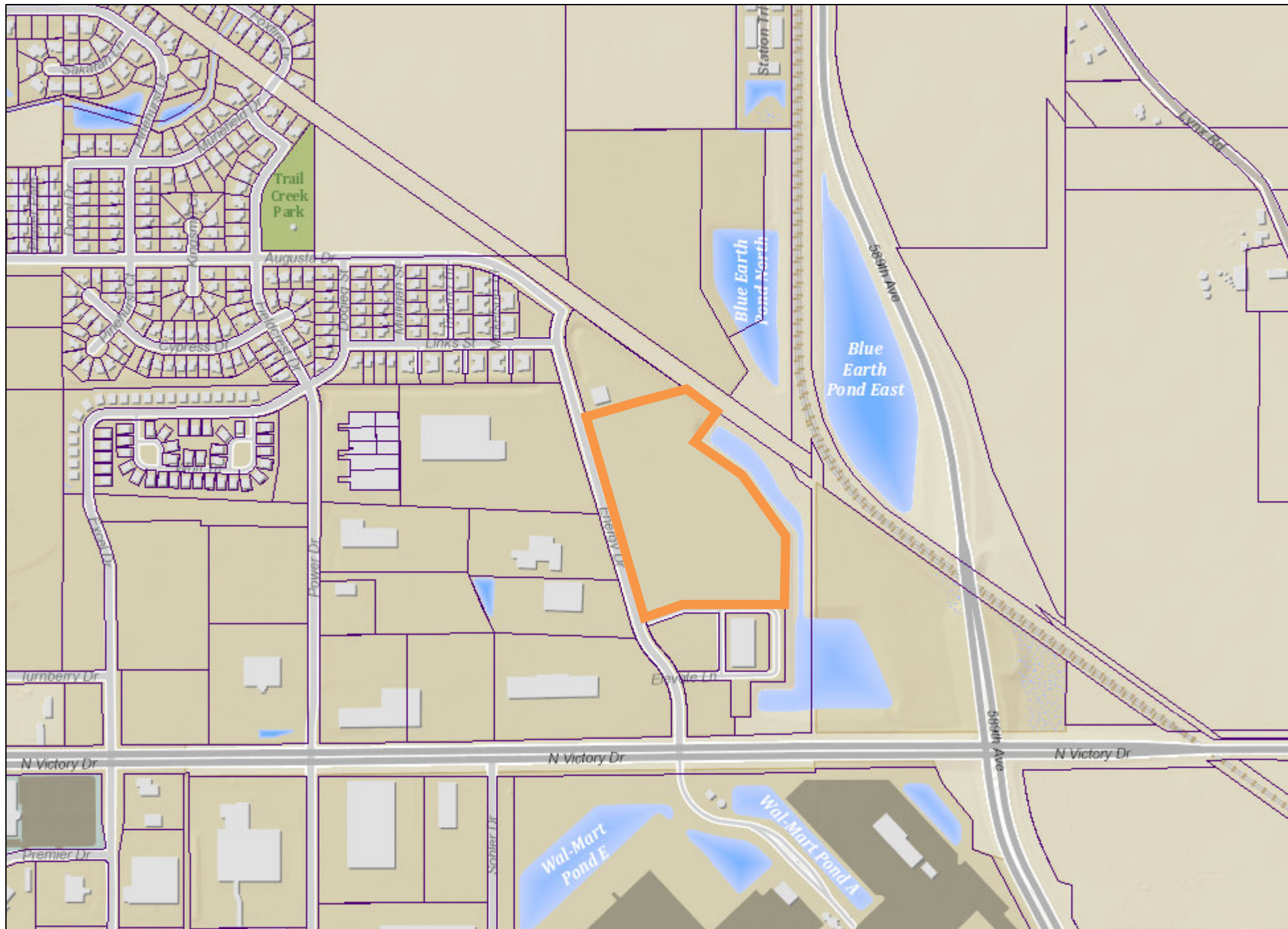
Aerial Map

Preliminary Plat

Final Plat

Concept Plan

General Location Map



Date: May 2026

Author:

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

Aerial Map

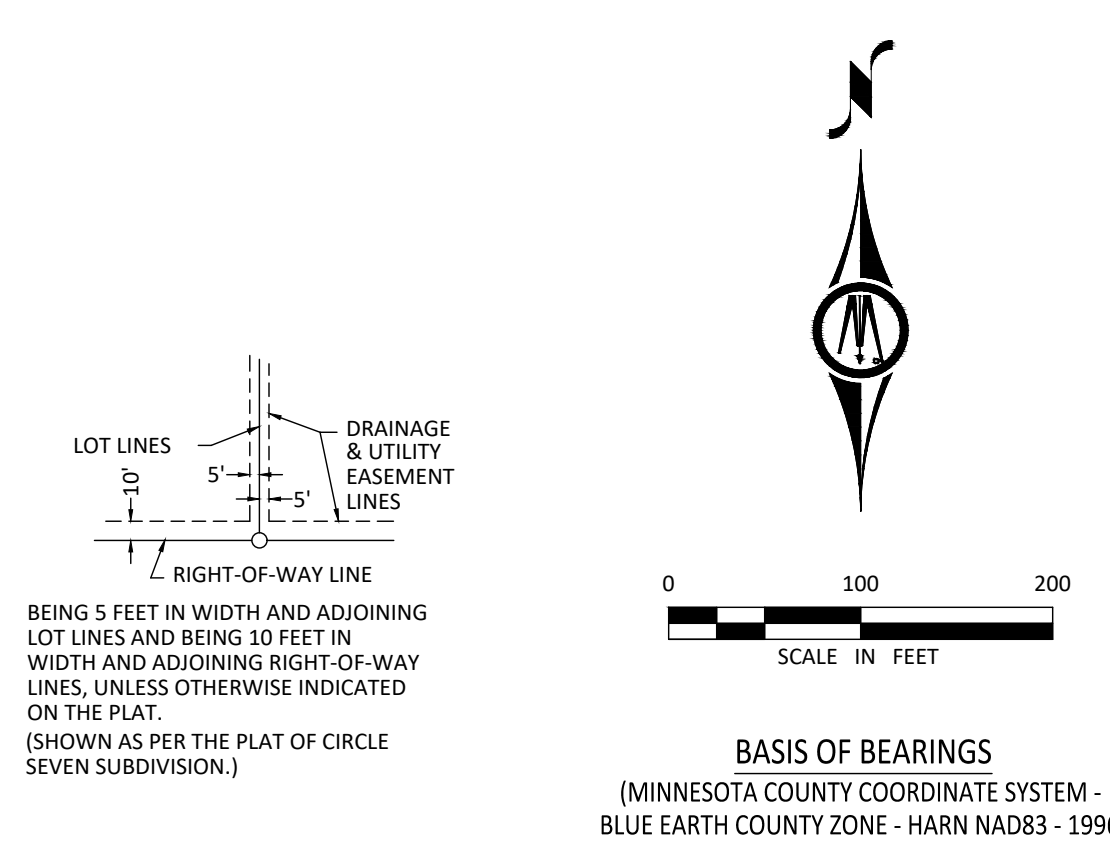


Date: May 2026

Author:

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





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

ZONING:
Subject property - M-1, Light Industrial District

SETBACKS:

Front	
Main and Accessory Building	30 feet
Parking or Storage Areas	15 feet

Side		
Main and Accessory Buildings	15 feet	
Parking or Storage Areas		6 feet

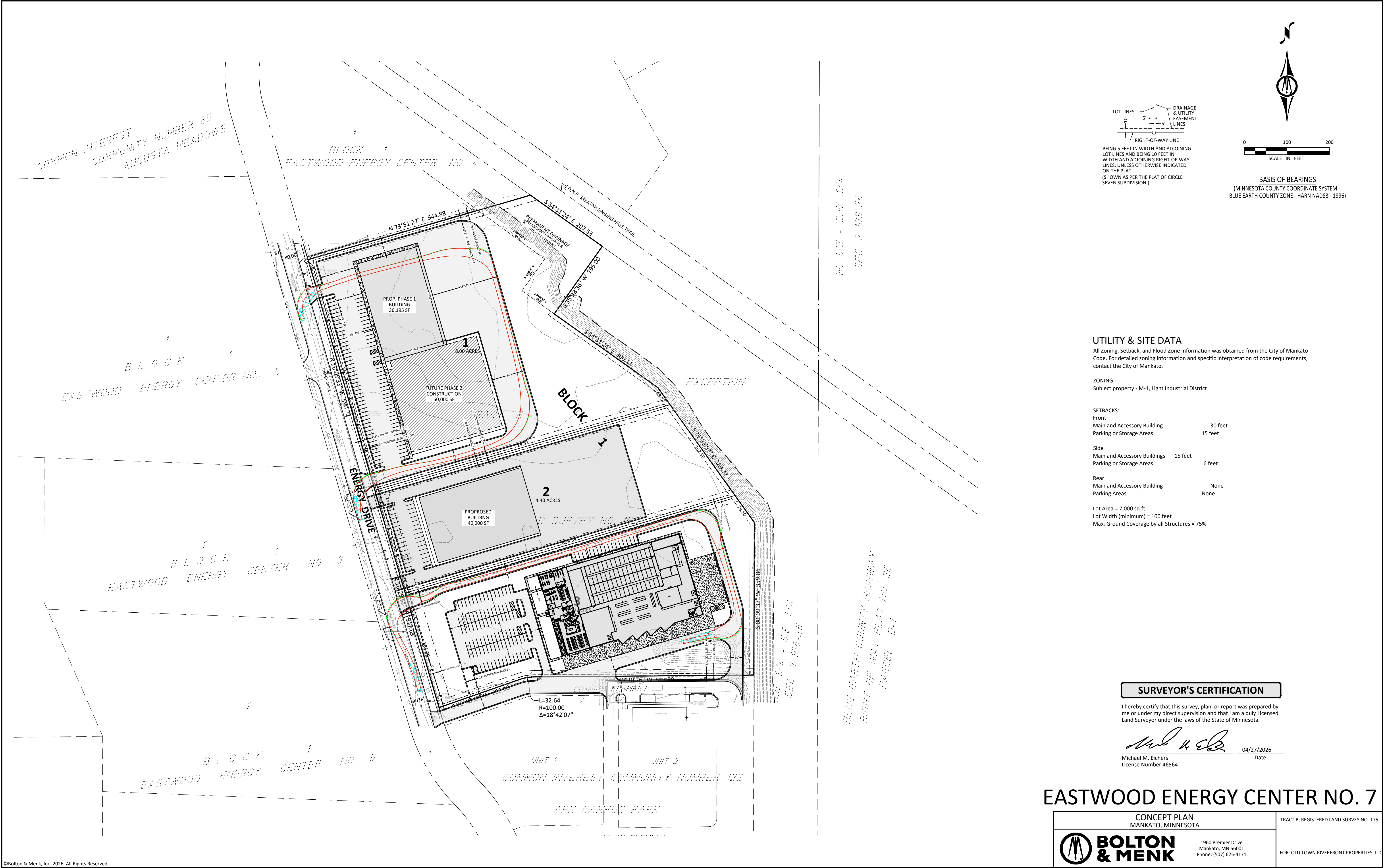
Rear	
Main and Accessory Building	None
Parking Areas	None

Lot Area = 7,000 sq.ft.
Lot Width (minimum) = 100 feet
Max. Ground Coverage by all Structures = 75%

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

Mark H. E. B.

PRELIMINARY PLAT MANKATO, MINNESOTA		TRACT B, REGISTERED LAND SURVEY NO. 175
 BOLTON & MENK	1960 Premier Drive Mankato, MN 56001 Phone: (507) 625-4171	FOR: OLD TOWN RIVERFRONT PROPERTIES, LLC



UTILITY & SITE DATA

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

ZONING:
Subject property - M-1, Light Industrial District

SETBACKS:
Front
Main and Accessory Building 30 feet
Parking or Storage Areas 15 feet

Side
Main and Accessory Buildings 15 feet
Parking or Storage Areas 6 feet

Rear
Main and Accessory Building None
Parking Areas None

Lot Area = 7,000 sq.ft.
Lot Width (minimum) = 100 feet
Max. Ground Coverage by all Structures = 75%

SURVEYOR'S CERTIFICATION

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

Michael M. Eichers
Michael M. Eichers
License Number 46564

04/27/2026
Date

EASTWOOD ENERGY CENTER NO. 7

CONCEPT PLAN MANKATO, MINNESOTA		TRACT B, REGISTERED LAND SURVEY NO. 175
	BOLTON & MENK	
	1960 Premier Drive Mankato, MN 56001 Phone: (507) 625-4171	
		FOR: OLD TOWN RIVERFRONT PROPERTIES, LLC

Meeting Date: 05/12/2026

Title

CY25-26

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

Applicant

The applicant is Brad Bass on behalf of Bridgewater Group, Inc., with permission of the property owner, Tom Yenish.

Request

The applicant is seeking a conditional use permit to allow the repurposing of the Motel 6 structure into an assisted living/affordable housing with services facility serving elderly and disabled adults in the B-3, Highway Business District, and a certificate of design compliance to allow exterior modifications in the Highway Gateway Overlay District.

Location

The subject property is located at 1731 Premier Drive and is legally described as Lot 4, Block 1, Venstar Subdivision, Mankato, MN 56001.

Existing Land Use

The property is currently in operation as a 66-unit "Motel 6" hotel.

Zoning

The property is zoned B-3, Highway Business District.

Environmentally Sensitive Areas

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

Public Utilities

The property is currently served by public utilities.

Review

The applicant is seeking a Conditional Use Permit to allow an Assisted Living Facility in the B-3, Highway Commercial, zoning district, and a Certificate of Design Compliance for exterior façade changes in the Highway Gateway Overlay District.

The applicant is proposing to utilize the current three-story Motel 6 hotel building located at 1731 Premier Drive to provide affordable residential housing with assisted living services on the property. The proposed business is identified as "Bridgewater", which provides assisted living care and similar services within Blue Earth County.

Motel 6's current 66 hotel room units will be modified into approximately 60 affordable housing units to serve disabled adults and the elderly. In order to modify the existing hotel, interior changes to the facility will include the addition of a licensed commercial kitchen and dining facilities to provide meals and eating spaces for residents. The provided narrative explains that the suites within the building offer a larger living area for residents not found in traditional congregate housing settings, that suites range in size, and that they can be easily adapted to provide for changes needed whilst aging in place.

The applicant attests that the physical condition of the property is exceptional, as a less than 10-year-old building. They state, due to this exceptional condition, reuse of the hotel into an assisted living facility would be compatible and highly cost-efficient. The applicant intends to broadly maintain the existing mechanical equipment, air exchange units, elevator, fire alarms and automated sprinkler systems as well as the flooring, interior paint, fixtures, and furnishings. The applicant explained that they traditionally provide furniture and bedding for their tenants, and that the condition of the existing furnishings would align well with this practice.

The applicant has indicated that the facility will be a "Congregate Care Facility" / "Assisted Living Facility". Mankato City Code [Section 10-2](#) defines "Congregate Housing" as: *"a residential facility for four or more elderly persons (aged 60 years or older) within which are provided living and sleeping facilities, meal preparation, laundry services, and room cleaning. Such facilities may also provide other services, such as transportation for routine social and medical appointments, and counseling. The term "congregate housing" may also be referred to as an assisted living facility"*, which appears to apply to the proposed reuse of the subject property.

The facility will provide board and lodge, nursing, and activities of daily living within a smoke-free facility. The applicant attests that they intend to provide the following list of services at the proposed assisted living facility: (EW) Elderly Waiver, (CADI) Community Access for Disability Inclusion Waiver, 24-hour care givers, on staff nursing services, 24-hour on call nursing services, pendant call light system, 3 meals and 2 snacks per day, and assistance in activities of daily living (ADL's), Including but not limited to:

- Dressing, Bathing, Grooming, Toileting, Walking, Transfers, and Mobility Assistance
- Medication Management
- Diabetic Care- Insulin Assistance and Glucose Monitoring
- Basic wound care, CPAP/BIPAP Assistance
- Weight and Vital Checks
- Safety and Wellness checks as needed
- Dedicated space for: PT/OT/Speech Therapy
- Daily in house Activities program including Scheduled Community Outings
- Transportation Management
- Laundry & Housekeeping

In order to reuse the existing hotel for Congregate Housing (aka an Assisting Living Facility), the applicant proposes to modify the existing interior spaces to better suit the intended use. On the first/ground floor, the applicant proposes to remodel the shared common spaces and staff spaces. This will involve demoing the existing restrooms, vending area, and two existing hotel suites in order to construct a commercial kitchen and resident dining space. The proposed 1st floor shows 16 resident suites/units, a unisex bathroom, a commercial kitchen with a walk-in freezer & dry storage, an open dining space, large laundry room, office spaces, and a lobby area. Resident suites/units are shown to largely remain in their current state, with a singular small living/sleeping space and a full bathroom. No kitchen space will be provided within the units themselves. Access to the upper floors will continue to be provided with an elevator and two stairwells. The second and third floors are largely similar layouts and will primarily remain as is. The second floor is proposed to contain 24 residential units, as well as a small laundry room and office spaces. The third floor is proposed to comprise of 25 residential suites and a small office space.

Exterior modifications include removal of the current Motel 6 marquee and replacement of the current red color of the building with brown. In addition, the applicant intends to provide a partially enclosed outdoor greenspace on the subject property, which will be designed and built to include privacy fencing, gardens, sitting areas with a gazebo, and picnic tables. A separate outdoor designated smoking area will be provided on site.

The existing property includes a covered front entry / vehicle loading area, perimeter and interior landscaping, a trash enclosure, and a private sidewalk network. The private sidewalk network has an existing connection to the public trail along Highway 22 as well as a private connection to the sidewalk network for the property located to the south (known as "The Paw"). Notably, the proposed site plan appears to show the addition of a sidewalk along the north side of the existing parking lot.

Existing landscaping will remain and continue to provide screening for the parking areas. An existing refuse enclosure is located within the property and existing exterior lighting will be retained. Existing refuse enclosure is constructed of colored rock-faced CMU & EverGrain composite boards mimicking weathered wood.

For the purposes of calculating off-street parking requirements, the proposed use would continue to be defined as "Congregate Housing", which requires one-half space per dwelling unit. With a proposed unit count of 60, only 30 off-street parking stalls would be required. The existing/proposed 78 off-street stalls exceed the minimum parking requirement.

If not existing, bicycle parking achieving Mankato City Code standards will be required. Based on the number of off-street automobile spaces, a minimum of four off-street bicycle parking stalls shall be provided on site.

The existing Motel 6 monument sign located along Premier Drive is intended to be reused by the proposed facility. Sign permits will be required prior to installation, and all signage must comply with Code standards.

The applicant has provided a Narrative. Within this narrative, the applicant states that they currently provide 100% waived services in Blue Earth and Nicollet County. The applicant intends to be licensed through the Minnesota Department of Health as an Assisted Living Facility. They assert that they will only provide permanent housing options and will not provide transitional housing at this property. They also note that all residents and employees must have a background study prior to residency or employment within the organization.

Certificate of Design Compliance:

The subject property is located within the Highway Gateway Overlay District and alterations to the building facades are proposed.

Exterior work will be limited to removal of the current Motel 6 marquee and repainting of the current red portions of the building with a neutral brown color. Existing exterior elevations consist primarily of EIFS, and the applicant does not propose any modifications to the exterior finishes at this time.

Future Building:

The provided site plan includes a proposed 40' x 60' "*future storage and maintenance building*" to be located in the area of the existing truck parking stalls. The applicant has not provided plans for the proposed future building.

Use:

The subject property is located within the B-3, Highway Business District. The current use of the property as a hotel is considered a Permitted Use in the B-3 Zoning District, but the proposed Congregate Housing use is not listed as either a permitted or conditional use in the B-3 Zoning District. The applicant has attested that the proposed use is of the same general character as a multifamily development, as the use is similar in manner to other high density residential developments. In the B-3, such residential uses are considered Conditional Uses, but are subject to specific standards, as outlined in Mankato City Code [Section 10-659](#).

Mankato City Code allows, with a Conditional Use Permit, for "*Other commercial and residential uses determined by the planning agency to be of the same general character as the permitted and conditional uses above and found not to be detrimental to existing uses and to the general public health, safety, and welfare*". The applicant has provided the following statement describing how they believe the proposed Assisted Living Facility is of the same general character as a multifamily use in the B-3 Zoning District: "*The recent building of Multifamily Housings near the subject property has created a residential hub that is growing rapidly. The increased volume of residential activity in and around the property offers a multifamily environment that our residents can thrive from. The area surrounding the parcel are properties with local business' providing*

individual based services. The nearby businesses are focused on personal use and geared towards personal activities such as pet services, personal storage options, shopping, and convenience options such as Kwik Trip. Our residents can directly benefit from the surrounding services offered nearby. Bridgewater will offer a community-based service which will complement the neighborhood for seniors who may need assistance. The property lends itself to provide affordable housing options for individuals needing Assisted Living. Location is close to healthcare, emergency services, transportation services, local shopping and entertainment/restaurants, and multifamily neighborhoods. Location provides good local employment opportunities for health care employees offering both part time and full time (long term care) career opportunities".

Note that, if the proposed Congregate Housing use is to be considered to be of the same general character as multifamily (apartment) uses in the B-3, the City of Mankato may determine that the proposed project be subject to the additional standards outlines in Mankato City Code [Section 10-659](#).

This proposal seeks consideration for a conditional use permit allowed based on the determination that the proposed use is of the same general character as other conditional uses allowed in the B-3 zoning district.

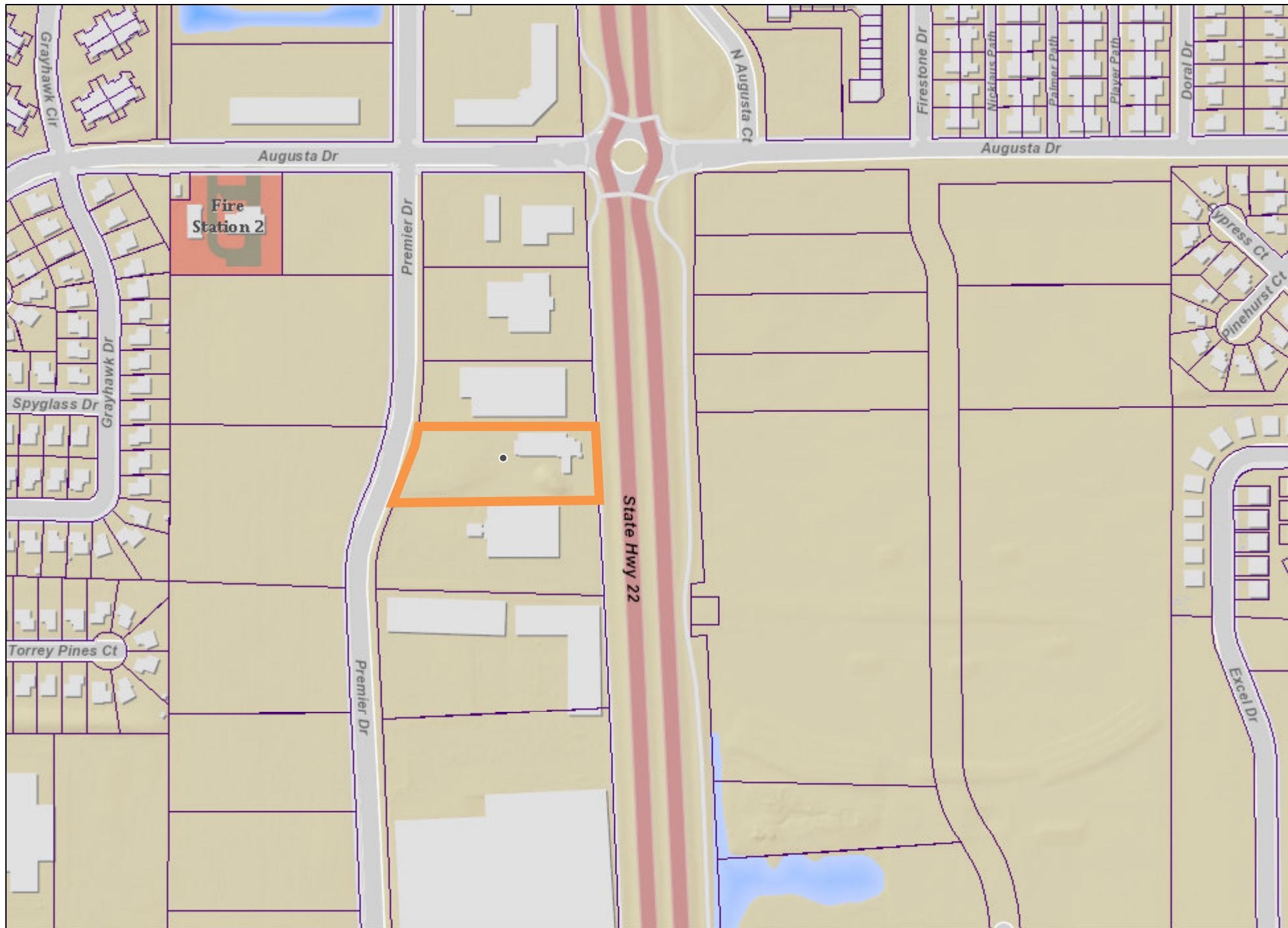
Letters of Support:

The applicant has provided two letters of support for the proposed project from Blue Earth County Staff. These staff include Erika Sletten, Blue Earth County Human Services Supervisor and Lynnsey Standahl, Blue Earth County Adult & Disability Services Supervisor. Both County staff attest that the proposed Assisted Living Facility targeting low income and disabled individuals is greatly needed and that completion of the proposed project would directly benefit the residents of Blue Earth County. In line with these statements, the [City of Mankato 2025 Comprehensive Housing Needs Analysis](#) underpins the testament that the proposed facility supports a specific housing needed within the Greater Mankato Area.

Attachments

General Location Map
Aerial
Site Plan
Floor Plans
Exterior Rendering
Narrative
Letters of Support - BEC

General Location Map



Date: May 2026

Author:

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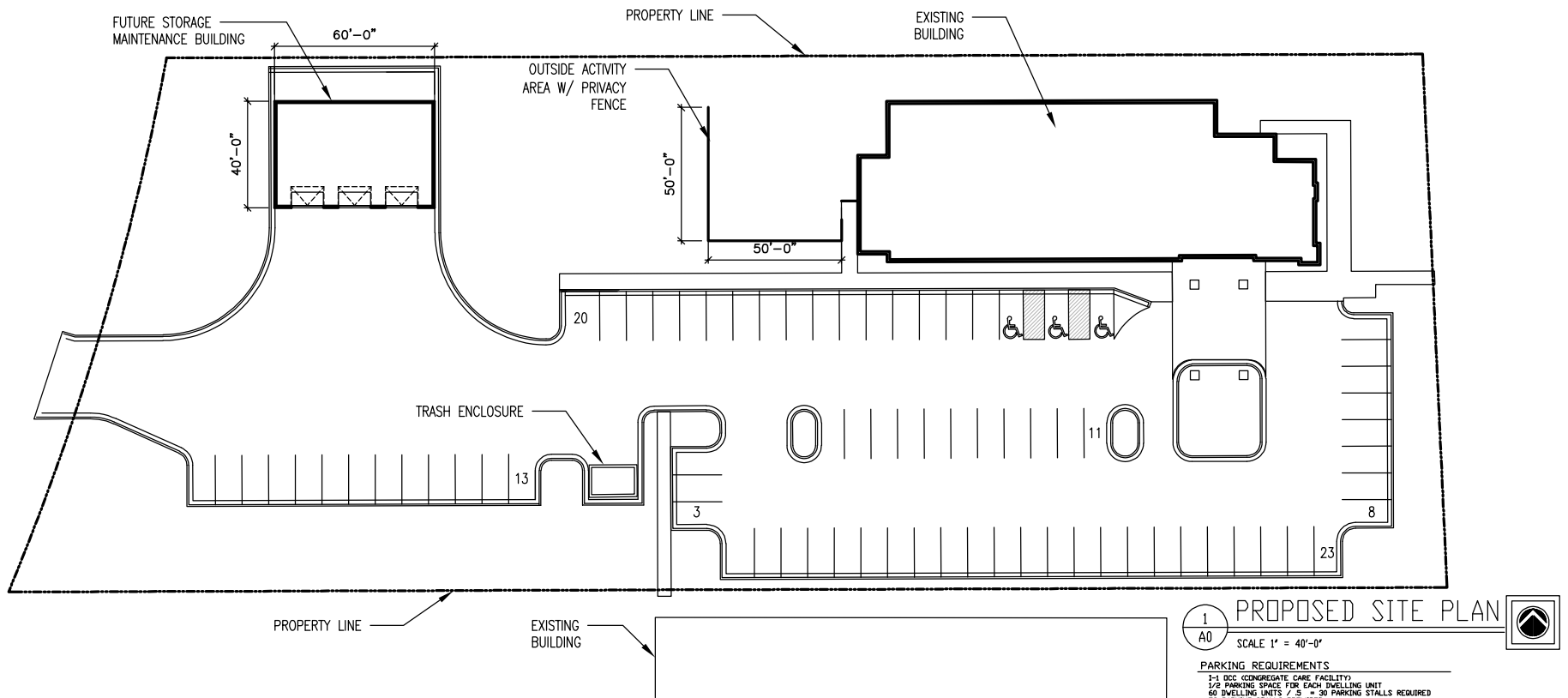
Aerial Map



Date: May 2026

Author:

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DESIGN CONSULTANT

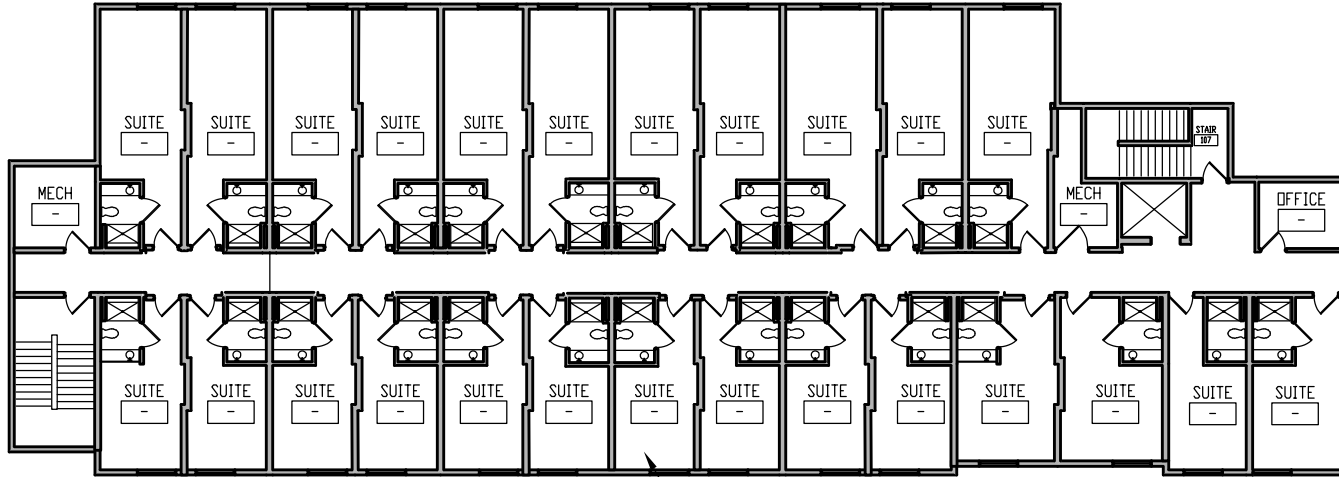
**SITE PLAN
BRIDGEWATER**
 1731 PREMIER DRIVE
 MANKATO, MINNESOTA 56001

DATE

04/28/2026

SHEET NO.

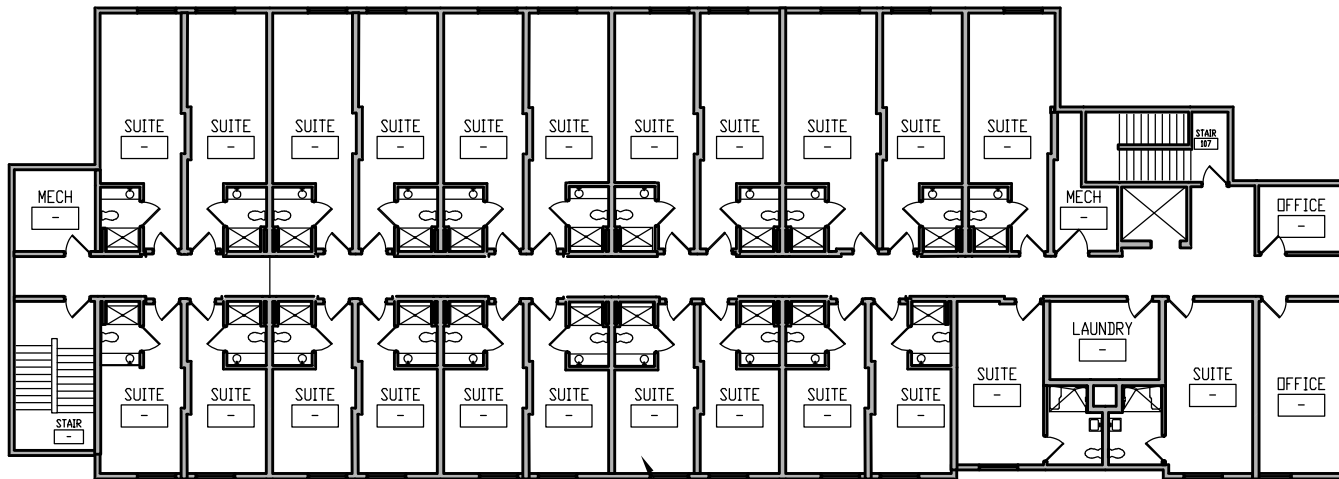
A0



NO CHANGE
TO THIRD FLOOR

2
A2

PROPOSED THIRD FLOOR PLAN - 25 UNITS
SCALE 1/16" = 1'-0"



NO CHANGE
TO SECOND FLOOR

1
A2

PROPOSED SECOND FLOOR PLAN 24 UNITS
SCALE 1/16" = 1'-0"

DESIGN CONSULTANT

INTERIOR ALTERATIONS BRIDGEWATER

1731 PREMIER DRIVE
MANKATO, MINNESOTA 56001

DATE

04/28/2026

SHEET NO.

A2



PAINT EXTERIOR

REMOVE EXISTING
SIGNAGE

DESIGN CONSULTANT

EXTERIOR RENDERING
BRIDGEWATER

1731 PREMIER DRIVE
MANKATO, MINNESOTA 56001

DATE

04/28/2026

SHEET NO.

A3

Bridgewater of Mankato

Bridgewater of Mankato is family owned and operated by Brad and Heather Bass.

Services have included Adult Foster Care, Adult Day Care Services, Dementia care, Ventilator Care, Independent Housing with Services, Assisted Living services and Senior Cooperative Housing developments throughout MN and WI.

Brad and Heather have provided senior services in Blue Earth County for nearly 30 years.

SUMMARY:

We intend on purchasing the Motel 6 located at 1731 Premier Dr Mankato Mn 56001. Our proposal is to expand our current operations in Mankato and repurpose the Motel 6 's current 66 units to approximately 60+ affordable housing units to serve the elderly and disable adults.

Motel 6 is Currently ZONED B-3. We are requesting a conditional use permit to provide affordable residential housing with services and assisted living services on the property. A licensed commercial kitchen and dining center will be added to provide meals, in addition to an outdoor greenspace on the interior of the property. We are also requesting a Certificate of Design Compliance for the exterior color changes to the building. We will be removing the Motel 6 Marquee and color scheme (RED) to a more neutral residential brown to match neighboring structures and developments. We will re-use the existing monument sign to identify Bridgewater.

Bridgewater will provide board & lodge, nursing, and activities of daily living. We currently provide 100% waived services with an increasingly higher demand in Blue Earth and Nicollet County. We will be licensed through the MN Dept. of Health as an Assisted Living Facility. We offer permanent housing options, we do not provide transitional housing. All residents and employees must have a background study prior to residency or employment within our organization.

National Criminal Database check, National Sex Offender Registry, MN BCA (Bureau of Criminal Apprehension), and also a MN State Court check.

Criminal Check w/MN State Court:

SSN Trace

OFAC Watchlist

National Sex Offender Registry (50 State)

National Criminal SuperSearch*

MN BCA Criminal Check

MN State Court (87 county)

Criminal Check w/Evictions and MN State Court:

SSN Trace

OFAC Watchlist

National Sex Offender Registry (50 State)

National Criminal SuperSearch*

MN BCA Criminal Check

MN State Court (87 county)

National Court Evictions

Services Provided:

(EW) Elderly Waiver

(CADI) Community Access for Disability Inclusion Waiver

24 Hour Care givers

On Staff Nursing Services

24 Hour on call nursing services

Pendant call light system

3 meals and 2 snacks per day

Assistance in activities of daily living (ADL's)

Including but not limited to:

Dressing, Bathing, Grooming, Toileting, Walking, Transfers, and Mobility assistance

Medication Management

Diabetic Care- Insulin Assistance and Glucose Monitoring

Basic wound care, CPAP/BIPAP Assistance

Weight and Vital Checks

Safety and Wellness checks as needed

Dedicated space for: PT/OT/Speech Therapy

Daily in house Activities program including Scheduled Community Outings

Transportation Management

Laundry & Housekeeping

Smoke Free Facility

Condition of the Property

The condition of the property is exceptional. The cost per unit to repurpose the existing space vs to build new is 50% less in today's building market. Motel 6 is less than 10 yrs old. It is energy efficient and fully up to code with the highest life safety options – all mechanicals, air exchange units, elevator, fire alarms and automated sprinkler systems are in pristine condition. The interior flooring, paint, fixtures, and furnishings are like new and have been very well maintained. Many elders who we serve do not have good furniture or bedding which we traditionally will provide.

The suites within the building offer a larger living area for residents not found in traditional congregate housing settings. Suites range in sizes and can be easily adaptable to provide for changes needed while aging in place.

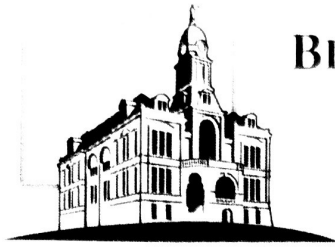
Outdoor greenspace areas will be designed and built to include privacy fencing, gardens, sitting areas with a Gazebo, and picnic tables. Designated smoking areas will be provided.

Why we feel this can meet the B-3 conditional permit use

The recent building of Multifamily Housings near the subject property has created a residential hub that is growing rapidly. The increased volume of residential activity in and around the property offers a multifamily environment that our residents can thrive from.

The area surrounding the parcel are properties with local business' providing individual based services. The nearby business' are focused on personal use and geared towards personal activities such as pet services, personal storage options, shopping, and convenience options such as Kwik Trip. Our residents can directly benefit from the surrounding services offered nearby. Bridgewater will offer a community based service which will complement the neighborhood for seniors who may need assistance.

The property lends itself to provide affordable housing options for individuals needing Assisted living. Location is close to healthcare, emergency services, transportation services, local shopping and entertainment/restaurants, and multifamily neighborhoods. Location provides good local employment opportunities for health care employees offering both part time and full time (long term care) career opportunities.



BLUE EARTH COUNTY

*Effectively and Efficiently
Delivering Essential Services*

www.blueearthcountymn.gov

COMMISSIONERS

District 1 Patty O' Connor
District 2 Vance Stuehrenberg
District 3 Mark Piepho
District 4 Kevin Paap
District 5 Kip Bruender

April 20, 2026

To Whom It May Concern,

I am writing to endorse my full support for Heather & Brad Bass to be approved, to buy a property in Blue Earth County. This property would be converted to an assisted living facility. This project will allow up to 60 units with studio suites, in this community where housing for older adults is greatly needed.

In addition, there is a need for waived services in Blue Earth County and Bridgewater Assisted Living (owned by Heather & Brad Bass) currently provides services to clients in Blue Earth County.

Brad and Heather Bass have provided service services for Blue Earth County since 1997, starting with their adult day center. The Bass' have also provided corporate foster care services and numerous assisted livings options for low income community members.

Please consider approving this conditional use permit as the residents of Blue Earth County need more housing options. The Bass' have been long standing partners in this community, with a particular focus on serving low income residents. This facility is needed to increase the housing problems in the community.

Sincerely,

Erika Sletten

Erika Sletten, LICSW

Blue Earth County Human Services Supervisor

Phone: (507) 304-4331



BLUE EARTH COUNTY

*Effectively and Efficiently
Delivering Essential Services*

www.blueearthcountymn.gov

COMMISSIONERS

District 1 Patty O' Connor
District 2 Vance Stuehrenberg
District 3 Mark Plepho
District 4 Kevin Paap
District 5 Kip Bruender

April 22, 2026

To Whom it May Concern:

This letter is written in support of Bridgewater of Mankato expanding their operations by purchasing property in Mankato. Bridgewater currently provides assisted living services to low income, disabled individuals in Blue Earth County. Assisted living services continue to be vital for individuals we support in Blue Earth County and an increase in need is projected as we see increases in individuals with disabilities needing supported living settings. The number of individuals with disabilities who need supported living settings exceeds the current available settings. Bridgewater has demonstrated their commitment to providing person-centered care for the individuals they support. Blue Earth County has appreciated Bridgewater's ability to provide these important services to our population and to express interest in expanding their services in Mankato.

Sincerely,

Lynnsey Standahl

Blue Earth County

Adult & Disability Services Supervisor

410 S 5th Street

Mankato, MN 56002

507-304-4353

Meeting Date: 05/12/2026

Title

CY26-26

Request of Brian Sarff for the vacation of the eastern 120 feet of Ridgewood Street. The subject area is described as the east 120' of Ridgewood Street lying north of Lot 28, Sunset View Addition, and lying south of Lot 97 and Vacated Alley, Oak Knoll, according to the plats on files and record with the Blue Earth County Recorder. (405 Ridgewood Street).

Applicant

The applicants are Brian Sarff and Mary Kaus.

Request

The request is for the vacation of a portion of the currently platted Ridgewood Street.

Location

The area proposed for vacation is flanked on the north by the property addressed as 111 Dell Avenue and on the south by the property addressed as 405 Ridgewood Street.

Existing Land Use

The property is a platted, unimproved right-of-way. There is a paved accessway for 405 Ridgewood that occupies a segment of the area proposed for vacation.

Zoning

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

Environmentally Sensitive Areas

There are both bluffs and woodlands located in the proposed vacation area.

Public Utilities

There is a public water line located in the proposed vacation area.

Review

Brian Sarff and Mary Kaus have petitioned for the vacation of the eastern 120 feet of Ridgewood Street.

The subject area is legally described as the east 120' of Ridgewood Street lying north of Lot 28, Sunset View Addition, and lying south of Lot 97 and Vacated Alley, Oak Knoll, according to the plats on files and record with the Blue Earth County Recorder. The vacation area is flanked on the northern by the property addressed as 111 Dell Avenue and on the southern side by the property addressed as 405 Ridgewood Street.

The vacation exhibit presented shows the vacation of the eastern approximately 120 lineal feet of Ridgewood Drive, and area approximately 6,025 square feet. The street area proposed for vacation is a 50' wide right of way, consisting of 33' dedicated on the recorded plat of Oak Knoll subdivision and 17' dedicated on the Sunset View Addition subdivision plat. The current terminus of the proposed vacation area is property owned by the City of Mankato, known as "Rasmussen Woods".

The applicant has sent the vacation request to the utility companies. Of the utility companies responding, the City of Mankato is the only respondent representing utilities in this location. There is an existing watermain located in the proposed vacation area. The City engineer has reviewed the request and indicated that a 20' easement over the line will be sufficient for the water line. The applicant has provided a draft document representing the proposed easement area.

The applicant has provided a document representing that, upon vacation, they will work with the adjacent property owner to have that portion of the vacated street transferred to their ownership. The applicant intends to construct an accessory structure in the general area of the vacation request, but outside of the proposed easement area.

Attachments

General Location Map

Aerial Plan

Vacation Area Map

Utility Company Responses

Transfer Agreement between neighbors

General Location Map



Date: May 2026

Author:

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

Aerial Map

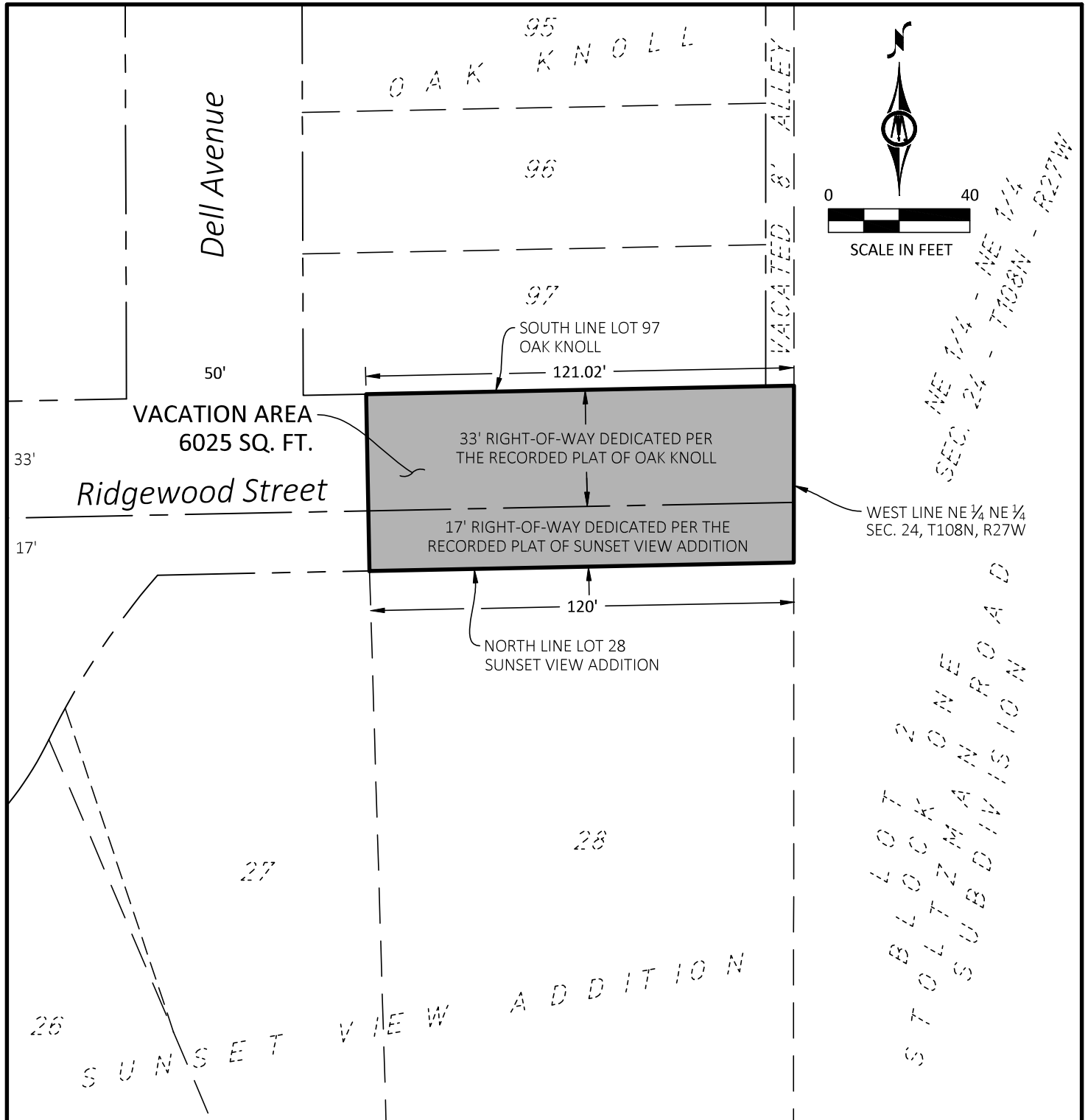


Date: May 2026

Author:

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





VACATION AREA

The East 120' of Ridgewood Street Lying North of Lot 28, Sunset View Addition, and Lying South of Lot 97 and Vacated Alley, Oak Knoll, according to the recorded Plats on file and of record with the Blue Earth County Recorder.

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RIGHT-OF-WAY VACATION CITY OF MANKATO, MN



**BOLTON
& MENK**

1960 Premier Drive
Mankato, MN 56001
Phone: (507) 625-4171

SUNSET VIEW ADDITION, OAK KNOLL

FOR: SARFF, BRIAN & TRICIA

STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001

Community Development
Phone: 507.387.8600
Fax: 507.388.7530
www.mankatomn.gov



Address/Location of Property:

405 Ridgewood Street

The City Council, with the assistance of the City Planning Commission, has the exclusive power to vacate or discontinue public streets, alleys, highways, or any portion thereof in the city, and public utility or access easements, but no such vacation or discontinuance shall be granted or ordered by the Council except upon the verified petition, in writing, of one or more of the owners of real property on that portion of such street, alley, or highway proposed to be vacated, or upon the verified petition of the city's Community Development Director. The petition shall state the reason for the vacation and briefly describe the street, alley, highway, or portion thereof, to be vacated.

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Utility	By	Utilities present within vacation?	Check box if easement needed
Alliance Pipeline	Russ Leedham 4-13-2026	Yes ☐ No ☒	☐
Benco Electric	Tim Braulick 4-6-2026	Yes ☐ No ☒	☐
CenterPoint Energy	Chuck Mayer 4-6-2026	Yes ☐ No ☒	☐
Charter Communication	Brian Oviatt 3-30-2026	Yes ☐ No ☒	☐
Consolidated Communications	Jason Fladland 3-30-2026	Yes ☐ No ☒	☐
Enterprise Products (propane)	D. Nick Nicholson 3-30-2026	Yes ☐ No ☒	☐
Greater MN Gas	David Pinney 4-2-2026	Yes ☐ No ☒	☐
Jaguar Communications	Brad Johnson 4-2-2026	Yes ☐ No ☒	☐
Kinder Morgan Cochin Pipeline	Russ Leedham 4-13-2026	Yes ☐ No ☒	☐
Magellan Pipeline	Heath Biegler 3-30-2026	Yes ☐ No ☒	☐
Mankato Public Works	Cory Bienfang 4-20-2026	Yes ☒ No ☐	☒
Northern Natural Gas	Mitch Kleist 4-6-2026	Yes ☐ No ☒	☐
Sprint	Kevin Person 4-2-2026	Yes ☐ No ☒	☐
Verizon Wireless	Greg Allen 3-30-2026	Yes ☐ No ☒	☐
Xcel Energy	Don Simons 4-2-2026	Yes ☐ No ☒	☐
Zayo	** (see comments below)	Yes ☐ No ☒	☐

Utility Company Comments:

SDN Comm., Tyler Larson 3-30-26

✓

**** Utility did not respond to multiple direct requests for information. A Gopher State One Call inquiry placed on 2-20-2026 (attached) indicated that the unresponsive utilities do not have facilities in the proposed vacation area.**

Brian Sarff

From: Help Desk <helpdesk@gopherstateonecall.org>
Sent: Friday, February 20, 2026 4:47 PM
To: Brian Sarff
Subject: Owner Inquiry
Attachments: Owner Inquiry Request Information.odt

***** WARNING: This email is from outside the company. Proceed with Caution*****

Brain,

Below is the listing of utilities registered with Gopher State One Call for the following locations (within 150 feet of the project street) that you have provided. This information is current as of 02/20/2025. Gopher State One Call is not responsible for additions or deletions to this list made by facility operators after this date. For the most current information, please call Gopher State One Call before doing any digging. NO EXCAVATION MAY BE COMMENCED BASED ON THIS REQUEST.

1. Blue Earth County for the entire road right-of way of Ridgewood St, going east from the intersection of Dell Ave for approximately 170ft, in the City of Mankato.

JAGCOM01	JAGUAR COMMUNICATIONS	OWATONNA	507-219-8081
METROF01	METRO FIBERNET, LLC	EVANSVILLE	507-219-8081
CMNKTO01	CITY OF MANKATO	MANKATO	507-387-8600
SDNLLC01	SOUTH DAKOTA NETWORK LLC - SD	SIOUX FALLS	507-829-7191
MINGAS04	CENTER POINT ENERGY	MINNEAPOLIS	608-223-2014
MNCATV01	CHARTER COMMUNICATIONS	ROSEMOUNT	800-778-9140
MNKCTT01	CONSOLIDATED COMMUNICATIONS I	MANKATO	800-778-9140
CHARTR12	CHARTER COMMUNICATIONS	GREENWOOD VILLAGE	800-811-7981
XCEL02	XCEL ENERGY	ST PAUL	800-848-7558

--
Thank you,

Help Desk
Gopher State One Call
helpdesk@gopherstateonecall.org

Brian Sarff

From: Brian Sarff
Sent: Monday, April 13, 2026 11:08 AM
To: 'Russ Leedham'; Hart.proctor@pembina.com
Subject: RE: [EXT] FW: Alliance Pipeline - 405 Ridgewood Vacation - Mankato

Received – thank you, Russ!



Brian Sarff, PE (MN)
Municipal Project Manager | Principal
Bolton & Menk, Inc.
 (507) 327-2825

From: Russ Leedham <Russ.Leedham@pembina.com>
Sent: Monday, April 13, 2026 11:06 AM
To: Brian Sarff <Brian.Sarff@bolton-menk.com>; Hart.proctor@pembina.com
Subject: Re: [EXT] FW: Alliance Pipeline - 405 Ridgewood Vacation - Mankato

***** WARNING: This email is from outside the company. Proceed with Caution*****

Hi Brian,

Please see attached. No concern from Pembina. If you need the attached signed in any other format, please let me know.

Thanks,

Russ Leedham, RPP MCIP – Land Use Planner
[Pembina Pipeline Corporation](#) | 4000, 585 8th Avenue S.W. Calgary, AB T2P 1G1
Tel: (403) 615-5339 | russ.leedham@pembina.com
Please send development notifications to development@pembina.com

From: Brian Sarff <Brian.Sarff@bolton-menk.com>
Sent: Monday, April 13, 2026 7:44 AM
To: Russ Leedham <Russ.Leedham@pembina.com>; Development <development@pembina.com>;
Hart.proctor@pembina.com <Hart.proctor@pembina.com>
Subject: [EXT] FW: Alliance Pipeline - 405 Ridgewood Vacation - Mankato

THIS MESSAGE IS FROM AN EXTERNAL SENDER OUTSIDE OF THE ORGANIZATION.

Verify the **SENDER** email address. Do not open **ATTACHMENTS** unless expected. Hover over **LINKS** before clicking. Never enter your **USERNAME** or **PASSWORD** unless you are 100% sure it is safe. If unsure, report to IS using the **REPORT PHISH** button.

Good morning.

I am petitioning to vacate a portion of the Ridgewood St ROW in Mankato. Attached is a map of the area to be vacated (shaded in blue).

Would you please review this area, complete the attached form, and return a signed copy to me at your earliest convenience? If you currently have underground facilities in the vacated street area, I'll be happy to work with you to create a permanent easement.

Thank you in advance for reviewing this – looking forward to hearing back. Let me know if you have any questions.



Brian Sarff, PE (MN)

Municipal Project Manager | Principal

Bolton & Menk, Inc.

📞 (507) 327-2825

STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001



Address/Location of Property:

Community Development
Phone: 507.387.8600
Fax: 507.388.7530
www.mankatomn.gov

405 Ridgewood Street

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Utility	By	Utilities present within vacation	Check box if easement needed
Alliance Pipeline	Russ Leedham	Yes___ No_x__	
Benco Electric		Yes___ No___	
CenterPoint Energy		Yes___ No___	
Charter Communication		Yes___ No___	
Consolidated Communications		Yes___ No___	
Enterprise Products (propane)		Yes___ No___	
Greater MN Gas		Yes___ No___	
Metronet		Yes___ No___	
Kinder Morgan Cochin Pipeline	Russ Leedham	Yes___ No_x__	
Magellan Pipeline		Yes___ No___	
Mankato Public Works		Yes___ No___	
Northern Natural Gas		Yes___ No___	
Sprint		Yes___ No___	
Verizon Wireless		Yes___ No___	
Xcel Energy		Yes___ No___	
Zayo Group		Yes___ No___	

Utility Company Comments: _____

Brian Sarff

From: Brian Sarff
Sent: Monday, April 6, 2026 10:10 AM
To: Tim Braulick
Subject: RE: Benco - 405 Ridgewood Vacation - Mankato

Received. Thanks, Tim.



Brian Sarff, PE (MN)
Municipal Project Manager | Principal
Bolton & Menk, Inc.
 (507) 327-2825

From: Tim Braulick <timb@benco.org>
Sent: Monday, April 6, 2026 10:08 AM
To: Brian Sarff <Brian.Sarff@bolton-menk.com>
Subject: RE: Benco - 405 Ridgewood Vacation - Mankato

*** WARNING: This email is from outside the company. Proceed with Caution***

Tim Braulick

Engineering and Operations Manager

20946 549 Ave., PO BOX 8, Mankato, MN 56001
O: 507-387-7963 | **C:** 507-227-7532



From: Brian Sarff <Brian.Sarff@bolton-menk.com>
Sent: Monday, April 6, 2026 9:28 AM
To: Tim Braulick <timb@benco.org>
Subject: RE: Benco - 405 Ridgewood Vacation - Mankato

This email originated from outside of the organization. Do not click links or open attachments unless you are expecting. If in doubt, call a known good contact for the sender and verify.

Good morning, Tim. Just a reminder to send Benco's form back when you get a chance – thank you!



Brian Sarff, PE (MN)
Municipal Project Manager | Principal
Bolton & Menk, Inc.

📞 (507) 327-2825

From: Brian Sarff
Sent: Sunday, March 29, 2026 1:38 PM
To: timb@benco.coop
Subject: Benco - 405 Ridgewood Vacation - Mankato

Good afternoon, Tim.

I am petitioning to vacate a portion of the Ridgewood St ROW in Mankato. Attached is a map of the area to be vacated (shaded in blue).

Would you please review this area, complete the attached form, and return a signed copy to me at your earliest convenience? If you currently have underground facilities in the vacated street area, I'll be happy to work with you to create a permanent easement.

Thank you in advance for reviewing this – looking forward to hearing back. Let me know if you have any questions.



Brian Sarff, PE (MN)
Municipal Project Manager | Principal
Bolton & Menk, Inc.

📞 (507) 327-2825

STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001



Address/Location of Property:

405 Ridgewood Street

Community Development
Phone: 507.387.8600
Fax: 507.388.7530
www.mankatomn.gov

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Utility	By	Utilities present within vacation	Check box if easement needed
Alliance Pipeline		Yes ___ No ___	
Benco Electric	<i>Tr. Benco</i>	Yes ___ No ☒	
CenterPoint Energy		Yes ___ No ___	
Charter Communication		Yes ___ No ___	
Consolidated Communications		Yes ___ No ___	
Enterprise Products (propane)		Yes ___ No ___	
Greater MN Gas		Yes ___ No ___	
Metronet		Yes ___ No ___	
Kinder Morgan Cochin Pipeline		Yes ___ No ___	
Magellan Pipeline		Yes ___ No ___	
Mankato Public Works		Yes ___ No ___	
Northern Natural Gas		Yes ___ No ___	
Sprint		Yes ___ No ___	
Verizon Wireless		Yes ___ No ___	
Xcel Energy		Yes ___ No ___	
Zayo Group		Yes ___ No ___	

Utility Company Comments: _____

Brian Sarff

From: Brian Sarff
Sent: Monday, April 6, 2026 8:55 AM
To: 'Mayers, Charles J'
Cc: Miller, Alec L
Subject: RE: [External Email] CenterPoint Energy - 405 Ridgewood Vacation - Mankato

Received – thank you.



Brian Sarff, PE (MN)
Municipal Project Manager | Principal
Bolton & Menk, Inc.

 (507) 327-2825

From: Mayers, Charles J <charles.mayers@CenterpointEnergy.com>
Sent: Monday, April 6, 2026 8:51 AM
To: Brian Sarff <Brian.Sarff@bolton-menk.com>
Cc: Miller, Alec L <alec.miller@centerpointenergy.com>; Mayers, Charles J <charles.mayers@CenterpointEnergy.com>
Subject: RE: [External Email] CenterPoint Energy - 405 Ridgewood Vacation - Mankato

*** WARNING: This email is from outside the company. Proceed with Caution***

Hi Brian,

CenterPoint Energy has no facilities in the requested vacation area. CenterPoint has no issues or concerns with your vacation.

Have a great safe day, Brian.

Chuck Mayers



Chuck Mayers **SR/WA**
Senior Agent, Right of Way
System Integrity & Operation Support
612-321-5381 w. | 952-334-9180 c.
Charles.mayers@centerpointenergy.com



From: Miller, Alec L <alec.miller@centerpointenergy.com>
Sent: Monday, April 6, 2026 8:13 AM
To: Mayers, Charles J <charles.mayers@CenterPointEnergy.com>
Subject: FW: [External Email] CenterPoint Energy - 405 Ridgewood Vacation - Mankato



Alec Miller
Engineer, Gas
MN Gas Engineering
612.321.4452 w. | 612.322.0233 c.
CenterPointEnergy.com

From: Brian Sarff <Brian.Sarff@bolton-menk.com>
Sent: Friday, April 3, 2026 4:18 PM
To: Miller, Alec L <alec.miller@centerpointenergy.com>
Subject: [External Email] CenterPoint Energy - 405 Ridgewood Vacation - Mankato

Good afternoon, Alec. Reaching out on a personal matter. I tried to get a hold of Charles Mayer a few times per Mankato's instruction, but haven't had luck... Not sure you can help me or not.

I am petitioning to vacate a portion of the Ridgewood St ROW in Mankato. Attached is a map of the area to be vacated (shaded in blue).

Would you please review this area, complete the attached form, and return a signed copy to me at your earliest convenience? If you currently have underground facilities in the vacated street area, I'll be happy to work with you to create a permanent easement.

Thank you in advance for reviewing this – looking forward to hearing back. Let me know if you have any questions.



Brian Sarff, PE (MN)
Municipal Project Manager | Principal
Bolton & Menk, Inc.

📞 [\(507\) 327-2825](tel:(507)327-2825)

STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001



Address/Location of Property:

Community Development
Phone: 507.387.8600
Fax: 507.388.7530
www.mankatomn.gov

405 Ridgewood Street

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Utility	By	Utilities present within vacation	Check box if easement needed
Alliance Pipeline		Yes___ No___	
Benco Electric		Yes___ No___	
CenterPoint Energy		Yes___ No___ 	
Charter Communication		Yes___ No___	
Consolidated Communications		Yes___ No___	
Enterprise Products (propane)		Yes___ No___	
Greater MN Gas		Yes___ No___	
Metronet		Yes___ No___	
Kinder Morgan Cochin Pipeline		Yes___ No___	
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Mankato Public Works		Yes___ No___	
Northern Natural Gas		Yes___ No___	
Sprint		Yes___ No___	
Verizon Wireless		Yes___ No___	
Xcel Energy		Yes___ No___	
Zayo Group		Yes___ No___	

Utility Company Comments: _____

Brian Sarff

From: Brian Sarff
Sent: Tuesday, March 31, 2026 7:44 AM
To: 'Oviatt, Brian C'
Subject: RE: [EXTERNAL] Charter Communications - 405 Ridgewood Vacation - Mankato

Thank you, Brian!



Brian Sarff, PE (MN)
 Municipal Project Manager | Principal
Bolton & Menk, Inc.
 📞 (507) 327-2825

From: Oviatt, Brian C <Brian.oviatt@charter.com>
Sent: Monday, March 30, 2026 2:07 PM
To: Brian Sarff <Brian.Sarff@bolton-menk.com>
Subject: RE: [EXTERNAL] Charter Communications - 405 Ridgewood Vacation - Mankato

***** WARNING: This email is from outside the company. Proceed with Caution*****

Hi Brian,
 Spectrum has no plant in your requested easement vacation.
 Attached is your signed request.
 Thanks,
 -Brian



Brian Oviatt | Construction Coordinator III | M 507.469.0256
 101 Pauley Way | Mankato, MN 56001

From: Brian Sarff <Brian.Sarff@bolton-menk.com>
Sent: Sunday, March 29, 2026 1:40 PM
To: Oviatt, Brian C <Brian.oviatt@charter.com>
Subject: [EXTERNAL] Charter Communications - 405 Ridgewood Vacation - Mankato

CAUTION: The e-mail below is from an external source. Please exercise caution before opening attachments, clicking links, or following guidance.

Good afternoon, Brian.

I am petitioning to vacate a portion of the Ridgewood St ROW in Mankato. Attached is a map of the area to be vacated (shaded in blue).

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Thank you in advance for reviewing this – looking forward to hearing back. Let me know if you have any questions.



Brian Sarff, PE (MN)

Municipal Project Manager | Principal

Bolton & Menk, Inc.

📞 (507) 327-2825

The contents of this e-mail message and any attachments are intended solely for the addressee(s) and may contain confidential and/or legally privileged information. If you are not the intended recipient of this message or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and any attachments. If you are not the intended recipient, you are notified that any use, dissemination, distribution, copying, or storage of this message or any attachment is strictly prohibited.

STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001



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405 Ridgewood Street

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Utility	By	Utilities present within vacation	Check box if easement needed
Alliance Pipeline		Yes ___ No ___	
Benco Electric		Yes ___ No ___	
CenterPoint Energy		Yes ___ No ___	
Charter Communication	<i>[Signature]</i>	Yes ___ No <u>X</u>	
Consolidated Communications		Yes ___ No ___	
Enterprise Products (propane)		Yes ___ No ___	
Greater MN Gas		Yes ___ No ___	
Metronet		Yes ___ No ___	
Kinder Morgan Cochin Pipeline		Yes ___ No ___	
Magellan Pipeline		Yes ___ No ___	
Mankato Public Works		Yes ___ No ___	
Northern Natural Gas		Yes ___ No ___	
Sprint		Yes ___ No ___	
Verizon Wireless		Yes ___ No ___	
Xcel Energy		Yes ___ No ___	
Zayo Group		Yes ___ No ___	

Utility Company Comments: _____

Brian Sarff

From: Brian Sarff
Sent: Tuesday, March 31, 2026 7:43 AM
To: 'Jason Fladland'
Cc: Nick Sorenson
Subject: RE: [EXTERNAL] Consolidated Communications - 405 Ridgewood Vacation - Mankato

Received – thank you, Jason.



Brian Sarff, PE (MN)
Municipal Project Manager | Principal
Bolton & Menk, Inc.

 (507) 327-2825

From: Jason Fladland <jason.fladland@fidium.com>
Sent: Monday, March 30, 2026 3:43 PM
To: Brian Sarff <Brian.Sarff@bolton-menk.com>
Cc: Nick Sorenson <nick.sorenson@fidium.com>
Subject: RE: [EXTERNAL] Consolidated Communications - 405 Ridgewood Vacation - Mankato

***** WARNING: This email is from outside the company. Proceed with Caution*****

Good afternoon Brian –

Please see the attachment for the signed response of the request form.

Thanks

Jason Fladland
Outside Plant Engineer II
jason.fladland@fidium.com
507.386.3597 office
FidiumFiber.com



From: Brian Sarff <Brian.Sarff@bolton-menk.com>

Sent: Sunday, March 29, 2026 1:45 PM

To: Jason Fladland <jason.fladland@fidium.com>

Subject: [EXTERNAL] Consolidated Communications - 405 Ridgewood Vacation - Mankato

[This email comes from outside of your organization. Please be cautious opening or clicking on any attachments or links.]

Good afternoon, Jason.

I am petitioning to vacate a portion of the Ridgewood St ROW in Mankato. Attached is a map of the area to be vacated (shaded in blue).

Would you please review this area, complete the attached form, and return a signed copy to me at your earliest convenience? If you currently have underground facilities in the vacated street area, I'll be happy to work with you to create a permanent easement.

Thank you in advance for reviewing this – looking forward to hearing back. Let me know if you have any questions.



Brian Sarff, PE (MN)

Municipal Project Manager | Principal

Bolton & Menk, Inc.

📞 [\(507\) 327-2825](tel:(507)327-2825)

STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001



Address/Location of Property:

405 Ridgewood Street

Community Development
Phone: 507.387.8600
Fax: 507.388.7530
www.mankatomn.gov

The City Council, with the assistance of the City Planning Commission, has the exclusive power to vacate or discontinue public streets, alleys, highways, or any portion thereof in the city, and public utility or access easements, but no such vacation or discontinuance shall be granted or ordered by the Council except upon the verified petition, in writing, of one or more of the owners of real property on that portion of such street, alley, or highway proposed to be vacated, or upon the verified petition of the city's Community Development Director. The petition shall state the reason for the vacation and briefly describe the street, alley, highway, or portion thereof, to be vacated.

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Utility	By	Utilities present within vacation	Check box if easement needed
Alliance Pipeline		Yes ___ No ___	
Benco Electric		Yes ___ No ___	
CenterPoint Energy		Yes ___ No ___	
Charter Communication		Yes ___ No ___	
Consolidated Communications	<i>Jason F. Fladland</i>	Yes ___ No ☒	
Enterprise Products (propane)		Yes ___ No ___	
Greater MN Gas		Yes ___ No ___	
Metronet		Yes ___ No ___	
Kinder Morgan Cochin Pipeline		Yes ___ No ___	
Magellan Pipeline		Yes ___ No ___	
Mankato Public Works		Yes ___ No ___	
Northern Natural Gas		Yes ___ No ___	
Sprint		Yes ___ No ___	
Verizon Wireless		Yes ___ No ___	
Xcel Energy		Yes ___ No ___	
Zayo Group		Yes ___ No ___	

Utility Company Comments: Jason Fladland --- Outside Plant Engineer II

STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001



Address/Location of Property:

405 Ridgewood Street

Community Development
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Benco Electric		Yes ___ No ___	
CenterPoint Energy		Yes ___ No ___	
Charter Communication		Yes ___ No ___	
Consolidated Communications		Yes ___ No ___	
Enterprise Products (propane)	<i>D Nick Michelson</i>	Yes ___ No <u>X</u>	
Greater MN Gas		Yes ___ No ___	
Metronet		Yes ___ No ___	
Kinder Morgan Cochin Pipeline		Yes ___ No ___	
Magellan Pipeline		Yes ___ No ___	
Mankato Public Works		Yes ___ No ___	
Northern Natural Gas		Yes ___ No ___	
Sprint		Yes ___ No ___	
Verizon Wireless		Yes ___ No ___	
Xcel Energy		Yes ___ No ___	
Zayo Group		Yes ___ No ___	

Utility Company Comments: _____

Enterprise Products is clear of this area

651-295-0960

Brian Sarff

From: Brian Sarff
Sent: Monday, March 30, 2026 8:40 AM
To: Nicholson, Nick
Subject: RE: Enterprise Products - 405 Ridgewood Vacation - Mankato

Received – thanks, Nick!



Brian Sarff, PE (MN)
Municipal Project Manager | Principal
Bolton & Menk, Inc.
 [\(507\) 327-2825](tel:(507)327-2825)

From: Nicholson, Nick <DDNICHOLSON@eprod.com>
Sent: Monday, March 30, 2026 7:14 AM
To: Brian Sarff <Brian.Sarff@bolton-menk.com>
Subject: RE: Enterprise Products - 405 Ridgewood Vacation - Mankato

***** WARNING: This email is from outside the company. Proceed with Caution*****

Brian,

Enterprise Products is clear of this area.

Any questions, please let me know.

Thanks,

D. Nick Nicholson
Pine Bend Area Supervisor
Enterprise Products
10825 Courthouse Blvd. E
Inver Grove Heights, MN 55077
Phone: 651-453-5302
Mobile: 651-295-0960

GOAL ZERO



SHIELD LINK use control key

From: Brian Sarff <Brian.Sarff@bolton-menk.com>
Sent: Sunday, March 29, 2026 1:42 PM
To: Nicholson, Nick <DDNICHOLSON@eprod.com>
Subject: [EXTERNAL] Enterprise Products - 405 Ridgewood Vacation - Mankato

[Use caution with links/attachments]

Good afternoon, Nick.

I am petitioning to vacate a portion of the Ridgewood St ROW in Mankato. Attached is a map of the area to be vacated (shaded in blue).

Would you please review this area, complete the attached form, and return a signed copy to me at your earliest convenience? If you currently have underground facilities in the vacated street area, I'll be happy to work with you to create a permanent easement.

Thank you in advance for reviewing this – looking forward to hearing back. Let me know if you have any questions.



Brian Sarff, PE (MN)
Municipal Project Manager | Principal
Bolton & Menk, Inc.

📞 [\(507\) 327-2825](tel:(507)327-2825)

This message (including any attachments) is confidential and intended for a specific individual and purpose. If you are not the intended recipient, please notify the sender immediately and delete this message.

Brian Sarff

From: Brian Sarff
Sent: Thursday, April 2, 2026 2:45 PM
To: David Pinney
Subject: RE: Greater MN Gas - 405 Ridgewood Vacation - Mankato

Thank you, David!



Brian Sarff, PE (MN)
Municipal Project Manager | Principal
Bolton & Menk, Inc.
 [\(507\) 327-2825](tel:(507)327-2825)

From: David Pinney <dpinney@greatermngas.com>
Sent: Thursday, April 2, 2026 2:42 PM
To: Brian Sarff <Brian.Sarff@bolton-menk.com>
Subject: RE: Greater MN Gas - 405 Ridgewood Vacation - Mankato

***** WARNING: This email is from outside the company. Proceed with Caution*****

Here you are Brian. We do not have facilities within that area, as you expected.

Thank you,

David G Pinney

GIS Mapping/Permitting Specialist
Direct: (507) 209-2114 | Office: (888) 931-3411 | Cell: (507) 380-9718
Greater Minnesota Gas, Inc. | Greater Minnesota Transmission, LLC | Dakota Natural Gas, LLC.
1900 Cardinal Lane, Faribault, MN 55021
Visit our website at www.greatermngas.com | www.dakotanaturalgas.com
Changing Lives With Energy



Know what's below. Call 811 before you dig!

From: Brian Sarff <Brian.Sarff@bolton-menk.com>
Sent: Wednesday, April 1, 2026 2:04 PM
To: David Pinney <dpinney@greatermngas.com>
Subject: Greater MN Gas - 405 Ridgewood Vacation - Mankato

Good afternoon, David.

I am petitioning to vacate a portion of the Ridgewood St ROW in Mankato. Attached is a map of the area to be vacated (shaded in blue).

Would you please review this area, complete the attached form, and return a signed copy to me at your earliest convenience? If you currently have underground facilities in the vacated street area, I'll be happy to work with you to create a permanent easement.

Thank you in advance for reviewing this – looking forward to hearing back. Let me know if you have any questions.



Brian Sarff, PE (MN)

Municipal Project Manager | Principal

Bolton & Menk, Inc.

📞 (507) 327-2825

▪

STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001



Address/Location of Property:

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405 Ridgewood Street

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Utility	By	Utilities present within vacation	Check box if easement needed
Alliance Pipeline		Yes ___ No ___	
Benco Electric		Yes ___ No ___	
CenterPoint Energy		Yes ___ No ___	
Charter Communication		Yes ___ No ___	
Consolidated Communications		Yes ___ No ___	
Enterprise Products (propane)		Yes ___ No ___	
Greater MN Gas	David G. Pinney	Yes ___ No ☒	
Metronet		Yes ___ No ___	
Kinder Morgan Cochin Pipeline		Yes ___ No ___	
Magellan Pipeline		Yes ___ No ___	
Mankato Public Works		Yes ___ No ___	
Northern Natural Gas		Yes ___ No ___	
Sprint		Yes ___ No ___	
Verizon Wireless		Yes ___ No ___	
Xcel Energy		Yes ___ No ___	
Zayo Group		Yes ___ No ___	

Utility Company Comments: _____

Brian Sarff

From: Bradley Johnson <bradley.johnson@metronet.com>
Sent: Thursday, April 2, 2026 7:18 AM
To: Brian Sarff
Subject: RE: Metronet - 405 Ridgewood Vacation - Mankato
Attachments: ROW Vacation - Utility Coordination Metronet.pdf

***** WARNING: This email is from outside the company. Proceed with Caution*****

Thanks

Bradley Johnson
Metronet | Locate Manager
2012 11 Ave NE Austin MN 55912
Office: 507.219.8081
www.MetronetInc.com



From: Brian Sarff <Brian.Sarff@bolton-menk.com>
Sent: Wednesday, April 1, 2026 3:29 PM
To: Bradley Johnson <bradley.johnson@metronet.com>
Subject: FW: Metronet - 405 Ridgewood Vacation - Mankato

WARNING: This mail is from an external source

WARNING: This mail is from an external source

Good afternoon, Brad.

I am petitioning to vacate a portion of the Ridgewood St ROW in Mankato. Attached is a map of the area to be vacated (shaded in blue).

Would you please review this area, complete the attached form, and return a signed copy to me at your earliest convenience? If you currently have underground facilities in the vacated street area, I'll be happy to work with you to create a permanent easement.

Thank you in advance for reviewing this – looking forward to hearing back. Let me know if you have any questions.



Brian Sarff, PE (MN)
Municipal Project Manager | Principal
Bolton & Menk, Inc.
 (507) 327-2825

STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001



Address/Location of Property:

Community Development
Phone: 507.387.8600
Fax: 507.388.7530
www.mankatomn.gov

405 Ridgewood Street

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Alliance Pipeline		Yes___ No___	
Benco Electric		Yes___ No___	
CenterPoint Energy		Yes___ No___	
Charter Communication		Yes___ No___	
Consolidated Communications		Yes___ No___	
Enterprise Products (propane)		Yes___ No___	
Greater MN Gas		Yes___ No___	
Metronet	Brad Johnson Manager	Yes___ No ☒	
Kinder Morgan Cochin Pipeline		Yes___ No___	
Magellan Pipeline		Yes___ No___	
Mankato Public Works		Yes___ No___	
Northern Natural Gas		Yes___ No___	
Sprint		Yes___ No___	
Verizon Wireless		Yes___ No___	
Xcel Energy		Yes___ No___	
Zayo Group		Yes___ No___	

Utility Company Comments: _____

STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001



Address/Location of Property:

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405 Ridgewood Street

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Benco Electric		Yes___ No___	
CenterPoint Energy		Yes___ No___	
Charter Communication		Yes___ No___	
Consolidated Communications		Yes___ No___	
Enterprise Products (propane)		Yes___ No___	
Greater MN Gas		Yes___ No___	
Metronet		Yes___ No___	
Kinder Morgan Cochin Pipeline		Yes___ No___	
Magellan Pipeline	<i>Handwritten Signature</i>	Yes___ No <u>X</u>	
Mankato Public Works		Yes___ No___	
Northern Natural Gas		Yes___ No___	
Sprint		Yes___ No___	
Verizon Wireless		Yes___ No___	
Xcel Energy		Yes___ No___	
Zayo Group		Yes___ No___	

Utility Company Comments: _____

Brian Sarff

From: Brian Sarff
Sent: Monday, March 30, 2026 8:39 AM
To: Biegler, Heath
Subject: RE: (External) Magellan Pipeline - 405 Ridgewood Vacation - Mankato

Received – thanks, Heath!



Brian Sarff, PE (MN)
Municipal Project Manager | Principal
Bolton & Menk, Inc.

📞 [\(507\) 327-2825](tel:(507)327-2825)

From: Biegler, Heath <Heath.Biegler@oneok.com>
Sent: Monday, March 30, 2026 8:34 AM
To: Brian Sarff <Brian.Sarff@bolton-menk.com>
Subject: Re: (External) Magellan Pipeline - 405 Ridgewood Vacation - Mankato

***** WARNING: This email is from outside the company. Proceed with Caution*****

Brian, Magellan is about 3 miles west of this area.

Thanks,



Magellan has merged into a wholly owned subsidiary of ONEOK



Heath Biegler

Coordinator Ops and Maintenance

2728 Patton Road | St. Paul MN 55113

www.oneok.com

Mobile: 612-723-0107

Email: heath.biegler@oneok.com

From: Brian Sarff <Brian.Sarff@bolton-menk.com>
Sent: Sunday, March 29, 2026 1:48 PM
To: Heath.biegler@magellanlp.com <Heath.biegler@magellanlp.com>
Subject: (External) Magellan Pipeline - 405 Ridgewood Vacation - Mankato

Good afternoon, Heath.

I am petitioning to vacate a portion of the Ridgewood St ROW in Mankato. Attached is a map of the area to be vacated (shaded in blue).

Would you please review this area, complete the attached form, and return a signed copy to me at your earliest convenience? If you currently have underground facilities in the vacated street area, I'll be happy to work with you to create a permanent easement.

Thank you in advance for reviewing this – looking forward to hearing back. Let me know if you have any questions.



Brian Sarff, PE (MN)
Municipal Project Manager | Principal
Bolton & Menk, Inc.

📞 (507) 327-2825

Brian Sarff

From: Cory Bienfang
Sent: Monday, April 20, 2026 6:17 AM
To: Brian Sarff
Subject: RE: Mankato Utilities - 405 Ridgewood Vacation - Mankato

Brian,

Received. I confirmed that watermain appears to be the only city-owned utility in the vacation area. I am good with the proposed 20-ft wide easement. I looked at the record drawing and the watermain is shown at a typical 7-8 ft depth. The schedule sounds good on my end but I will send an email to Molly today to confirm the schedule and next steps.

Out of curiosity did you send her a follow up email and have you heard back?



Cory Bienfang, PE (MN)
Municipal Project Manager | Principal
Bolton & Menk, Inc.

📞 (507) 995-2936

From: Brian Sarff <Brian.Sarff@bolton-menk.com>
Sent: Saturday, April 18, 2026 12:58 PM
To: Cory Bienfang <Cory.Bienfang@bolton-menk.com>
Subject: RE: Mankato Utilities - 405 Ridgewood Vacation - Mankato

Cory,

Took this a step further (this can be modified of course). Currently a 20'-wide easement approximately centered on the watermain according to the City's mapping. I'm looking to submit my petition on or before 4/28 to meet the deadline if possible (which would result in ultimate council approval on 7/13/2026).

<https://www.mankatomn.gov/your-government/boards-commissions/planning-commission/planning-commission-and-variance-deadlines>



Brian Sarff, PE (MN)
Municipal Project Manager | Principal
Bolton & Menk, Inc.

📞 (507) 327-2825

From: Brian Sarff
Sent: Friday, April 10, 2026 4:52 PM
To: Cory Bienfang <Cory.Bienfang@bolton-menk.com>
Subject: RE: Mankato Utilities - 405 Ridgewood Vacation - Mankato

Hi, Cory. Just wanted to elevate this to the top of the pile. Let me know if you'd like to discuss further or if I should send to someone else at the City. Thanks – have a great weekend!



Brian Sarff, PE (MN)

Municipal Project Manager | Principal

Bolton & Menk, Inc.

📞 [\(507\) 327-2825](tel:(507)327-2825)

From: Brian Sarff

Sent: Wednesday, April 1, 2026 5:17 PM

To: Cory Bienfang <Cory.Bienfang@bolton-menk.com>

Subject: Mankato Utilities - 405 Ridgewood Vacation - Mankato

Hi, Cory.

As you know, I am petitioning to vacate a portion of the Ridgewood St ROW in Mankato. Attached is a map or the area to be vacated (shaded in blue). Working on utility coordination now. The form didn't have a contact for Mankato, so I thought I'd start with you.

Based on city mapping, I'm only aware of a watermain that might be in the area. Do you know if there are other Mankato-owned utilities in the area to be vacated? Working to determine what the utility easement will need to be (width and location) so I can get sketch and description prepared. Will the City be locating (painting) watermain and other utilities for field measurements, or what do you envision? I assume the City will draft the easement agreement?

Thank you in advance for reviewing this – looking forward to hearing back. Let me know if you have any questions.



Brian Sarff, PE (MN)

Municipal Project Manager | Principal

Bolton & Menk, Inc.

📞 [\(507\) 327-2825](tel:(507)327-2825)

Brian Sarff

From: Brian Sarff
Sent: Monday, April 6, 2026 1:26 PM
To: 'Kleist, Mitchell (Northern Natural Gas)'
Subject: RE: Northern Natural Gas Company - 405 Ridgewood Vacation - Mankato

Received – thank you, Mitch.



Brian Sarff, PE (MN)
Municipal Project Manager | Principal
Bolton & Menk, Inc.
📞 (507) 327-2825

From: Kleist, Mitchell (Northern Natural Gas) <Mitchell.Kleist@nngco.com>
Sent: Monday, April 6, 2026 1:10 PM
To: Brian Sarff <Brian.Sarff@bolton-menk.com>
Subject: RE: Northern Natural Gas Company - 405 Ridgewood Vacation - Mankato

*** WARNING: This email is from outside the company. Proceed with Caution***

Brian-

See attached. NNG will not be impacted by this one.

Thanks,

Mitch Kleist

Northern Natural Gas Company | Sr. ROW Agent

1120 Centre Pointe Dr. STE 400, Mendota Heights, MN 55120

Office: 651-456-1766 | Mobile: 507-340-0081 | email: mitchell.kleist@nngco.com

From: Dallager, Joseph (Northern Natural Gas) <Joseph.Dallager@nngco.com>
Sent: Monday, April 6, 2026 10:07 AM
To: Kleist, Mitchell (Northern Natural Gas) <Mitchell.Kleist@nngco.com>
Subject: Northern Natural Gas Company - 405 Ridgewood Vacation - Mankato

..

Joseph Dallager

Team Leader
Welcome, MN Team
Cell: (507) 226-6846
Desk: (402) 530-2452
Email: Joseph.Dallager@nngco.com



From: Brian Sarff <Brian.Sarff@bolton-menk.com>
Sent: Wednesday, April 1, 2026 1:21 PM
To: Dallager, Joseph (Northern Natural Gas) <Joseph.Dallager@nngco.com>
Subject: [INTERNET] Northern Natural Gas Company - 405 Ridgewood Vacation - Mankato

You don't often get email from brian.sarff@bolton-menk.com. [Learn why this is important](#)

THIS MESSAGE IS FROM AN EXTERNAL SENDER.

Look closely at the **SENDER** address. Do not open **ATTACHMENTS** unless expected. Check for **INDICATORS** of phishing. Hover over **LINKS** before clicking. [Learn to spot a phishing message](#)

Good afternoon, Joseph.

I am petitioning to vacate a portion of the Ridgewood St ROW in Mankato. Attached is a map of the area to be vacated (shaded in blue).

Would you please review this area, complete the attached form, and return a signed copy to me at your earliest convenience? If you currently have underground facilities in the vacated street area, I'll be happy to work with you to create a permanent easement.

Thank you in advance for reviewing this – looking forward to hearing back. Let me know if you have any questions.



Brian Sarff, PE (MN)
Municipal Project Manager | Principal
Bolton & Menk, Inc.

 [\(507\) 327-2825](tel:(507)327-2825)

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STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001



Address/Location of Property:

Community Development
Phone: 507.387.8600
Fax: 507.388.7530
www.mankatomn.gov

405 Ridgewood Street

The City Council, with the assistance of the City Planning Commission, has the exclusive power to vacate or discontinue public streets, alleys, highways, or any portion thereof in the city, and public utility or access easements, but no such vacation or discontinuance shall be granted or ordered by the Council except upon the verified petition, in writing, of one or more of the owners of real property on that portion of such street, alley, or highway proposed to be vacated, or upon the verified petition of the city's Community Development Director. The petition shall state the reason for the vacation and briefly describe the street, alley, highway, or portion thereof, to be vacated.

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Utility	By	Utilities present within vacation	Check box if easement needed
Alliance Pipeline		Yes___ No___	
Benco Electric		Yes___ No___	
CenterPoint Energy		Yes___ No___	
Charter Communication		Yes___ No___	
Consolidated Communications		Yes___ No___	
Enterprise Products (propane)		Yes___ No___	
Greater MN Gas		Yes___ No___	
Metronet		Yes___ No___	
Kinder Morgan Cochin Pipeline		Yes___ No___	
Magellan Pipeline		Yes___ No___	
Mankato Public Works		Yes___ No___	
Northern Natural Gas	Mitch Kleist, Sr. ROW Agent	Yes___ No <u>x</u>	
Sprint		Yes___ No___	
Verizon Wireless		Yes___ No___	
Xcel Energy		Yes___ No___	
Zayo Group		Yes___ No___	

Utility Company Comments: No Easements or Facilities Present

Brian Sarff

From: Brian Sarff
Sent: Thursday, April 2, 2026 1:50 PM
To: 'Person, Kevin'
Subject: RE: Sprint - 405 Ridgewood Vacation - Mankato

That is the correct location of the vacated street – thank you, Kevin!



Brian Sarff, PE (MN)
Municipal Project Manager | Principal
Bolton & Menk, Inc.
 (507) 327-2825

From: Person, Kevin <kperson@cogentco.com>
Sent: Thursday, April 2, 2026 1:47 PM
To: Brian Sarff <Brian.Sarff@bolton-menk.com>
Subject: RE: Sprint - 405 Ridgewood Vacation - Mankato

***** WARNING: This email is from outside the company. Proceed with Caution*****

I have attached a snip showing Cogent/Sprint going through Mankato. We are in the railroad ROW all through town. I have circled in green where your proposed project is, our fiber is in red. If this is all correct ,we will be outside your scope.

Kevin Person
OSPE
849 Earl St.
St Paul, MN 55106
612-275-4131
kperson@cogentco.com



From: Brian Sarff <Brian.Sarff@bolton-menk.com>
Sent: Wednesday, April 1, 2026 12:26 PM
To: Person, Kevin <kperson@cogentco.com>
Subject: FW: Sprint - 405 Ridgewood Vacation - Mankato

CAUTION: This email originated from an external sender! Do not click the links, open attachments or reply, unless you recognize/trust the sender's email address and know the content is safe!

Good afternoon, Kevin.

I am petitioning to vacate a portion of the Ridgewood St ROW in Mankato. The City's list had me reach out to Karl Nelson (Sprint) , but I'm not sure he's the correct person anymore... Attached is a map of the area to be vacated (shaded in blue).

Would you please review this area, complete the attached form, and return a signed copy to me at your earliest convenience? If you currently have underground facilities in the vacated street area, I'll be happy to work with you to create a permanent easement.

Thank you in advance for reviewing this – looking forward to hearing back. Let me know if you have any questions.



Brian Sarff, PE (MN)

Municipal Project Manager | Principal

Bolton & Menk, Inc.

📞 (507) 327-2825

STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001



Address/Location of Property:

Community Development
Phone: 507.387.8600
Fax: 507.388.7530
www.mankatomn.gov

405 Ridgewood Street

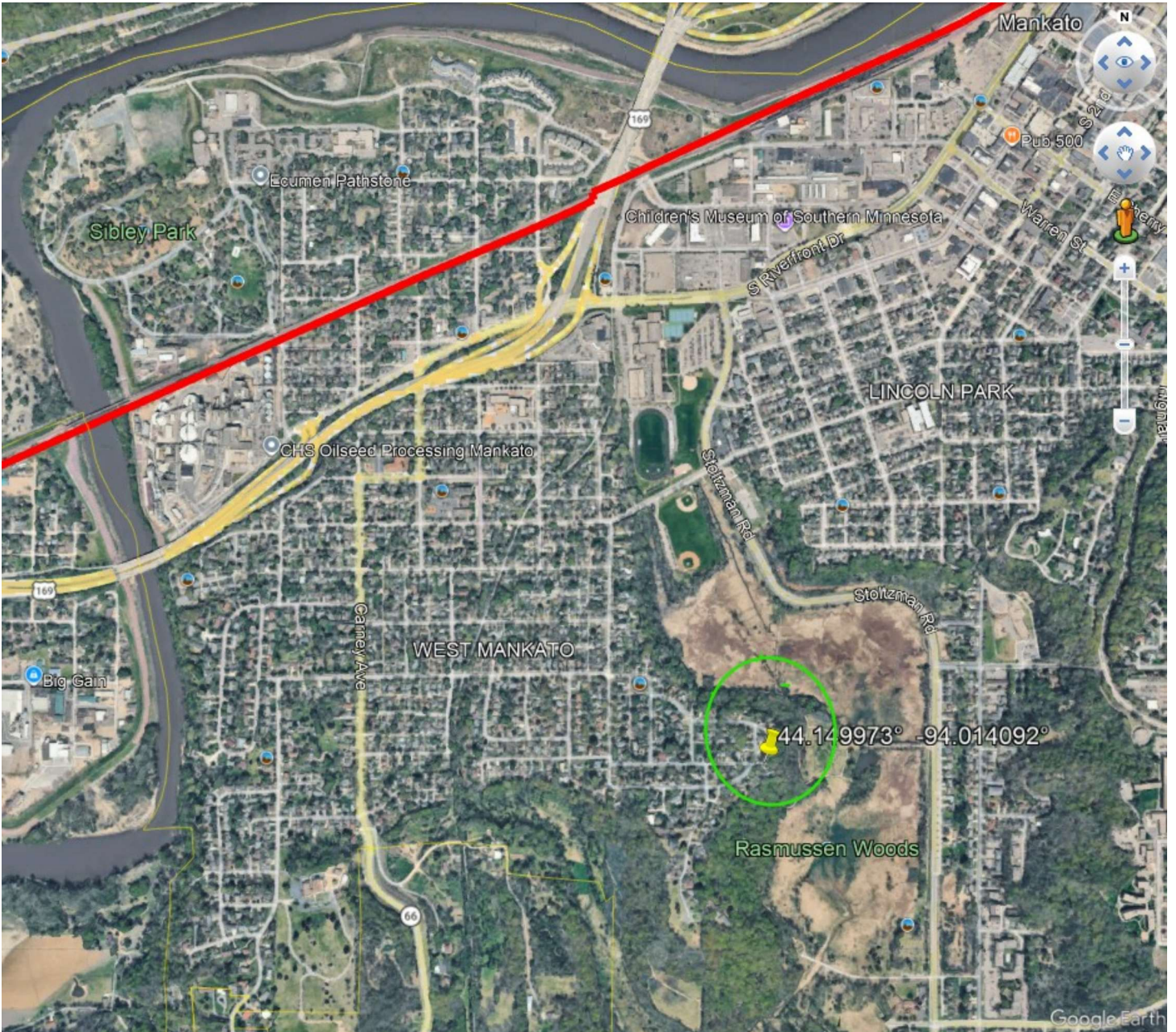
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Charter Communication		Yes___ No___	
Consolidated Communications		Yes___ No___	
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Greater MN Gas		Yes___ No___	
Metronet		Yes___ No___	
Kinder Morgan Cochin Pipeline		Yes___ No___	
Magellan Pipeline		Yes___ No___	
Mankato Public Works		Yes___ No___	
Northern Natural Gas		Yes___ No___	
Sprint		Yes___ No <u>X</u>	
Verizon Wireless		Yes___ No___	
Xcel Energy		Yes___ No___	
Zayo Group		Yes___ No___	

Utility Company Comments: _____



Brian Sarff

From: Allen, Thomas G <greg.allen@verizon.com>
Sent: Monday, March 30, 2026 9:00 AM
To: Brian Sarff
Cc: andrew.frette@verizonwireless.com
Subject: Re: [E] Verizon - 405 Ridgewood Vacation - Mankato

***** WARNING: This email is from outside the company. Proceed with Caution*****

Hi Brian, MCI does not have any facilities within 10 miles of that address. We have no issues with the proposed vacation of the ROW.

You can reach the group at mcimspfiber@verizon.com.

Thanks,

verizon
Greg Allen

Sr Engr Spec-Outside Plant
West Territory
Field Operations

O 612 619 9602
M 612 619 9602
1200 Washington Ave N.
Minneapolis, MN 55401

On Mon, Mar 30, 2026 at 8:44 AM Brian Sarff <Brian.Sarff@bolton-menk.com> wrote:

Good morning.

I sent this to Bob Clements per Mankato's list, but was unable to deliver the email... hopefully you, or someone you know, can help me. I am petitioning to vacate a portion of the Ridgewood St ROW in Mankato. Attached is a map of the area to be vacated (shaded in blue).

Would you please review this area, complete the attached form, and return a signed copy to me at your earliest convenience? If you currently have underground facilities in the vacated street area, I'll be happy to work with you to create a permanent easement.

Thank you in advance for reviewing this – looking forward to hearing back. Let me know if you have any questions.



Brian Sarff, PE (MN)

Municipal Project Manager | Principal

Bolton & Menk, Inc.

 (507) 327-2825

Brian Sarff

From: Simons, Donald A <Donald.A.Simons@xcelenergy.com>
Sent: Thursday, April 2, 2026 6:58 AM
To: Brian Sarff
Subject: FW: Xcel Energy - 405 Ridgewood Vacation - Mankato
Attachments: new_plot_13.pdf; FIGR-405-EXHIBIT A-EXHIBIT A.pdf; ROW Vacation - Utility Coordination signed.pdf; Phase 2 Job Sketch.pdf

***** WARNING: This email is from outside the company. Proceed with Caution*****

Good morning Brian,

I have signed the document, and attached a copy of our GIS map, we have nothing in the area shown on the map, all of our infrastructure is overhead in that area.

Let me know if you have any other questions.

I was just about to send you a note regarding the Eagle lake project, we area scheduled to be out there in a couple of weeks to finish the pole moves for the street project, is there any chance we can get the new curbs staked, or I can meet a locator on site to ensure we identify the correct locations for the pole moves, I have attached our job sketch that goes over the basic information for what we are doing there, and the locations for the areas we need staked.

Thank you sir,
Don

From: Brian Sarff <Brian.Sarff@bolton-menk.com>
Sent: Wednesday, April 1, 2026 3:32 PM
To: Simons, Donald A <Donald.A.Simons@xcelenergy.com>
Subject: FW: Xcel Energy - 405 Ridgewood Vacation - Mankato

EXTERNAL - STOP & THINK before opening links and attachments.

Good afternoon, Don. Reaching out on a personal matter – sent this to Lawrence Novack, but not sure he’s around anymore?

I am petitioning to vacate a portion of the Ridgewood St ROW in Mankato. Attached is a map or the area to be vacated (shaded in blue).

Would you please review this area, complete the attached form, and return a signed copy to me at your earliest convenience? If you currently have underground facilities in the vacated street area, I’ll be happy to work with you to create a permanent easement.

Thank you in advance for reviewing this – looking forward to hearing back. Let me know if you have any questions.



Brian Sarff, PE (MN)
Municipal Project Manager | Principal
Bolton & Menk, Inc.

📞 (507) 327-2825

▪

STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001



Address/Location of Property:

Community Development
Phone: 507.387.8600
Fax: 507.388.7530
www.mankatomn.gov

405 Ridgewood Street

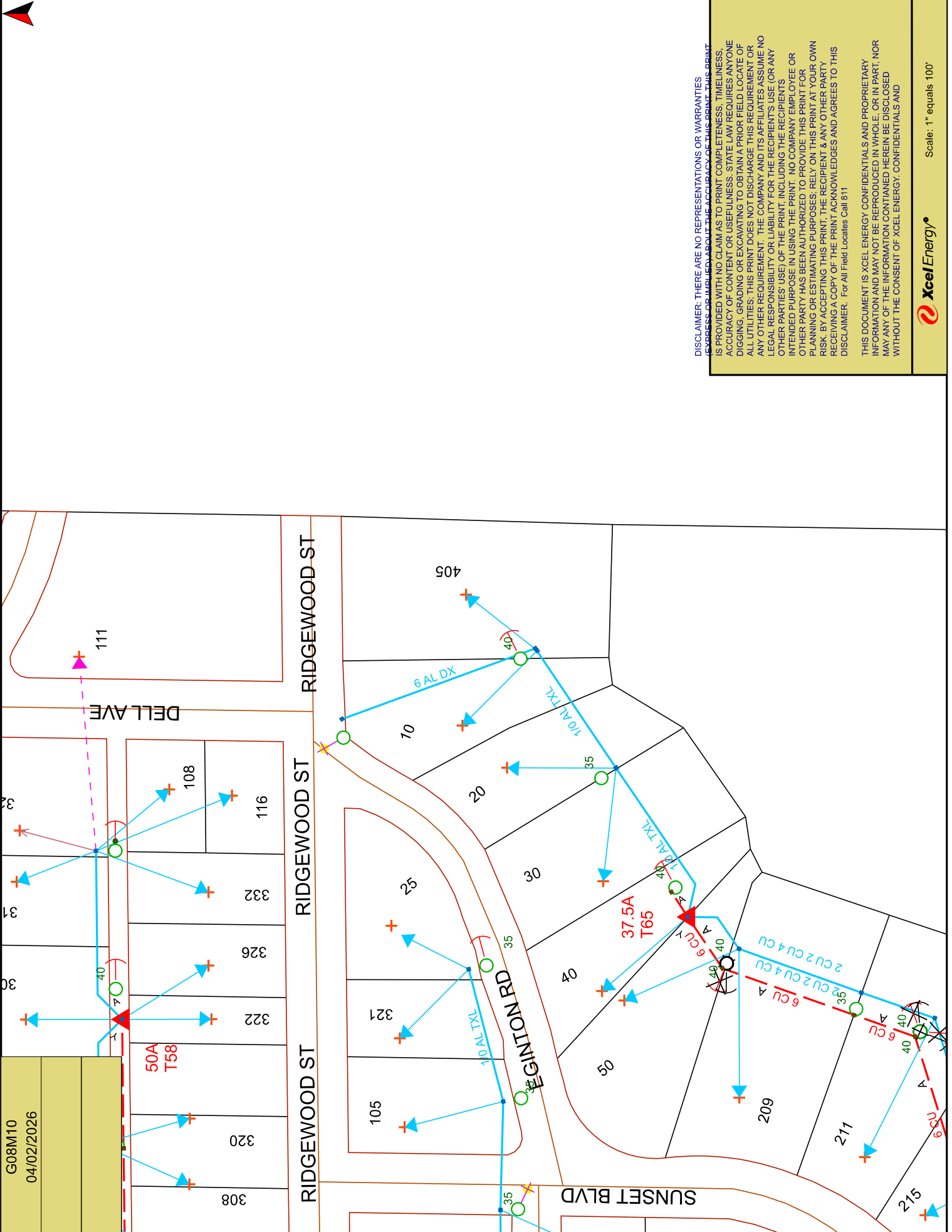
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Magellan Pipeline		Yes___ No___	
Mankato Public Works		Yes___ No___	
Northern Natural Gas		Yes___ No___	
Sprint		Yes___ No___	
Verizon Wireless		Yes___ No___	
Xcel Energy	Don Simons	Yes___ No X	
Zayo Group		Yes___ No___	

Utility Company Comments: We have no facilities located in the shown area, all of our infrastructure is overhead in that area.



G08M10
04/02/2026

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STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001



Address/Location of Property:

Community Development
Phone: 507.387.8600
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405 Ridgewood Street

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Mankato Public Works		Yes ___ No ___	
Northern Natural Gas		Yes ___ No ___	
Sprint		Yes ___ No ___	
Verizon Wireless		Yes ___ No ___	
Xcel Energy		Yes ___ No ___	
Zayo Group		Yes ___ No ___	
SDN Communications		Yes ___ No X	

Utility Company Comments:

Brian Sarff

From: Brian Sarff
Sent: Monday, March 30, 2026 12:41 PM
To: 'Tyler Larson'; Chris Haiar
Subject: RE: SDN Communications - 405 Ridgewood Vacation - Mankato

Received – thank you!



Brian Sarff, PE (MN)
Municipal Project Manager | Principal
Bolton & Menk, Inc.
 (507) 327-2825

From: Tyler Larson <Tyler.Larson@sdncommunications.com>
Sent: Monday, March 30, 2026 12:38 PM
To: Chris Haiar <Chris.Haiar@sdncommunications.com>; Brian Sarff <Brian.Sarff@bolton-menk.com>
Subject: RE: SDN Communications - 405 Ridgewood Vacation - Mankato

*** WARNING: This email is from outside the company. Proceed with Caution***

Hey Brian,

SDN is indeed clear of this project. The closest utilities we have are along the east side of Stoltzman Rd. Let me know if you have any more questions or if you have any other future projects going on in Mankato.

Thanks – Tyler

From: Chris Haiar <Chris.Haiar@sdncommunications.com>
Sent: Monday, March 30, 2026 9:05 AM
To: Brian Sarff <Brian.Sarff@bolton-menk.com>; Tyler Larson <Tyler.Larson@sdncommunications.com>
Subject: RE: SDN Communications - 405 Ridgewood Vacation - Mankato

Tyler, can you please review and get back to Brian.

Thank you!

Chris Haiar | Manager of Outside Plant Engineering
chris.haiar@sdncommunications.com
2900 W. 10th St. | Sioux Falls, SD 57104
(w) 605.978.3571 | (c) 605.999.3969 | (tf) 800.247.1442

From: Brian Sarff <Brian.Sarff@bolton-menk.com>
Sent: Monday, March 30, 2026 8:55 AM

To: Chris Haiar <Chris.Haiar@sdncommunications.com>

Subject: SDN Communications - 405 Ridgewood Vacation - Mankato

Good morning, Chris.

I am petitioning to vacate a portion of the Ridgewood St ROW in Mankato, MN. Attached is a map of the area to be vacated (shaded in blue). The city didn't have SDN on its list, but you showed up in my OneCall inquiry. Please forward this on if you are not the correct person.

Would you please review this area, complete the attached form, and return a signed copy to me at your earliest convenience? If you currently have underground facilities in the vacated street area, I'll be happy to work with you to create a permanent easement.

Thank you in advance for reviewing this – looking forward to hearing back. Let me know if you have any questions.



Brian Sarff, PE (MN)

Municipal Project Manager | Principal

Bolton & Menk, Inc.

 [\(507\) 327-2825](tel:(507)327-2825)

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EXHIBIT A

PREMISES

Lot 28, Sunset View Addition and the East 120 feet of vacated Ridgewood Street Lying North of Lot 28, Sunset View Addition, and Lying South of Lot 97 and Vacated Alley, Oak Knoll, according to the recorded Plats on file and of record with the Blue Earth County Recorder.

EASEMENT AREA

The North 6.00 feet of the East 120 feet of vacated Ridgewood Street Lying North of Lot 28, Sunset View Addition, and the South 14.00 feet of the East 121.02 feet of vacated Ridgewood Street Lying South of Lot 97 and Vacated Alley, Oak Knoll, according to the recorded Plats thereof. Said 6.00 feet and 14.00 feet being measured perpendicular to the adjoining Ridgewood Street right of way as dedicated per said Oak Knoll.

SHEET 1 OF 2

Easement Area = 2,409 Sq. Ft.
Premises Tax PID = R01.08.24.210.011

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CERTIFICATE OF EASEMENT CITY OF MANKATO, MN



**BOLTON
& MENK**

1960 Premier Drive
Mankato, MN 56001
Phone: (507) 625-4171

THAT PART OF THE EAST 120 FEET OF VACATED
RIDGEWOOD STREET LYING NORTH OF LOT 28, SUNSET
VIEW ADDITION, AND LYING SOUTH OF LOT 97 AND
VACATED ALLEY, OAK KNOLL,
BLUE EARTH COUNTY, MINNESOTA
FOR: SARFF, BRIAN & TRICIA

EXHIBIT B

OAK KNOLL

121.02'

Dell Ave.
50'

VACATED

33'

Ridgewood Street

17'

14'
20'
6'
RIDGEWOOD

STREET

EASEMENT AREA
2409 SQ. FT.

PREMISES

28

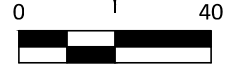
27

26

SUNSET VIEW ADDITION

WEST LINE NE 1/4 NE 1/4
SEC. 24, T108N, R27W

NE 1/4 - NE 1/4
SEC. 24 - T108N - R27W
STOLTZMAN ROAD
20 N E O A D
LOCKMAN DIVISION
BOLTON SUBDIVISION



SCALE IN FEET

SHEET 2 OF 2

Easement Area = 2,409 Sq. Ft.
Premises Tax PID = R01.08.24.210.011

THAT PART OF THE EAST 120 FEET OF VACATED
RIDGEWOOD STREET LYING NORTH OF LOT 28, SUNSET
VIEW ADDITION, AND LYING SOUTH OF LOT 97 AND
VACATED ALLEY, OAK KNOLL,
BLUE EARTH COUNTY, MINNESOTA
FOR: SARFF, BRIAN & TRICIA

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CERTIFICATE OF EASEMENT
CITY OF MANKATO, MN



**BOLTON
& MENK**

1960 Premier Drive
Mankato, MN 56001
Phone: (507) 625-4171

PROPERTY TRANSFER AGREEMENT

This Property Transfer Agreement (“**Agreement**”) is made and entered into on this 22nd day of April, 2026, by and between Benjamin and Mary Kaus, a married couple (“**Grantors**”), and Brian and Tricia Sarff, a married couple (“**Grantees**”), collectively referred to as the “**Parties**”.

1. Background: The Grantee intends to petition to vacate a portion of public right-of-way, known as Ridgewood Street, to facilitate construction of a new shed. Upon vacation, ownership of the vacated right-of-way will be reverted to the abutting property owners pursuant to Minnesota law. The Parties own properties described as follows:

Grantor’s Property:

111 Dell Avenue, Mankato, MN

Lots 93 through 97 and west half of vacated alley adjacent thereto, Oak Knoll Addition

Parcel ID: R01.08.24.208.001

Grantee’s Property:

405 Ridgewood Street, Mankato, MN

Lot 28, Sunset View Addition

Parcel ID: R01.08.24.210.011

As a result of the vacation, the Grantor will receive ownership of approximately 120 feet of the northerly portion of the vacated right-of-way adjacent to their property. Before the Mankato City Council will consider approving said vacation, the Parties will need to execute Agreement where the Grantor conveys all or a portion of this land to the Grantee immediately following vacation of the public right-of-way, as to ensure all parcels conform to City Code.

2. Agreement to Convey: The Grantor agrees to convey, and the Grantee agrees to receive, its entire portion of the vacated street described as the north half of the vacated right-of-way lying adjacent to the Grantee’s parcel, as depicted on Exhibit A, unless otherwise agreed.

3. Consideration: In exchange for the transfer of the property described above, the Grantee agrees to pay for the related survey costs, title cost, document preparation, city fees, and recording fees.

4. Form of Transfer: The Grantor will execute and deliver to the Grantee a Quit Claim Deed conveying the property described in Section 2. The deed will be recorded with the County Recorder by the Grantee, unless otherwise agreed.

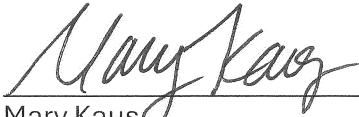
5. Closing: Closing will occur within approximately sixty (60) days of final approval to vacate Ridgewood Street, unless otherwise agreed. At closing, the Grantor will deliver the executed deed and any required disclosures or affidavits.

6. Binding Effect: This Agreement binds the Parties and their heirs, successors, and assigns.

7. Signatures:

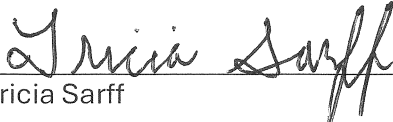
Grantor:


Benjamin Kaus

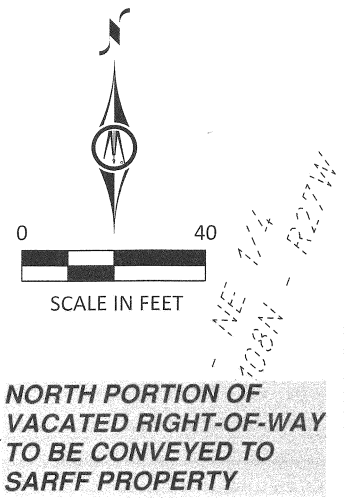

Mary Kaus

Grantee:


Brian J. Sarff


Tricia Sarff

K:\Briansa\405 RIDGEWOOD\Certificate of Vacation.dwg 4/20/2026 8:39 AM



The East 120' of Ridgewood Street Lying North of Lot 28, Sunset View Addition, and Lying South of Lot 97 and Vacated Alley, Oak Knoll, according to the recorded Plats on file and of record with the Blue Earth County Recorder.

RIGHT-OF-WAY VACATION
CITY OF MANKATO, MN

 **BOLTON
& MENK**

1960 Premier Drive
Mankato, MN 56001
Phone: (507) 625-4171

FOR: SARFF, BRIAN & TRICIA

524-1108N-R2/W

Site Plan and Traffic Advisory Review Committee

2. 1.

Meeting Date: 05/12/2026

Title

Adams Street speed limit

Attachments

Memo Adams Street Speed



City of Mankato, MN
10 Civic Center Plaza
PO 3368
Mankato, MN 56002-3368.

MEMORANDUM

Date: 5/12/2026

To: Site Plan and Traffic Advisory Committee

From: Joe Smith, PE – Assistant City Engineer
Maury Hooper, PE – Traffic Engineer

Subject: Resolution for Directing Traffic Control Signage
Adams Street (Segment Between Trunk Highway 22 and CSAH 12)

Engineering staff recommend installing additional 30 MPH (R2-1) speed limit signs along Adams Street between Trunk Highway 22 and CSAH 12. Two new signs should be placed on new supports at the approximate locations shown in Figure 1 to reinforce the posted speed limit and improve driver awareness.



The recommendation follows concerns from Mankato Public Safety about speeding along Adams Street and feedback via enforcement efforts on the potential benefit of providing additional signing along this segment. Staff concurs that additional signage at strategic locations could improve compliance and reinforce the regulatory speed limit.



City of Mankato, MN
10 Civic Center Plaza
PO 3368
Mankato, MN 56002-3368.

Figure 1



Site Plan and Traffic Advisory Review Committee

2. 2.

Meeting Date: 05/12/2026

Title

Balcerzak Drive stop sign

Attachments

Balcerzak drive stop sign memo

Supplemental information



City of Mankato, MN
10 Civic Center Plaza
PO 3368
Mankato, MN 56002-3368.

MEMORANDUM

Date: 5/12/2026

To: Site Plan and Traffic Advisory Committee

From: Joe Smith, PE – Assistant City Engineer
Maury Hooper, PE – Traffic Engineer

Subject: Resolution for Directing Traffic Control Signage
Balcerzak Drive and Pohl Road Intersection

Engineering staff recommend installing supplemental left side STOP (R1-1) signs on the 40 mph approaches of Balcerzak Drive at the intersection of Pohl Road. The signs will be mounted on an additional support to ensure proper placement and visibility.



R1-1

This recommendation responds to a citizen concern about intersection and pedestrian safety. A review of crash history indicates an ongoing concentration of right-angle crashes associated with the higher speed, stop-controlled movements on Balcerzak Drive's multilane approach. A supplemental left-side STOP sign will improve visibility of the STOP control condition across all approach lanes and reinforce driver expectancy, consistent with MUTCD and FHWA guidance for enhanced signing at stop-controlled intersections.

These supplemental stop signs are being paired with enhanced "zebra style" crosswalks to further enhance visibility and safety in the summer of 2026. In the long term, the Balcerzak Drive Corridor Study recommends significant changes to the intersection that includes a single approach lane and reconfiguration of the existing intersection to a roundabout to improve safety and operations.

Balcerzak and Pohl Intersection - Ped Safety

Monday, January 12, 2026 7:55 AM

Summary and Recommendations:

The crash review indicates that right angle crashes are still occurring despite having all-way stop control. Since the intersection is controlled by an All-Way STOP, requesting additional enforcement seems appropriate since vehicle have to violate the STOP to get into a right angle crash.

Incremental Improvements:

- All crosswalks should be marked (versus only two - current conditions), Hi-visibility zebra style walks are recommended given the proximity of the parks and the higher speed approaches of Balcerzak.
- If right angle crashes persist, left side STOP signs installation is recommended on Balcerzak approaches.

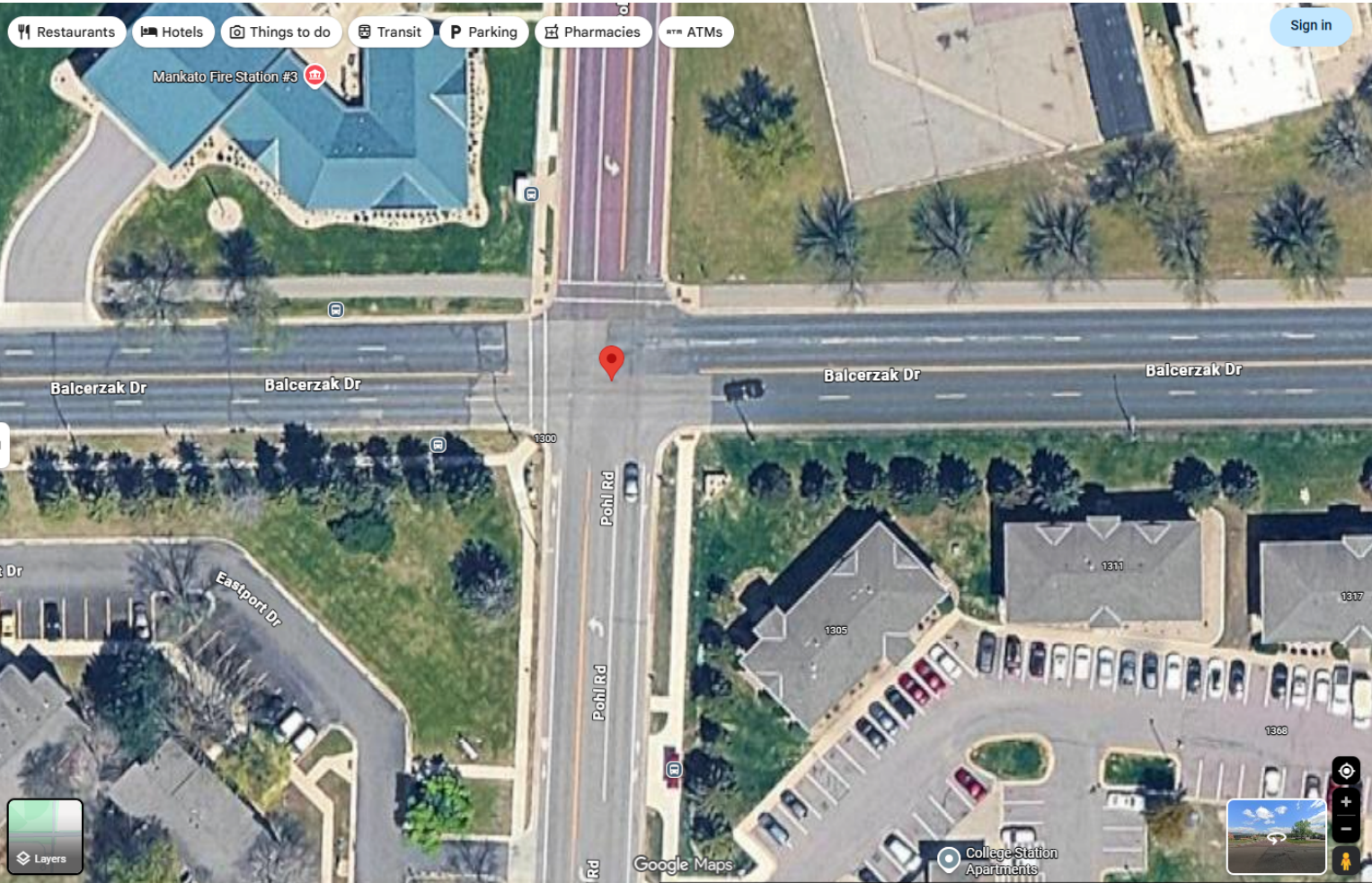
Long term: Balcerzak should be considered for a four to three conversion during the next maintenance overlay or seal coat as the ADT is well below the capacity of the three lane, this could also facilitate an E-W bike lane (current signed share the road), influence speeds and improve safety along the segment.

REVIEW:

- Intersection control: All-Way STOP
- Two crossing are marked, but two are not.
- Balcerzak geometry- two approach lanes on east and west approaches (Balcerzak transitions to 3-lane as it approaches Victory.
- Speed: Balcerzak 40 MPH, Pohl 30 MPH
- Pohl has on-road bike lanes. Balcerzak has "share the road"
- Intersection has lighting at and near the intersection.
- CRASHES: high number of right angle for a STOP controlled intersection.
- ADT: 9358 Balcerzak, 4605 Pohl.
- The Nov 2025 Balcerzak Drive Corridor Study recommends revising cross-section to one lane each direction and reconfiguring the intersection at Pohl to a roundabout (MAPO ICE)



Recommen
ndations f...





Crash Summary 5-year Summary

Crash Severity/Crash Year												
Crash Severity	Total	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
K - Fatal	0	0	0	0	0	0	0	0	0	0	0	0
A - Serious Injury	0	0	0	0	0	0	0	0	0	0	0	0
B - Minor Injury	4	0	0	0	0	0	0	2	0	1	0	1
C - Possible Injury	1	0	0	0	0	0	0	0	0	0	1	0
N - Prop Dmg Only	4	0	0	0	0	0	0	0	1	2	1	0
Total	9	0	0	0	0	0	0	2	1	3	2	1

Crash Severity/Number of Vehicles						Relationship to Intersection Summary		Total	%
Crash Severity	Total	0	1	2	3+				
K - Fatal	0	0	0	0	0	Not at Intersection/Interchange		0	0.0
A - Serious Injury	0	0	0	0	0	Four-Way Intersection		8	88.9
B - Minor Injury	4	0	1	3	0	T or Y Intersection		0	0.0
C - Possible Injury	1	0	0	1	0	Five-Way Intersection or More		0	0.0
N - Prop Dmg Only	4	0	0	4	0	Roundabout		0	0.0
Total	9	0	1	8	0	Intersection Related		0	0.0

Basic Type Summary		Total	%
Pedestrian		0	0.0
Bike		1	11.1
Single Vehicle Run Off Road		0	0.0
Single Vehicle Other		0	0.0
Sideswipe Same Direction		0	0.0
Sideswipe Opposing		0	0.0
Rear End		0	0.0
Head On		0	0.0
Left Turn		0	0.0
Angle		7	77.8
Other		1	11.1
Total		9	100.0

First Harmful Event Summary		Total	%
Pedestrian		0	0.0
Bicyclist		1	11.1
Motor Vehicle In Transport		8	88.9
Parked Motor Vehicle		0	0.0
Train		0	0.0
Deer/Animal		0	0.0
Other - Non Fixed Object		0	0.0
Collision Fixed Object		0	0.0
Non-Collision Harmful Events		0	0.0
Other/Unknown		0	0.0
Total		9	100.0

Weather 1 Summary		Total	%
Clear		5	55.6
Cloudy		3	33.3
Rain		0	0.0
Snow		0	0.0
Sleet, Hail (Freezing Rain/Drizzle)		1	11.1
Fog/Smog/Smoke		0	0.0
Blowing Sand/Soil/Dirt/Snow		0	0.0
Severe Crosswinds		0	0.0
Other/Unknown		0	0.0
Total		9	100.0

Light Condition Summary		Total	%
Daylight		6	66.7
Sunrise		0	0.0
Sunset		0	0.0
Dark (Str Lights On)		3	33.3
Dark (Str Lights Off)		0	0.0
Dark (No Str Lights)		0	0.0
Dark (Unknown Light)		0	0.0
Other/Unknown		0	0.0
Total		9	100.0

Site Plan and Traffic Advisory Review Committee

2. 3.

Meeting Date: 05/12/2026

Title

Muriefield yield sign

Attachments

Mauiefield Yield sign memo

Supplemental information



City of Mankato, MN
10 Civic Center Plaza
PO 3368
Mankato, MN 56002-3368.

MEMORANDUM

Date: 5/12/2026

To: Site Plan and Traffic Advisory Committee

From: Joe Smith, PE – Assistant City Engineer
Maury Hooper, PE – Traffic Engineer

Subject: Resolution for Directing Traffic Control Signage
Pinehurst Drive and Muriefield Drive Intersection

Engineering staff recommend installing YIELD (R1-2) signs on the eastbound and westbound approaches of Muriefield Drive at the intersection of Pinehurst Drive. The signs will be mounted on new supports to ensure proper placement and visibility.



R1-2

This recommendation is in response to multiple citizen concerns about safety and lack of control at the intersection. Staff field reviews identified challenging sightlines particularly between northbound and westbound movements, which are further complicated by the vertical profile and alignment deflection of Pinehurst Drive at the intersection. Based on field observations, installing YIELD signs for Muriefield Drive is anticipated to improve safety and operations at the intersection.

STOP/YIELD sign request - Pinehurst/Muriefield Dr. (complete)

Thursday, August 7, 2025 3:44 PM

August 2025:

Based on intersection volume and crash history at this intersection, no changes to existing intersection control are warranted at this time. 8/7/2025

UPDATED: March 2026

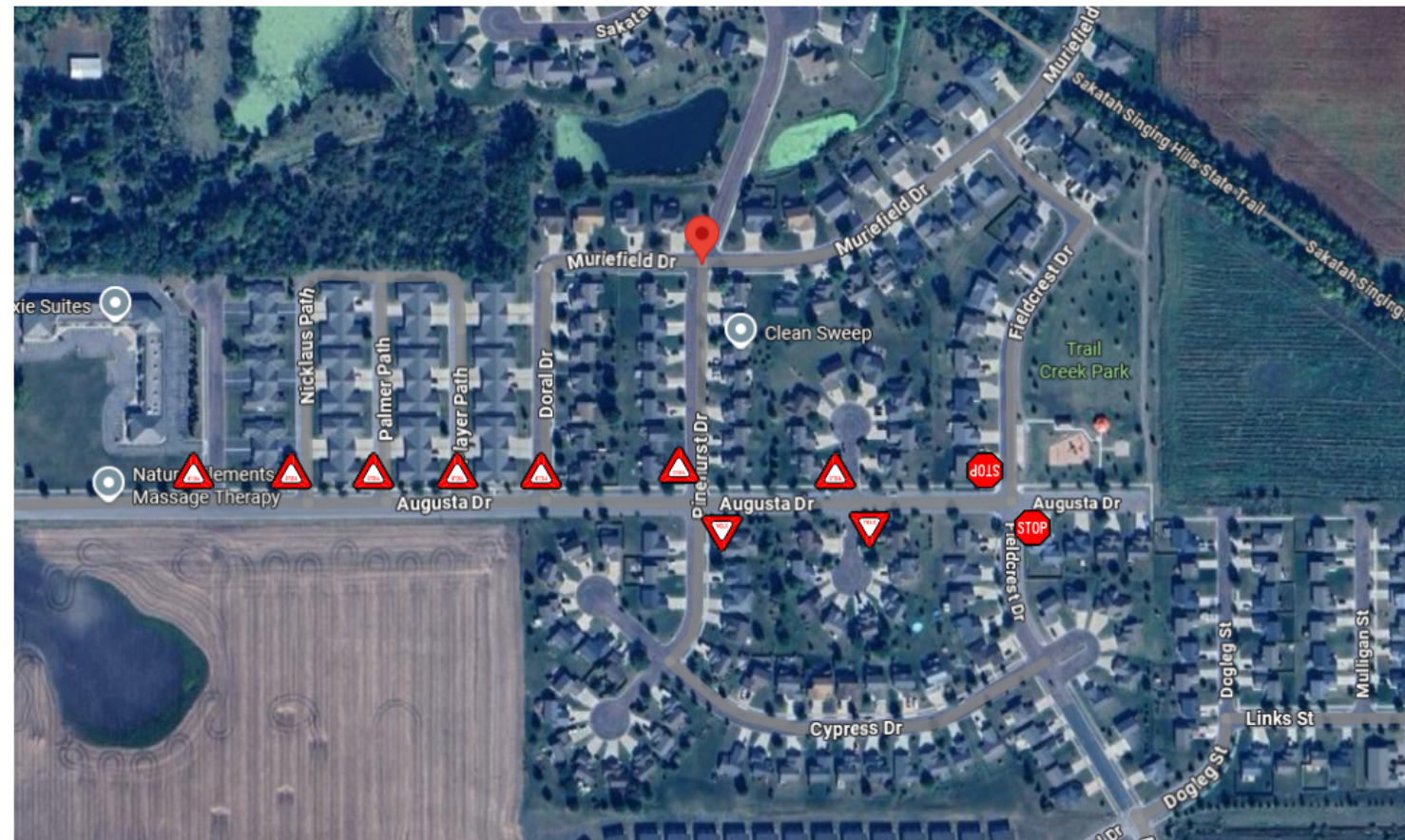
Two additional CSRs received by the city led to further evaluation, staff conducted field visits to evaluate approach sight lines at the posted speeds and identified challenging sightlines which are likely the source of the ongoing concern, particularly between northbound through vehicles and westbound approach vehicles. Based on the field observations, yield signs for both eastbound and westbound approach would likely improve the intersection observations and address resident concerns.



Traffic
Request P...

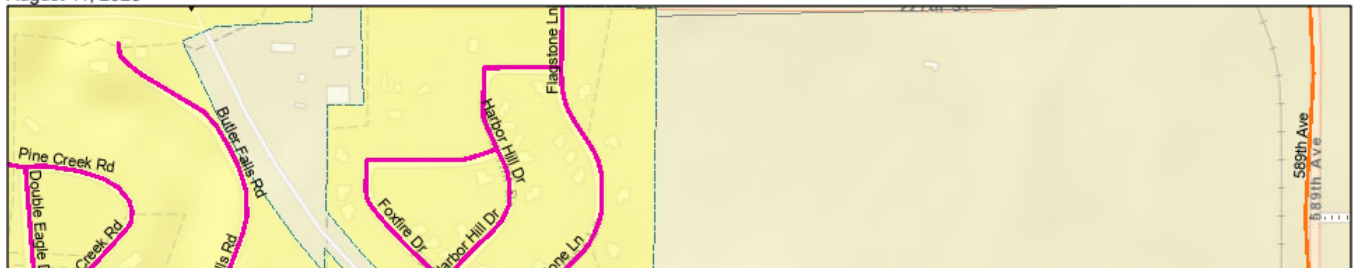
Google Link: <https://maps.app.goo.gl/1Zb29vVMKfRebhzx9>

In-Place Signing



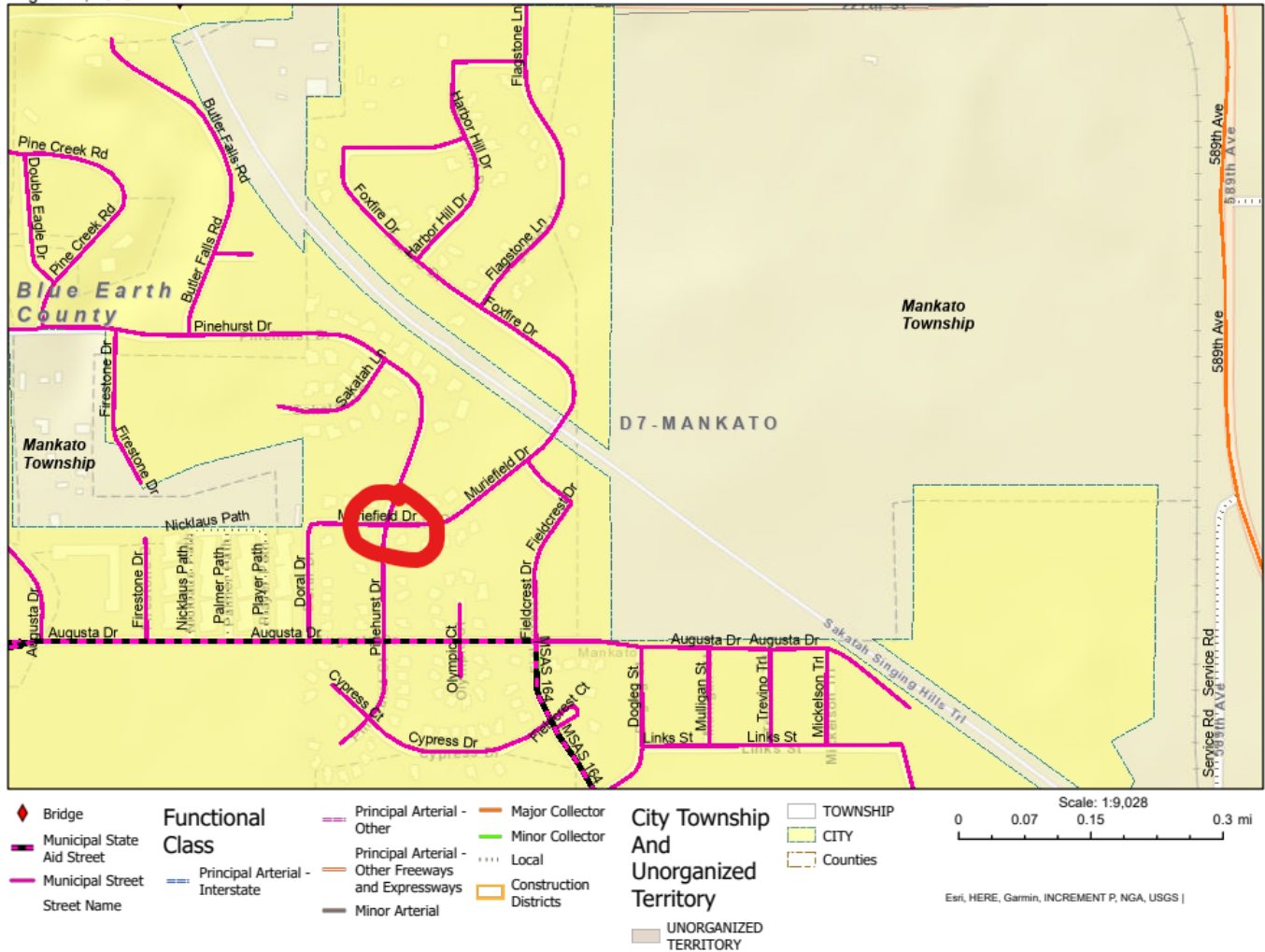
MnDOT Basemap

August 11, 2025



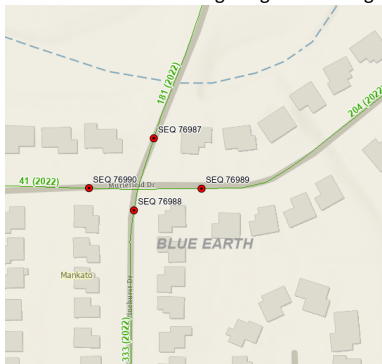
MnDOT Basemap

August 11, 2025



REVIEW SUMMARY:

- Key considerations:
 - Vehicle/bicycle/pedestrian volume
 - Number and angle of approach
 - Approach speed (30 mph all approaches)
 - Sight distance
 - Reported crash history
 - Review of how similar intersection in the area are signed by the city.
- 2022 ADT volume was available via MnDOT's Traffic Mapping Application. Entering 2025 intersection volume (all approaches) is approximately 440 (assuming 5% growth applied to 2022 to get to 2025), which is well short of the 2000 vehicles entering per day recommended by the MUTCD when considering assignment of right-of-way with YIELD or STOP signs.



- In this vicinity, it appears that the city has generally installed signage where a clear functional class or (major/minor) street relationship exists. As an example, the municipal streets are signed with YIELD or STOP signs as they intersect with Augusta Dr a higher functioning Municipal State Aid Street (MSAS 157). Pinehurst Drive and Muriefeld Drive are both Municipal Streets serving similar size residential areas with similar ADT coming to/from north and east.

- The intersection has a street light in the SW corner.
- A crash history review from MnCMAT2 indicate that there have been zero (0) crashes in the last five-years (2021-2025)
- The Pinehurst Drive approach from the north does have an angle of approximately 20 degrees, which may be a contributing factor for the request, but does not present itself as an issue based on reported crashes.
- There is a sidewalk on the east side of Pinehurst and south side of Muriefield, however, there is not a high pedestrian generator that may need additional consideration (e.g., school or park).

