

Pursuant to the due call and notice thereof, a regular meeting of the North Mankato City Council was held in the Municipal Building Council Chambers on April 4, 2023. Mayor Carlson called the meeting to order at 7:00 pm, asking everyone to join the Pledge of Allegiance. The following were present for roll call: Council Members Whitlock, Steiner, Peterson, City Administrator McCann, Finance Director Ryan, Community Development Director Fischer, Public Works Director Arnold, and City Clerk Van Genderen. Absent: Council Member Oachs.

Approval of Agenda

Council Member Steiner moved, seconded by Council Member Peterson, to approve the agenda as presented. Vote on the motion Whitlock, Steiner, Peterson, and Carlson, aye, no nays. Motion carried.

Approval of Council Minutes from March 20, 2023, Council Meeting.

Council Member Whitlock moved, seconded by Council Member Steiner, to approve the Council Meeting Minutes of March 20, 2023. Vote on the motion Whitlock, Steiner, Peterson, and Carlson, aye, no nays. Motion carried.

Approval of Council Work Session Minutes from March 20, 2023, Council Work Session.

Council Member Steiner moved, seconded by Council Member Whitlock, to approve the Council Work Session Minutes of March 20, 2023. Vote on the motion Whitlock, Steiner, Peterson, and Carlson, aye, no nays. Motion carried.

Consent Agenda

Council Member Whitlock moved, seconded by Council Member Peterson, to approve the Consent Agenda.

- A. Bills and Appropriations.
- B. Res. No. 27-23 Accepting Donations/Contributions/Grants.
- C. Approved Audio and Block Party Permit for Mission 22 Event on June 24, 2023, from 6:00 pm to 10:00 pm.
- D. Approved Audio Permits for Spinners Bar and Grill, 301 Belgrade Avenue, for May 20, June 10, 24, July 28, August 12, 26, September 9, and 23 from 6 pm to 10 pm.
- E. Approved Audio Permit and Block Party Permit for Spinners Bar and Grill, 301 Belgrade Avenue, for July 8, 2023, from noon to 11 pm.

Vote on the motion Whitlock, Steiner, Peterson, and Carlson, aye, no nays. Motion carried.

Public Comments Concerning Business Items on the Agenda.

None.

Business Items**Res. No. 28-23 Authorizing Entering into an Agreement with the Minnesota Department of Transportation for Federal Participation in Force Account.**

City Engineer Sarff appeared before Council and stated the agreement would allow the City to purchase the desired light poles in advance of the construction of the Howard Drive/Lor Ray Drive roundabout. There are supply chain issues, so ordering in advance may allow the poles to arrive in an adequate amount of time.

Council Member Steiner moved, seconded by Council Member Whitlock to Adopt Res. No. 28-23 Authorizing Entering into an Agreement with the Minnesota Department of Transportation for Federal Participation in Force Account. Vote on the motion Whitlock, Steiner, Peterson, and Carlson, aye, no nays. Motion carried.

Res. No. 29-23 Approving Plans and Specifications and Ordering Advertisement for Bids Lor Ray Drive/Howard Drive Roundabout Construction Project SP 150-117-007 & SP 150-255-001 City Project No. 22-03 DEF.

City Engineer Sarff appeared before Council and stated the resolution would approve the plans and specifications for the Lor Ray Drive/Howard Drive Roundabout Construction Project. The plans are currently being reviewed by the Minnesota Department of Transportation. The project would include the complete reconstruction of the Lor Ray Drive/Howard Drive intersection with the construction of a new roundabout. The project would include the replacement of the existing sanitary sewer and watermain on Howard Drive within the project limits, construction of new concrete sidewalks, a new storm sewer system and improvements to the existing stormwater management pond, striping signage, and new street lights. The project will also include the relocation of two driveway accesses from Lor Ray Drive for the BENCO substation and the closure of one driveway for RDO on Howard Drive.

City Engineer Sarff reviewed the timeline with a scheduled bid opening of May 2nd, and construction beginning on June 12th following the end of the MSHSL State Softball tournament. Completion is scheduled for September 1st, before the start of school.

City Engineer Sarff stated that the project is staged to maintain access to the areas surrounding the project. The total estimated cost is \$2,209,000, with \$1,673,000 in Federal Funds, \$884,000 in Municipal State Aid Funds, and City Funds of \$352,000, which are mainly comprised of the sanitary sewer and watermain reconstruction.

Council Member Peterson moved, seconded by Council Member Steiner, to Adopt Res. No. 29-23 Approving Plans and Specifications and Ordering Advertisement for Bids Lor Ray Drive/Howard Drive Roundabout Construction Project SP 150-117-007 & SP 150-255-001 City Project No. 22-03 DEF. Vote on the motion Whitlock, Steiner, Peterson, and Carlson, aye, no nays. Motion carried.

Open Forum

Tom Hagen, 927 Lake Street, appeared before Council and stated he believed a Council Member should provide a public retraction for comments that were made in the past.

Dan Engelhorn, 905 Sherman Avenue, appeared before Council and thanked the City for their support of Troop 29 and mentioned that several scouts would be working toward Eagle Scout and would be looking for service projects. He mentioned that if the City was interested in a sister city in Mexico, he could help facilitate. Mr. Engelhorn requested City Council consider providing chemicals for residents who would like to save their ash trees. He noted he preferred to read his own water meter and would prefer not to have the City require automatic water meters.

City Administrator and Staff Comments

Finance Director Ryan thanked the troop for visiting and was glad they came.

Public Works Director Arnold stated that the brush yard opened on Sunday, April 2nd, with restricted hours of 8:30 am to 4:30 pm, which are the recycling department's hours. He emphasized that the City will be enforcing the current no commercial contractors. Public Works Director Arnold noted that with emerald ash borer, there is reduced space for brush dumping.

City Administrator McCann reported that the City had begun water main flushing, which will run from April 3 through April 28th.

City Administrator McCann reported the ash trees that were removed would have their stumps ground.

City Administrator McCann stated the Police are looking for reserve officers.

City Administrator McCann invited everyone to mark their calendars for the opening of the Farmer's Market on June 5th.

Mayor and Council Comments

Council Member Peterson noted that the Fire Department is also looking for volunteers. He noted the City Council is engaging in strategic planning.

Council Member Whitlock asked how many of the scouts were looking to complete an Eagle Scout. It was noted that there were five pursuing their Eagle Scout.

Council Member Steiner thanked the donors.

Mayor Carlson thanked the scouts for their service in the City and looked forward to working with them.

Mayor Carlson stated he was looking forward to producing his first public education short to advertise and advise residents on upcoming events and services.

At 7:28 pm, on a motion by Council Member Steiner, seconded by Council Member Whitlock, the Council Meeting was adjourned.

Mayor

City Clerk



City of North Mankato, MN

Check Report

By Vendor Name

Date Range: 4/17/23

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-APBNK						
00002	4 SEASONS TRUCK WASH, INC.	04/17/2023	Regular	0	60.00	97279
00012	ABDO FINANCIAL SOLUTIONS	04/17/2023	Regular	0	4,062.50	97280
00029	AG SPRAY EQUIPMENT	04/17/2023	Regular	0	0.66	97281
00059	AMERICAN LEGAL PUBLISHING CORP.	04/17/2023	Regular	0	495.00	97282
00070	AMLAWN, INC.	04/17/2023	Regular	0	200.00	97283
00140	BERGERSON-CASWELL, INC.	04/17/2023	Regular	0	13,400.00	97284
00142	BETHANY LUTHERAN COLLEGE	04/17/2023	Regular	0	11,625.00	97285
00147	BLACKSTONE PUBLISHING	04/17/2023	Regular	0	7.95	97286
02169	BLUE LINE SHARPENING & SALES	04/17/2023	Regular	0	42.00	97287
00232	CEMSTONE CONCRETE MATERIALS, LLC	04/17/2023	Regular	0	213.00	97288
00255	CITY OF MANKATO	04/17/2023	Regular	0	81,924.12	97289
00286	COMMUNITY EDUCATION & RECREATION	04/17/2023	Regular	0	500.50	97290
00297	CORPORATE GRAPHICS COMMERCIAL	04/17/2023	Regular	0	9,874.82	97291
00401	EXPRESS SERVICES, INC.	04/17/2023	Regular	0	825.40	97292
03584	FACTORY MOTOR PARTS	04/17/2023	Regular	0	203.08	97293
00409	FERGUSON ENTERPRISES, INC	04/17/2023	Regular	0	1,686.48	97294
03957	FIRE PROTECTION SERVICES, INC	04/17/2023	Regular	0	179.75	97295
03926	FISHER, HAZEL	04/06/2023	Regular	0	125.00	97233
02795	GAG SHEET METAL, INC	04/17/2023	Regular	0	571.25	97296
00819	HARRISON FORD OF MANKATO LLC	04/17/2023	Regular	0	94.08	97297
02301	HORIZON CPO SEMINARS	04/06/2023	Regular	0	1,540.00	97234
00595	HY-VEE, INC.	04/17/2023	Regular	0	90.33	97298
00746	LAW ENFORCEMENT LABOR SERVICES, INC.	04/06/2023	Regular	0	2.50	97235
00829	MANKATO PUBLIC SCHOOLS	04/17/2023	Regular	0	90.00	97299
01066	NORTHLAND SECURITIES, INC.	04/17/2023	Regular	0	4,375.00	97300
01106	PETTY CASH	04/17/2023	Regular	0	21.34	97301
01133	POWERPLAN/RDO EQUIPMENT	04/17/2023	Regular	0	542.25	97302
01170	RAMY TURF PRODUCTS	04/17/2023	Regular	0	112.50	97303
03936	REBAR LEADERSHIP CORPORATION	04/17/2023	Regular	0	5,000.00	97304
01297	SOUTH CENTRAL COLLEGE	04/17/2023	Regular	0	90.00	97305
01352	STREICHER'S, INC	04/17/2023	Regular	0	504.92	97306
02150	U.S. BANK	04/17/2023	Regular	0	500.00	97307
01457	US HIGHWAY 169 CORRIDOR COALITION	04/17/2023	Regular	0	500.00	97308
02282	WARD EINESS STRATEGIES	04/17/2023	Regular	0	3,000.00	97309
01525	WEST CENTRAL SANITATION, INC.	04/17/2023	Regular	0	31,439.85	97310
00062	AMERICAN PAYMENT CENTERS	04/01/2023	Bank Draft	0	93.00	DFT0007925
00137	BENCO ELECTRIC COOPERATIVE	04/13/2023	Bank Draft	0	30,914.83	DFT0007936
02740	BRANDT PRINTING	04/12/2023	Bank Draft	0	2,020.50	DFT0007926
00311	CULLIGAN (HEALTHY WATER SOLUTIONS LLC)	04/04/2023	Bank Draft	0	102.00	DFT0007927
02965	DELUXE	04/12/2023	Bank Draft	0	397.14	DFT0007929
00923	MINNESOTA DEPARTMENT OF LABOR & INDU:	03/31/2023	Bank Draft	0	2,668.94	DFT0007930
00910	MINNESOTA VALLEY TESTING LAB, INC.	04/03/2023	Bank Draft	0	70.95	DFT0007931
01335	STAPLES ADVANTAGE	04/05/2023	Bank Draft	0	164.29	DFT0007932
01335	STAPLES ADVANTAGE	04/10/2023	Bank Draft	0	243.49	DFT0007933
01525	WEST CENTRAL SANITATION, INC.	04/13/2023	Bank Draft	0	5,026.34	DFT0007934
00551	A.H. HERMEL COMPANY	04/19/2023	EFT	0	282.02	6225
00063	AMERICAN PEST CONTROL	04/19/2023	EFT	0	265.00	6226
01090	AMERICAN SOLUTIONS FOR BUSINESS	04/19/2023	EFT	0	4,768.53	6227
00105	AUTO VALUE MANKATO	04/19/2023	EFT	0	1,287.19	6228
00216	C & S SUPPLY CO, INC.	04/19/2023	EFT	0	173.83	6229
02757	CINTAS	04/19/2023	EFT	0	198.03	6230
03675	COMPUTERSHARE	04/19/2023	EFT	0	525.00	6231
02706	CORE & MAIN LP	04/19/2023	EFT	0	11,762.90	6232
00310	CRYSTEEL TRUCK EQUIPMENT, INC	04/19/2023	EFT	0	385.00	6233
00482	GMS INDUSTRIAL SUPPLIES, INC.	04/19/2023	EFT	0	1,005.05	6234
00494	GOPHER STATE ONE-CALL	04/19/2023	EFT	0	28.35	6235
00691	KENNEDY & KENNEDY LAW OFFICE	04/19/2023	EFT	0	9,198.15	6236

00776	LLOYD LUMBER CO.	04/19/2023	EFT	0	237.33	6237
03352	LUXE QUARTERLIES	04/14/2023	EFT	0	1,699.04	6224
00796	MACQUEEN EQUIPMENT, INC.	04/19/2023	EFT	0	4,508.43	6238
00825	MANKATO MOTOR COMPANY	04/19/2023	EFT	0	164.95	6239
00874	MENARDS-MANKATO	04/19/2023	EFT	0	119.99	6240
00889	MIDWEST TAPE/HOOPLA	04/19/2023	EFT	0	1,305.49	6241
00956	MINNESOTA WASTE PROCESSING CO.	04/19/2023	EFT	0	28,701.58	6242
00975	MORGAN, SHAWN	04/19/2023	EFT	0	113.17	6243
01052	NORTH CENTRAL INTERNATIONAL	04/19/2023	EFT	0	6.34	6244
03160	NOVEL SOLAR THREE LLC (DBA GREEN STREET	04/19/2023	EFT	0	5,628.13	6245
02005	PANTHEON COMPUTERS	04/19/2023	EFT	0	4,485.00	6246
01402	POMPS TIRE	04/19/2023	EFT	0	28.62	6247
02747	RENT-N-SAVE	04/19/2023	EFT	0	239.03	6248
03518	RIDDELL	04/19/2023	EFT	0	5,153.50	6249
01211	RIVER BEND BUSINESS PRODUCTS	04/19/2023	EFT	0	1,827.05	6250
01263	SCHWICKERT'S TECTA AMERICA LLC	04/19/2023	EFT	0	299.45	6251
01281	SIGN PRO	04/19/2023	EFT	0	412.00	6252
01290	SLETTEN, CORY	04/19/2023	EFT	0	130.18	6253
01419	TRAVERSE DES SIOUX LIBRARY COOPERATIVE	04/19/2023	EFT	0	1,922.58	6254
01465	VANEPS, ERIC	04/19/2023	EFT	0	1,732.22	6255
01478	VIKING FIRE & SAFETY LLC	04/19/2023	EFT	0	41.98	6256
03442	WASMUND, LARRY	04/19/2023	EFT	0	2,475.00	6257
03668	WELSH, DAKOTA	04/07/2023	EFT	0	1,500.00	6223
03482	CARDCONNECT	04/04/2023	Bank Draft	0	407.62	DFT0007917
00219	CARDMEMBER SERVICE	04/10/2023	Bank Draft	0	20,956.50	DFT0007937
02003	MINNESOTA DEPT OF REVENUE	03/31/2023	Bank Draft	0	10,547.00	DFT0007916
02003	MINNESOTA DEPT OF REVENUE	03/31/2023	Bank Draft	0	593.37	DFT0007918
03029	OPEN EDGE	04/03/2023	Bank Draft	0	(46.85)	DFT0007935
02766	SPROUT SOCIAL	04/06/2023	Bank Draft	0	124.74	DFT0007920
03945	TYLER PAYMENTS	04/04/2023	Bank Draft	0	4,769.27	DFT0007921
01557	XCEL ENERGY	04/04/2023	Bank Draft	0	288.61	DFT0007922
					345,851.13	88

Authorization Signatures

All Council

The above manual and regular claims lists for 4/17/23 are approved by:

SCOTT CARLSON- MAYOR

SANDRA OACHS- COUNCIL MEMBER

JAMES WHITLOCK- COUNCIL MEMBER

WILLIAM STEINER- COUNCIL MEMBER

MATT PETERSON- COUNCIL MEMBER

RESOLUTION APPROVING DONATIONS/CONTRIBUTIONS/GRANTS

WHEREAS, the Minnesota Statute 465.03 and 465.04 allow the governing body of any city, county, school district or town to accept gifts for the benefit of its citizens in accordance with terms prescribed by the donor;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that the following donations/contributions/grants are approved as follows:

Donor	Restriction	Amount
Anonymous	Library Special Programs	\$70.00
Marcia Richards in Memory of Bernie Bast	Library Book Donation	\$50.00
Kristin and Patrick Duncanson	Library Book Donation	\$150.00
Tim and Jeannine Leonhardt	Swim Scholarship	\$135.00
Palette Mini Pies	Farmers Market Donation	\$100.00
Vern and Lois Berglin	Swim Scholarship	\$150.00
LK Smasal	Swim Scholarship	\$45.00
Melanie Wong	Swim Scholarship	\$5.00
Melanie Wong	Youth Sports Scholarship	\$5.00
Glen A Taylor Foundation	Summer Reading Program	\$7,500.00
Nancy Fitzsimons	Swim Scholarship	\$360.00
Diane Cattrysse	Swim Scholarship	\$90.00
Dawn and Scott Krueger	Swim Scholarship	\$45.00
Lucy Paquin	Swim Scholarship	\$75.00
Total		\$8,780.00

Adopted by the City Council this 17th day of April 2023.

Mayor

City Clerk

Audio Permit

About:

An audio permit is required for anyone operating outdoor amplified sound (i.e., a loudspeaker, public address system, or sound amplifying equipment). All Audio Permits must be approved by the Council. The sound system cannot be operated before 7:00 am or after 10:00 pm. There is a \$25 fee.

Audio Permit Responsibilities:

- An onsite event coordinator must be available by mobile during the event.
- An applicant will provide a schedule of any music or entertainment proposed to occur during the event.
- A beginning and end time must be supplied on the application, and the event coordinator must ensure compliance.
- Applicants must comply with City Code Ordinance 90.045 and Minnesota Rules Chapter 7030 which limits noise.
- Noise levels cannot exceed 60 dBA more than 50 percent of the time.

What happens if there is a noise complaint?

- A North Mankato Patrol Officer will meet with the complainant and evaluate and measure the noise using a decibel reader at the location of the complainant.
- If the noise is found out of compliance, the Patrol Officer will contact the onsite event coordinator, and the amplified sound must be turned down.
- If the onsite event coordinator does not comply, the event will be immediately terminated, and the group will be disbursed.
- Failure to comply will affect future ability to obtain an audio permit.

AMPLIFIED SOUND: ☐ LIVE MUSIC/BAND DATE OF EVENT: 8/24/23
☐ DJ/KARAOKE MACHINE BEGIN TIME: 4pm
☒ OTHER: Speaker w/ Music END TIME: 8pm

LOCATION / SHELTER: Wheeler Park

EVENT NAME: Safasfi Wedding

ONSITE COORDINATOR: PRINT NAME: Kathryn Mullen

MOBILE NUMBER: 507-304-0798

☒ I, THE UNDERSIGNED, HAVE RECEIVED THE AUDIO PERMIT AND UNDERSTAND THAT FAILURE TO COMPLY WITH THE AUDIO POLICY MAY TERMINATE THE EVENT AND PREVENT FUTURE ABILITY TO OBTAIN AN AUDIO PERMIT.

PRINT NAME: Kathryn Mullen SIGNATURE: Kellen

DATE: 4/7/23 EMAIL: the-mullen@hotmail.com

POLICE CHIEF: 126

CITY CLERK: _____

☐ DENIED ☐ APPROVED

☐ BOOK ☒ POLICE ☐ ONLINE ☐ \$25.00 FEE

STAFF INITIALS _____

RESOLUTION WAIVING WAITING PERIOD
FOR EXEMPTION FROM LAWFUL GAMBLING LICENSE FOR
FEEDING OUR COMMUNITIES PARTNERS

WHEREAS, Feeding Our Communities Partners has made an application for exemption from a charitable gambling license to conduct a raffle on June 22, 2023, at 2120 Howard Dr. West, Suite F, within the City of North Mankato, Minnesota, which application was received by the City on April 3, 2023.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that the City waives the mandatory waiting period concerning the issuance of an exemption from lawful gambling license concerning the above-identified organization.

Adopted by the City Council this 17th day of April 2023.

Mayor

ATTEST:

City Clerk



1001 Belgrade Avenue
North Mankato, MN 56003
507-625-4141 Fax: 507-625-4151
www.northmankato.com

Audio Permit

About:

An audio permit is required for anyone operating outdoor amplified sound (i.e., a loudspeaker, public address system, or sound amplifying equipment). All Audio Permits must be approved by the Council. The sound system cannot be operated before 7:00 am or after 10:00 pm. There is a \$25 fee.

Audio Permit Responsibilities:

- An onsite event coordinator must be available by mobile during the event.
- An applicant will provide a schedule of any music or entertainment proposed to occur during the event.
- A beginning and end time must be supplied on the application, and the event coordinator must ensure compliance.
- Applicants must comply with City Code Ordinance 90.045 and Minnesota Rules Chapter 7030 which limits noise.
- Noise levels cannot exceed 60 dBA more than 50 percent of the time.

What happens if there is a noise complaint?

- A North Mankato Patrol Officer will meet with the complainant and evaluate and measure the noise using a decibel reader at the location of the complainant.
- If the noise is found out of compliance, the Patrol Officer will contact the onsite event coordinator, and the amplified sound must be turned down.
- If the onsite event coordinator does not comply, the event will be immediately terminated, and the group will be disbursed.
- Failure to comply will affect future ability to obtain an audio permit.

AMPLIFIED SOUND: ☐ LIVE MUSIC/BAND ☐ DJ/KARAOKE MACHINE ☒ OTHER: megaphone music/speakers DATE OF EVENT: 5/20/23
BEGIN TIME: 9am
END TIME: 12p
LOCATION / SHELTER: Crossview Cov Church
EVENT NAME: Global 6K Run
ONSITE COORDINATOR: PRINT NAME: Sandi Asker
MOBILE NUMBER: 28760 8371

☒ I, THE UNDERSIGNED, HAVE RECEIVED THE AUDIO PERMIT AND UNDERSTAND THAT FAILURE TO COMPLY WITH THE AUDIO POLICY MAY TERMINATE THE EVENT AND PREVENT FUTURE ABILITY TO OBTAIN AN AUDIO PERMIT.

PRINT NAME: Sandi Asker SIGNATURE: [Signature]
DATE: 4/5/23 EMAIL: Sandiaskere Crossviewcov.church

POLICE CHIEF: _____
CITY CLERK: _____

☐ BOOK ☐ POLICE ☐ ONLINE

☒ \$25.00 FEE

☐ DENIED ☐ APPROVED

STAFF INITIALS _____

PD 4/11/23



MINNESOTA

1001 Belgrade Ave., PO Box 2055
North Mankato, MN 56003
507-625-4141 Fax: 507-625-4252
www.northmankato.com

For Office Use Only

APPROVED _____

DENIED _____

☐ PARK USE ☐ AUDIO USE

Application For PARADE PERMIT

PD 4/11/23

REQUIRED INFORMATION:

- Application for Parade Permit
- Map of Parade Route
- \$35 Application Fee

Thirty (30) days in advance of the parade date.

Name of Applicant <i>Sandi Asker</i>	Address <i>2000 Howard Dr W</i>	Phone <i>218 760 8371</i>	Email <i>Sandiasker@crossviewlw.church</i>
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Sponsoring Organization Name <i>Crossview Lw Church</i>	Address <i>Same</i>	Phone <i>218 760 8371</i>
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Contact during event <i>Sandi Asker</i>	Phone <i>218 760 8371</i>
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Event Location <i>2000 Howard Dr W / N Mankato</i>	Date <i>5/20/23</i>	From <i>9a</i>	Time <i>12 pm</i>	To <i>12 pm</i>
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Occasion for Parade
6K race

Parade Description / Composition

Loop: race around Howard Dr to Lookout to Carlson to 13

Estimated Number of Participants: *50?* *(run in park) back to Howard Dr.*

As duly authorized representative or agent of the parade sponsoring organization, I hereby make application for a permit to parade in the City of North Mankato, Minnesota. I hereby certify that, to the best of my knowledge, the above is an accurate and true description of the parade. I agree to execute the parade according to this permit and subject to the provisions and conditions which may be necessary to provide for the safety of parade participants and the orderly and safe movement of public traffic.

Sandi Asker *4/5/23*
Applicant Date

Pursuant to Section 70.21 of the North Mankato City Code, I hereby authorize a parade permit for the applicant organization. This permit shall be valid only under the conditions recommended by the City of North Mankato and only for the date and time indicated.

Chief of Police Date

Caswell Sports Director Date

Crossview
Coventry
church



CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 9A	Dept: Community Dev.	Council Meeting Date: 4/17/23
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TITLE OF ISSUE: Consider CU-1-23 1111 Range Street-Norwood Inn.

BACKGROUND AND SUPPLEMENTAL INFORMATION: Community Development Director Fischer and City Planner Lassonde will review the Conditional Use Plan and provide information concerning the Planning Commissions recommendations.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Approve CU-1-23 1111 Range Street-Norwood Inn.

For Clerk's Use:

 Motion By: _____
 Second By: _____

 Vote Record:

Aye	Nay	
_____	_____	Whitlock
_____	_____	Steiner
_____	_____	Oachs
_____	_____	Peterson
_____	_____	Carlson

SUPPORTING DOCUMENTS ATTACHED

Resolution	Ordinance	Contract	Minutes	Map
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

 Other (specify) Plan _____

<input type="checkbox"/>	Workshop
<input checked="" type="checkbox"/>	Regular Meeting
<input type="checkbox"/>	Special Meeting

<input type="checkbox"/>	Refer to: _____
<input type="checkbox"/>	Table until: _____
<input type="checkbox"/>	Other: _____

CU-1-23

1111 RANGE STREET – NORWOOD INN

THE CITY OF NORTH MANKATO

SUBJECT: CUP-1-23
APPLICANT: 1111 Holdings, LLC
LOCATION: 1111 Range Street
EXISTING ZONING: B-3, General Commercial
DATE OF HEARING: April 13, 2023
DATE OF REPORT: April 5, 2023
REPORTED BY: Mike Fischer, Community Development Director

APPLICATION SUBMITTED

Request for a Conditional Use Permit for a Planned Unit Development

COMMENT

The applicant is requesting a Conditional Use Permit (CUP) for a Planned Unit Development (PUD) for the redevelopment of the former Norwood Inn addressed as 1111 Range Street. A PUD is a type of development not subject to standard zoning requirements which can provide flexibility and innovation for subdivision design.

The North Mankato Port Authority currently owns the property and is leasing it to HyLife for housing of their employees working in Windom. That lease expires in August of 2023. The Port Authority currently has a purchase agreement with the applicant subject to various terms including the requirement to obtain a CUP for a PUD.

The applicant is proposing to redevelop the building, creating a combination of commercial and residential uses. As the property is currently zoned B-3, General Commercial, residential uses are only permitted by Conditional Use on the second floor of any commercial building. Therefore, the PUD process is necessary to allow residential uses on the main floor in the B-3 zoning district. Exhibit A shows how the building is proposed to be redeveloped into retail, commercial and residential uses. Regarding the retail and commercial uses, at this time, it is unknown what these uses are. Regarding the residential aspect of the project, approximately 75 market-rate apartments will be created. The applicants have purchase agreements to buy the existing liquor store property at the intersection of Range Street and Webster Avenue and the vacant lot between the Norwood Inn and Plaza Jalisco. As proposed, the liquor store would be demolished and replaced with another stand-alone commercial building.

Additionally, the applicants are proposing a future hotel on the vacant land to the north of the Norwood Inn. However, these are not part of the PUD. Proposed renderings of the building are shown within Exhibit C.

One of the first steps in the PUD application process is for the applicant to hold a neighborhood meeting to present the project including renderings and site plans. This meeting occurred on March 23, 2023, at the Norwood Inn. Within the CUP application, Exhibit B, is a copy of the invitation sent to all property owners within 500 feet of the Norwood Inn and a sign-up sheet. City staff did attend the meeting where it was found that no participants objected to the proposed project.

Regarding off-street parking, there are minimum off-street parking spaces based on uses required by the City Code. In terms of the proposed development, 75 apartments will be created. According to the City Code, 2 off-street parking spaces are required for each unit, or 150 spaces. Based on each apartment being a one-bedroom unit, as part of the PUD, the applicant is requesting a reduction from 2 spaces per unit to 1.5 spaces per unit or 113 spaces. As the commercial/retail tenants are not known at this time, the number of required off-street parking spaces is not known. Should there not be enough off-street parking spaces on the site to support the commercial and residential uses, additional off-street parking would need to be created on the lot to the north (proposed hotel site).

The City has several long-range planning documents that guide development or redevelopment in this area. The following is a summary of those documents and how the proposed project conforms to those planning efforts:

Meeting the goals of the Comprehensive Plan. This redevelopment meets the goals of the Comprehensive Plan by using land in a manner that strengthens the City's economy as stated in Chapter 3, Goal 1, Objective 1.2. This property has been a prime location for redevelopment for several years. The development team has carefully considered potential uses and has developed a vision for the property that will allow it to prosper. This redevelopment further meets Objective 1.2 by increasing the number of residential housing units to support additional commercial opportunities onsite and nearby. Another Comprehensive Plan goal met includes Chapter 4, Goal 1, Objectives 1.1 and 1.2 which are aimed at diversifying the housing stock thus meeting demand for more multi-family housing options. This development also meets Chapter 4, Goal 2, Objective 2.2, Policy 2.2.3 and Chapter 10, Goal 1, Objective 1.1, Policy 1.1.4 to promote higher density housing in areas where appropriate such as within and near commercial areas and along arterial roadways. The reuse and redevelopment of the existing structure on this site meets policies included in Chapter 5, Goal 2, Objective 2.1 that aim to continue expanding redevelopment efforts. Lastly, the redevelopment meets Chapter 10, Goal 2, Objective 1.2 by encouraging the reuse of existing buildings.

Meeting the Goals of the 2021 Housing Study. This redevelopment will result in an additional 75 apartment units exceeding the annual target of adding 25 multi-family units identified in the 2021 Housing Study.

Meeting the Goals of the Webster Avenue Area Plan. This redevelopment responds to Focus Area 3.0 which aimed to improve the hotel building based on a long-term vision including façade improvements and/or publicly-available amenities. Redevelopment of the Norwood and the addition of a hotel in the vacant lot north of the Norwood redevelopment responds to Focus Area 2.0 aimed at revitalizing existing properties while guiding development to vacant lots.

As part of the CUP application, attached is the following material:

Exhibit B – Application for Conditional Use Permit for a Planned Unit Development

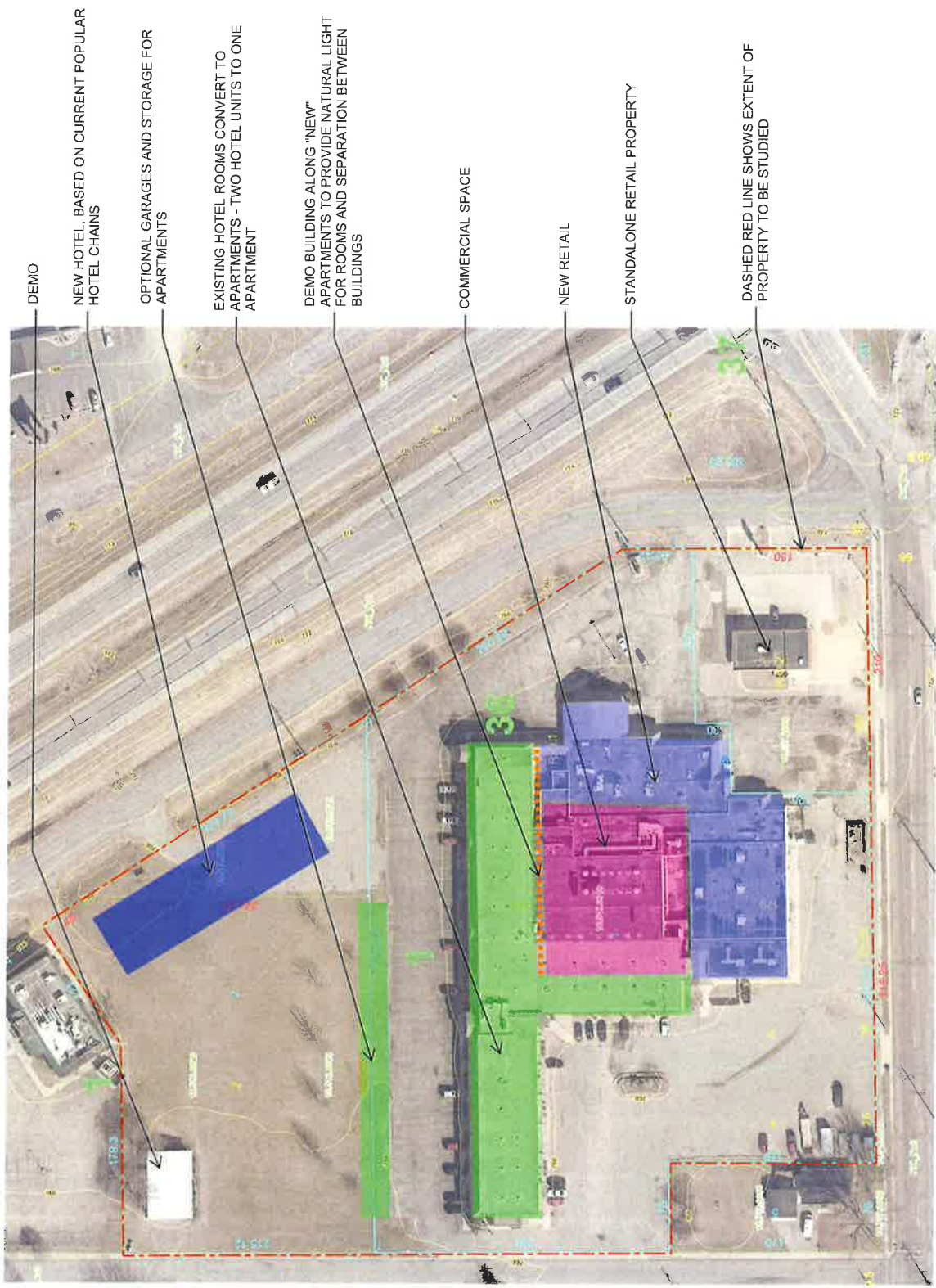
Exhibit C – Schematic Design Package

At this time, no replatting of the property is necessary.

RECOMMENDATION

Staff recommends approval of CU-1-23, subject to the following conditions:

1. All signage conform to the City Sign Code
2. A detailed landscaping plan be submitted for approval by the City
3. The parking lot be resurfaced and striped
4. All outdoor garbage collection areas be enclosed
5. There shall be no outdoor storage of materials related to any commercial or residential use
6. The number of City Code required off-street parking spaces be provided on the property or the property to the north
7. Rental licenses be obtained for all rental units



- 11111 Holdings LLC - North Mankato, MN - Program

APPLICATION FOR

CONDITIONAL USE PERMIT for a PLANNED UNIT DEVELOPMENT

Pursuant to Section 156.057 and 156.055 of the North Mankato City Code, application is hereby made to allow the use of land as described herein.

LEGAL DESCRIPTION OF PROPERTY:

APPLICANT(s)

Name: 1111 Holdings LLC (Max DeMars) Address: 150 Doc Jones Rd, Mankato, MN Phone: 507-327-7119

PROPERTY OWNER (If other than applicant):

Name _____ Address _____ Phone _____

CURRENT ZONING: B-3 General Commercial CURRENT USE OF PROPERTY: General Commercial/Short-Term Lodging

PROPOSED USE OF PROPERTY: Mixed-Use (Commercial/Multi-Family)

SIZE OF LAND PROPOSED: 4.63 acres

OF BUILDINGS PROPOSED: 1

CONFORMING USE? Yes X No _____

REQUEST PREVIOUSLY CONSIDERED? YES _____ NO X If Yes, date _____

ADDITIONAL COMMENTS:

PLANNED UNIT DEVELOPMENT REVIEW

1. To what extent does the application align with the purposes of a Planned Unit Development as described in City Code Section 156.057(II) (Check all that apply & DESCRIBE)

X **Comprehensive Plan Goals** - To meet the goals of the Comprehensive Plan and preserve the health, safety and welfare of North Mankato's citizens by encouraging creative and efficient development of land and infrastructure and preservation of natural features and amenities that would not be permitted under the more restrictive application of zoning requirements

DESCRIBE or indicate NOT APPLICABLE: *This development will provide the City with creative and efficient mixed-use scenario that typically would not be permitted in any zoning district. Residential uses can typically be mixed with commercial in a B-3 district but are confined to the second story of a building. This PUD allows for the conversion of hotel rooms, some at ground level, into market-rate apartments that will share the building with targeted commercial, retail, restaurant, and entertainment uses. This mix will be unique and creative; increasing the City's economic vitality while meeting needs for additional high-density residential development identified in, not only the Comprehensive Plan, but also the 2021 North Mankato Housing Study. This development also allows for adaptive reuse of an iconic hotel structure that otherwise would fall further into disrepair or have potential to host other questionable uses that are unsustainable or non-conforming as we've seen in*

the past. This development also meets goals of the Webster Avenue Area Plan by being a first step in revitalizing the area which is one of the City's major business districts.

X Mix of Uses - To allow for a complementary mixture of uses in an integrated and well-planned area within a single zoning district.

DESCRIBE or indicate NOT APPLICABLE: *This will place housing alongside retail and commercial uses*

X Integrate Natural Resources - To ensure contiguous and well-planned open space and preservation of the site's natural resources.

DESCRIBE or indicate NOT APPLICABLE: *Portions of the existing building will be demolished to provide natural light for rooms and separation between buildings. Also, parking requirements will be reduced from 2 spaces per dwelling unit (150 spaces total) to 1.5 spaces per unit (112 spaces total) which will maximize open space and new landscaping including trees and grass areas where most of the location is pavement now. A landscape plan will be submitted by the developer for City review and approval.*

X Public Utilities - To facilitate economic and sustainable investment in streets and public utilities.

DESCRIBE or indicate NOT APPLICABLE: *The plan is to keep the existing utilities in place.*

X Community Assets - To facilitate sustainable building design and site layout, recreational uses and institutional uses.

DESCRIBE or indicate NOT APPLICABLE: *The plan is to bring a blighted property back to life with a mix of uses that will have a positive and modern design that will benefit the neighborhood and businesses alike.*

2. To what extent does the application align with the benefits of a Planned Unit Development as described in City Code Section 156.057(III) (Check all that apply)

	YES	NO
Consistency with the goals of the Comprehensive Plan.	X	
Preservation and enhancement of desirable site characteristics and open space.	X	
A pattern of development which preserves natural vegetation, topographic and geologic features.	X	
Preservation and enhancement of historic and natural resources that significantly contribute to the character of the City.	X	
Integration of proposed development with existing or proposed development in the areas surrounding the project site in a harmonizing way.	X	
Use of design, landscape, or architectural features to create a pleasing environment or other special development features.	X	
Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.	X	

Business and commercial development to enhance the local economy and strengthen the tax base.	X	
The efficient use of land resulting in more economic networks of utilities, streets, schools, public grounds, buildings, and other facilities.	X	

3. Element of Flexibility – What subdivision and/or development design elements will be different from the underlying zoning district? (Check all that apply & describe)

☐ Non-standard lot sizes:

☒ Higher density of housing units: *Allow for multi-family units.*

☐ Reduced rights-of-way:

☐ Broader range of housing types:

☒ Land use mix: *Allow for dwelling units on ground level when mixed with commercial/retail uses.*

☐ Zero lot lines and other modifications to minimum building setbacks:

4. Permitted Uses – What permitted uses are requested to be allowed in the Planned Unit Development that are not allowed in the underlying zoning district? (Check all that apply & Describe)

☒ Dwelling units in attached, detached, clustered, and multifamily structures or combinations thereof.

☐ Commercial, office and industrial uses.

☐ Supporting community facilities, parking facilities and institutional uses.

☐ Parks, recreational facilities and open space.

5. Density – What exemption from the underlying zoning districts density requirements are requested?

☒ **Exceptions for Comprehensive Plan Goals** - Density increases consistent with the comprehensive plan may be allowed if the proposed development can be demonstrated to better meet Comprehensive Plan goals.

DESCRIBE or indicate NOT APPLICABLE: *This development meets Chapter 4, Goal 2, Objective 2.2, Policy 2.2.3 and Chapter 10, Goal 1, Objective 1.1, Policy 1.1.4 to promote higher density housing in areas where appropriate such as within and near commercial areas and along arterial roadways.*

☐ **Optional Waiver of Lot Size, Setback Requirements** - Zoning and subdivision standards relating to lot size and setbacks may be modified when a PUD is submitted for approval. Increased residential densities and open space areas may be subject to additional design conditions that are necessary, in the judgment of The City of North Mankato, to meet Comprehensive Plan goals.

DESCRIBE or indicate NOT APPLICABLE:

☐ **Minimum Lot Size for Single Family Homes** - Up to 40 percent of single-family detached home lots in a single development may use reduced lot areas. Lot areas must have a minimum of 4,000

contiguous square feet of buildable area. Buildable area must be unencumbered by setbacks, public easements and other physical constraints (such as topography or similar features).

DESCRIBE or indicate NOT APPLICABLE:

CONDITIONAL USE PERMIT REQUIREMENTS							
CHECK ALL THAT APPLY	REQUIRED	ATTACHED	N/A	CHECK ALL THAT APPLY	REQUIRED	ATTACHED	N/A
Pre-Application Meeting	X	X		Developer's Agreement	X		
Neighborhood Meeting	X	X		Landscaping Plan	X		
Preliminary Development Plan	X	X		Petition			X
Site Plan	X	X		Parking/Loading Plan	X		
Comment Letters	X	X		Development Schedule	X		
Final Plat				Survey	X	X	

PLANNED UNIT DEVELOPMENT REQUIREMENTS			
		YES	NO
COMPREHENSIVE PLAN	The proposed PUD is in conformance with the comprehensive plan.	X	
NEIGHBORHOOD IMPACTS	The uses proposed will not have an undue and adverse impact on the reasonable enjoyment of neighboring property and will not be detrimental to potential surrounding uses.	X	
PHASING	Each phase of the proposed development, as it is proposed to be completed, is of sufficient size, composition, and arrangement that its construction, marketing, and operation are feasible as a complete unit, and that provision and construction of dwelling units and common open space are balanced and coordinated.	X	
PUBLIC FACILITY CAPACITY	The PUD will not create an excessive burden on parks, schools, streets, and other public facilities and utilities, which serve or are proposed, to serve the area.	X	
UNIFIED DEVELOPMENT	The proposed total development is designed in such a manner as to form a desirable and unified environment within its own boundaries.	X	

FEES: Application Fee \$335.00

Notice Charge# 61 @\$2.00 = \$122.00

Pursuant to the requirements of Chapter 156 of the North Mankato City Code, this application was received by me or my duly designated representative on March 30, 2023, and I hereby certify that this application meets all the necessary application requirements

Signature of Zoning Administrator _____ Date _____

PLANNING COMMISSION ACTION: **DATE**_____

Approved Additional Comments

Denied Reason:

CITY COUNCIL ACTION: **DATE**_____

Approved Additional Comments

Denied Reason:

OTHER COMMENTS:

STATE OF MINNESOTA)

COUNTY OF NICOLLET)

CITY OF NORTH MANKATO)

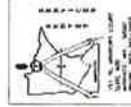
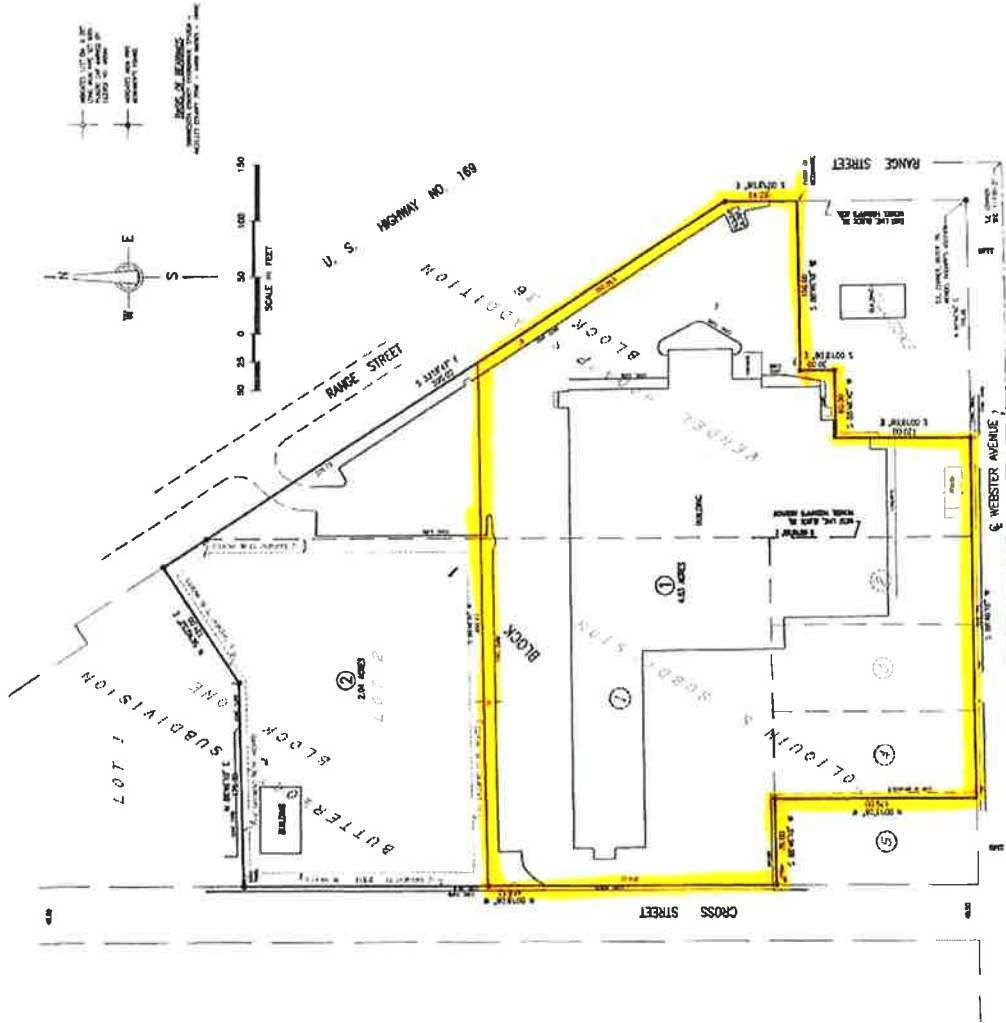
I, the undersigned, being the duly qualified and acting City Clerk of the City of North Mankato, Minnesota, hereby certify that I have carefully compared the attached conditional use permit approved by the City of North Mankato with the original thereof on file and of record in my office, and that the same is a full, true and completed copy of said original.

WITNESS my hand and the official seal of said City of North Mankato this _____ day of _____, 20____.

City Clerk, City of North Mankato

D D D SUBDIVISION

CITY OF NORTH MANKATO
NICOLLET COUNTY, MINNESOTA



PRELIMINARY PLAT

LOT 2, BLOCK ONE, BUTTERFIELD SUBDIVISION, PART OF LOT 4, TOWN OF SARGENT, COUNTY OF NICOLLET, STATE OF MINNESOTA.

DATE: 12-12-2011
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1" = 100'



**NEIGHBORHOOD INFORMATION MEETING NOTIFICATION – PROPOSED NORWOOD INN
REDEVELOPMENT**

When: Thursday March 23, 2023, from 5:00pm – 7:00pm
Where: 1111 Range St. Front lobby area of the former Norwood Inn.
What: See the concept plan for the redevelopment of the former Norwood Inn. Learn about the process and meet the developers who will be available for questions regarding the proposed Planned Unit Development (PUD).

Notice:

1111 Holdings LLC. will be submitting an application to the city of North Mankato for a Planned Unit Development for the redevelopment of the former Norwood Inn. As proposed, the redevelopment would include both commercial and residential uses in a B-3 general commercial zoning district. The neighborhood meeting is the first step as part of the PUD application process.

Project Location:

Please see the attached Exhibit A

Project Proposal and Process:

As the proposed redevelopment includes residential uses, it is necessary to apply for a PUD with the City of North Mankato. After the required neighborhood meeting, the developer will submit a PUD application to the city which will be reviewed by the Planning Commission and City Council. As you are a property owner located within 500 feet of the former Norwood Inn, you will receive notice from the city regarding any upcoming meetings.

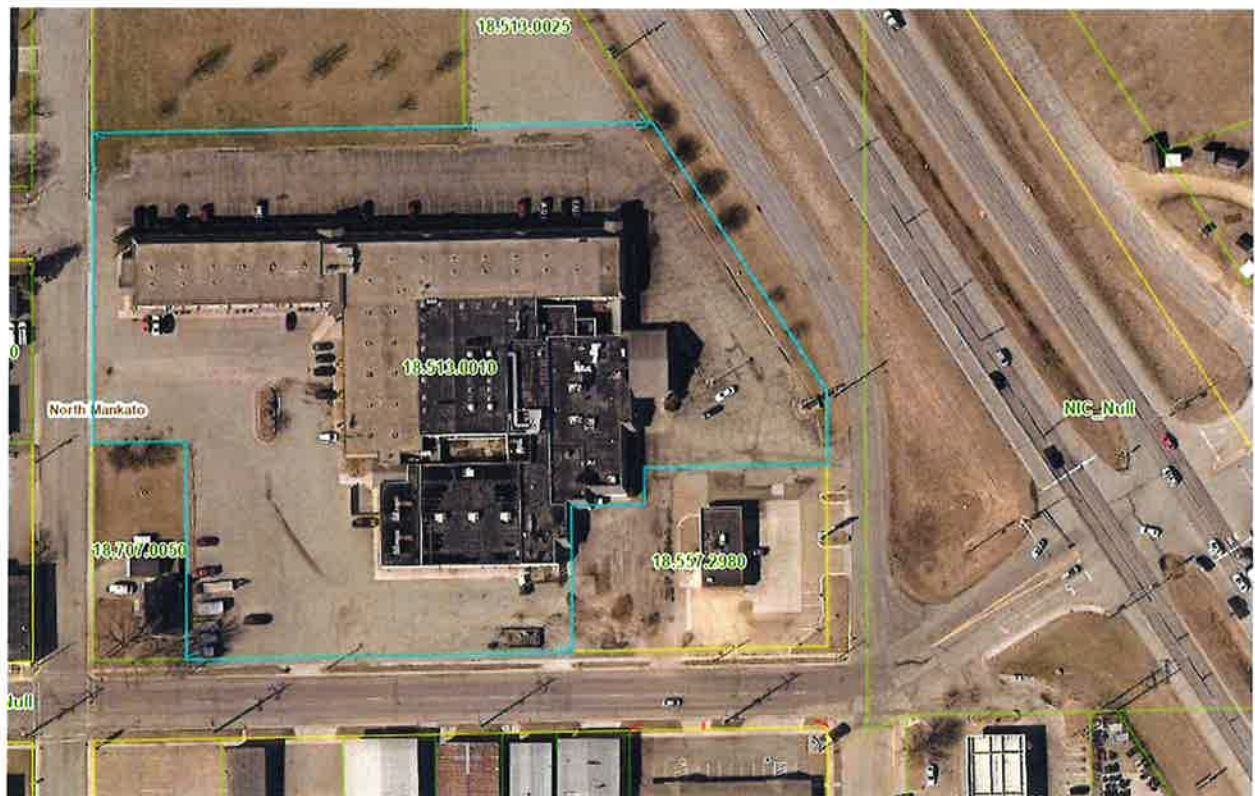
For more information, please contact me below.

Sincerely,

A handwritten signature in black ink that reads "Max DeMars". The signature is fluid and cursive, with the first and last names being clearly legible.

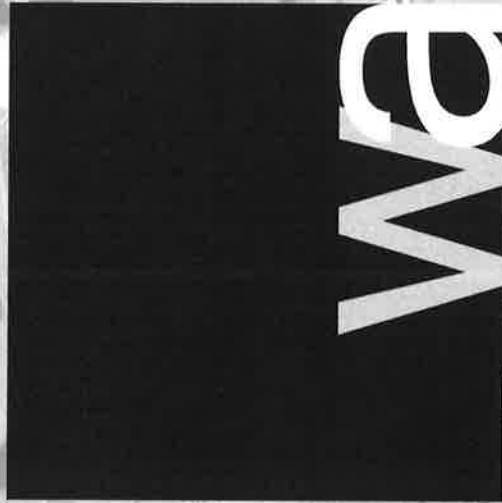
Max DeMars
DeMars Construction
max@demarsgc.com
507-327-7119

Exhibit A: Property location 1111 Range St. North Mankato 56003



PLEASE SIGN IN

[illegible]



WILKUS ARCHITECTS P.A.

Project:
1111 Holdings LLC
Redevelopment Study
North Mankato, MN

SCHEMATIC DESIGN PACKAGE
Date: March 22, 2023
Version - 01



- 1111 Holdings LLC - North Mankato, MN -
Program



Site Plan Key

- Vegetation (Green)
- Planting (Yellow)

Program Diagram Key

- Apartment
- Commercial/Hotel
- Retail
- Hotel
- Standalone Retail



WILKUS ARCHITECTS

- 1111 Holdings LLC - North Mankato, MN -
Rendering



WILKUS ARCHITECTS

- 1111 Holdings LLC - North Mankato, MN -
Rendering



- 1111 Holdings LLC - North Mankato, MN -
Rendering











March 31, 2023

Dear Property Owner:

The City of North Mankato has received a Conditional Use Permit request from 1111 Holdings LLC to create a Planned Unit Development (PUD) on the former Norwood Inn property addressed as 1111 Range Street. A PUD is a type of development not subject to standard zoning requirements which can provide flexibility and innovation to a development project. As proposed, 1111 Holdings intends to redevelop the existing building into a combination of retail, commercial and residential uses. Attached is a proposed site plan and rendering of the building.

This request will be considered by the Planning Commission on Thursday, April 13, 2023 and by the City Council on Monday, April 17, 2023. Both meetings begin at 7:00 p.m. in the Municipal Building Council Chambers located at 1001 Belgrade Avenue.

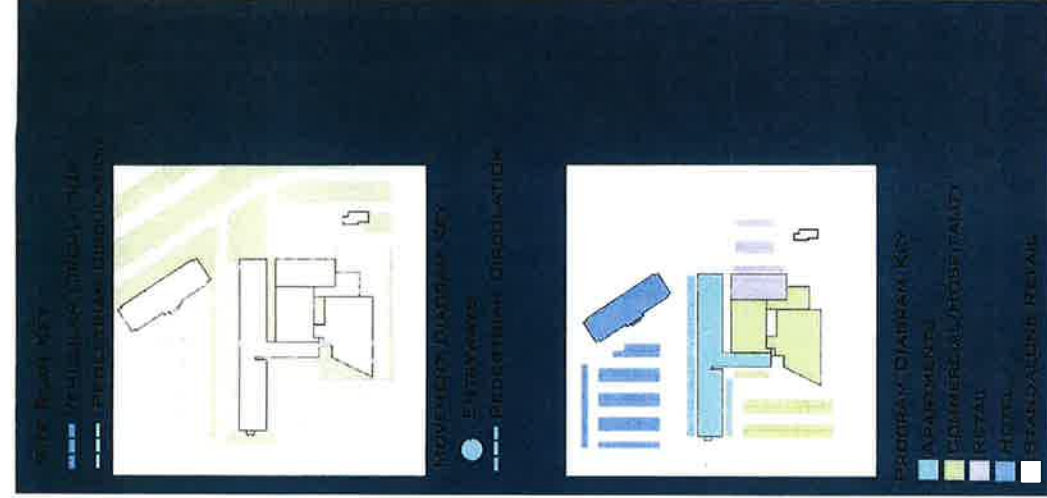
As a nearby property owner, you have the opportunity to comment on the PUD request. You may send written comments to my attention prior to the April 13, 2023 meeting or appear at either or both meetings.

Sincerely,

Mike Fischer
Community Development Director

Enc







- 1111 Holdings LLC - North Mankato, MN -
Rendering

JOHN P ZENDER LLC
200 PIERCE AVE
NORTH MANKATO MN 56003

BE PROPERTIES OF MANKATO LLC
23 DEERWOOD CT
NORTH MANKATO MN 56003

HODAPP GERALD C TRUST
59449 222ND LN
MANKATO MN 56001

NEW CREATION WORLD OUTREACH
1124 N RIVER DR
NORTH MANKATO MN 56003

HIGHWAYHARBOR LLC
PO BOX 454
KEYPORT WA 98345

ZENK ANDREA
1009 RANGE ST
NORTH MANKATO MN 56003

DEHNING KENYRA J
1010 CROSS ST
NORTH MANKATO MN 56003

LEONHARDT TIMOTHY W & JEANNIE F
LEONHARDT
1016 RANGE ST
NORTH MANKATO MN 56003

CLINE DANNY J & LYNETTE M CLINE
421 PIERCE AVE
NORTH MANKATO MN 56003

ERICKSON GERALD D
415 PIERCE AVE
NORTH MANKATO MN 56003

HARRY MEYERING CENTER INC
109 HOMESTEAD RD
MANKATO MN 56001

HOTCHKISS CHARLES A & VICKIE J
HOTCHKISS
407 PIERCE AVE
NORTH MANKATO MN 56003

GARCIA JEREMY & HANNAH GARCIA
403 PIERCE AVE
NORTH MANKATO MN 56003

WERSAL COLE J
401 PIERCE AVE
NORTH MANKATO MN 56003

FEIST ROBERT M & MIRIAM L FEIST
1018 CROSS ST
NORTH MANKATO MN 56003

RODRIGUEZ ROBERT J & MAUREEN
RODRIGUEZ
339 PIERCE AVE
NORTH MANKATO MN 56003

ABERWALD THOMAS G & RUTH E
ABERWALD
333 PIERCE AVE
NORTH MANKATO MN 56003

NEIR STEPHEN A
327 PIERCE ST
NORTH MANKATO MN 56003

DELREY N MANKATO ASSOCIATES
13570 GROVE DR 366
MAPLE GROVE MN 55311

JOHNSON AARON M
321 PIERCE AVE
NORTH MANKATO MN 56003

KRUEGER SCOTT & DAWN KRUEGER
315 PIERCE AVE
NORTH MANKATO MN 56003

B & J LANGE PARTNERSHIP
28024 MAPLE LN
MADISON LAKE MN 56063

OHME STACY W & LISA L OHME
309 PIERCE AVE
NORTH MANKATO MN 56003

BEYER LINDSEY MARIE
305 PIERCE AVE
NORTH MANKATO MN 56003

BERGER HARLAN G & JUDITH A BERGER
301 PIERCE AVE
NORTH MANKATO MN 56003

BERENTSON HELEN M
1020 RANGE ST
NORTH MANKATO MN 56003

MGT INVESTMENT PROPERTIES
109 CLIFF CT
NORTH MANKATO MN 56003

STEVENSON JOHN R & KAREN A
STEVENSON
38417 498TH ST
NORTH MANKATO MN 56003

LEDUC FAMILY REV LIVING TRUST
PO BOX 941
MANKATO MN 56002

MAY WAYNE F
818 CENTER ST
NORTH MANKATO MN 56003

PIERCE PLAZA LLC
360 PIERCE AVE STE 205
NORTH MANKATO MN 56003

D SCHAEFER PROPERTIES LLC
340 PIERCE AVE
NORTH MANKATO MN 56003

BLUME BRADLEY EDWARD
424 PIERCE AVE
NORTH MANKATO MN 56003

1021 RANGE STREET INC
1021 RANGE ST
NORTH MANKATO MN 56003

MCDONALD ROBERT J & PAMELA J
MCDONALD
420 PIERCE AVE
NORTH MANKATO MN 56003

WAYNE'S AUTO BODY INC
1118 CENTER ST
NORTH MANKATO MN 56003

EMPIRE PIPE PROPERTIES LLC
22288 HERITAGE RD
SLEEPY EYE MN 56085

HOOGENRAAD THEODOOR K &
DELPHINE J HOOGENRAAD
414 PIERCE AVE
NORTH MANKATO MN 56003

WORRELL MIRISSA & ANTHONY VETTER
404 PIERCE AVE
NORTH MANKATO MN 56003

BROBST DALE J & KRISSELLE J BROBST
416 PIERCE AVE
NORTH MANKATO MN 56003

WEBER RONALD & MARILYN WEBER
402 PIERCE AVE
NORTH MANKATO MN 56003

ALPHA ENTERPRISES LLC
1115 CROSS ST
NORTH MANKATO MN 56003

STOCK ENTERPRISES
18517 588TH LN
MANKATO MN 56001-8667

NEAL GENE WAYNE & MARY ELLEN
NEAL
408 PIERCE AVE
NORTH MANKATO MN 56003

KAMPS PATRICIA ANN
406 PIERCE AVE
NORTH MANKATO MN 56003

KVASNICKA JOANNE G REV TRUST
121 SHILO CT
MANKATO MN 56001

DAMION PROPERTIES LLC
1125 CROSS ST
NORTH MANKATO MN 56003

STAR TRAILER SALES INC
1120 CENTER ST
NORTH MANKATO MN 56003

COUGHLAN
PO BOX 3126
MANKATO MN 56002-3126

MYER JEFFREY & SARAH MYER
439 WEBSTER AVE
NORTH MANKATO MN 56003

DEHNING NANCY A
435 WEBSTER AVE
NORTH MANKATO MN 56003

MAY JACQUELINE K
427 WEBSTER AVE
NORTH MANKATO MN 56003

ANDERSON BRUCE
425 WEBSTER AVE
NORTH MANKATO MN 56003

KRIEHN SARA K
419 WEBSTER AVE
NORTH MANKATO MN 56003

HAYLE ENDERSBE
415 WEBSTER AVE
NORTH MANKATO MN 56003

GUYER RENEE L
409 WEBSTER AVE
NORTH MANKATO MN 56003

KIMES MICHAEL T & ANGELA KIMES
405 WEBSTER AVE
NORTH MANKATO MN 56003

TRI-S LLC
343 WEBSTER AVE
NORTH MANKATO MN 56003

CRANE JACK & MARILYN
5610 WOODCREST DR
EDINA MN 55424

BAILEY KLEINSCHMIDT PROPERTIES LLC
117 CRYSTAL LN
MANKATO MN 56001-6776

NORTHERN TIER RETAIL LLC
PO BOX 59289
SAN ANTONIO TX 78259

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item # 9B	Dept: Community Dev.	Council Meeting Date: 4/17/23
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TITLE OF ISSUE: Consider Registered Land Survey No. 80.

BACKGROUND AND SUPPLEMENTAL INFORMATION: Community Development Director Fischer and City Planner Lassonde will review the Registered Land Survey No. 80 and provide information concerning the Planning Commissions recommendations.

If additional space is required, attach a separate sheet

REQUESTED COUNCIL ACTION: Approve Registered Land Survey No. 80.

For Clerk's Use:

 Motion By: _____
 Second By: _____

 Vote Record:

Aye	Nay	
_____	_____	Whitlock
_____	_____	Steiner
_____	_____	Oachs
_____	_____	Peterson
_____	_____	Carlson

SUPPORTING DOCUMENTS ATTACHED

Resolution	Ordinance	Contract	Minutes	Map
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

 Other (specify) Plan _____

<input type="checkbox"/>	Workshop
<input checked="" type="checkbox"/>	Regular Meeting
<input type="checkbox"/>	Special Meeting

<input type="checkbox"/>	Refer to: _____
<input type="checkbox"/>	Table until: _____
<input type="checkbox"/>	Other: _____

REGISTERED LAND SURVEY NO. 80

THE CITY OF NORTH MANKATO

SUBJECT: Registered Land Survey No. 80

APPLICANT: Blue Ribbon Properties/Piere Gagnon

LOCATION: 1603 Sharon Drive/1720 Colette Drive

EXISTING ZONING: R-2, One-and Two-Family Dwelling

DATE OF HEARING: April 13, 2023

DATE OF REPORT: April 5, 2023

REPORTED BY: Mike Fischer, Community Development Director

APPLICATION SUBMITTED

Request for review and approval of Registered Land Survey No. 80

COMMENT

In 1969, a two-unit dwelling was constructed on a lot located in the Culhane Addition. In 1993, the lot was replatted into Registered Land Survey No. 44 as shown on Exhibit A. This replatting allowed the two-unit building to be separated into two lots for individual ownership purposes. In 2018, the owners created Common Interest Community No. 34 as shown on Exhibit B. In 2022, the owners at that time formally dissolved Common Interest Community No. 34 due to the fact a lender had concerns as part of a mortgage for one side of the dwelling.

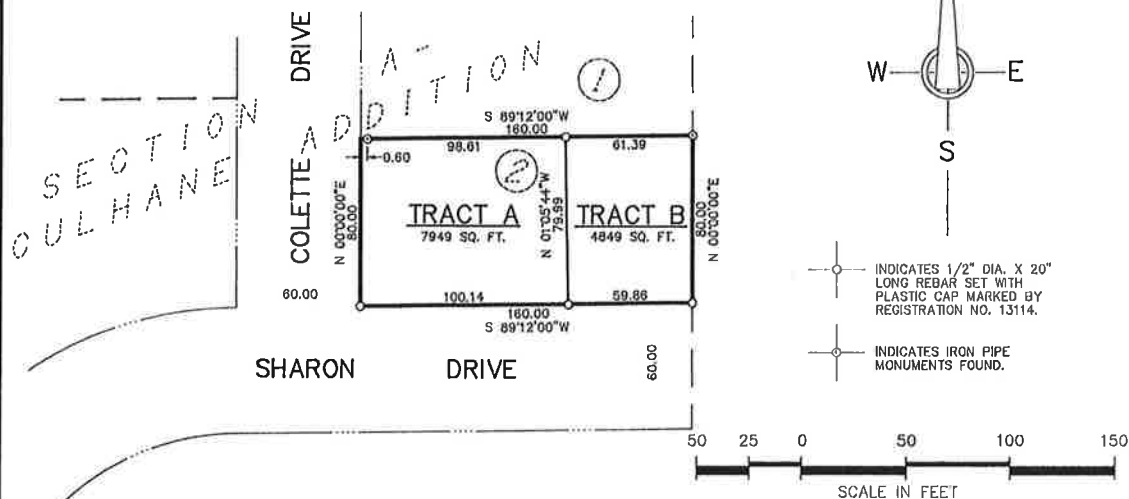
According to Blue Ribbon Properties who currently own the unit addressed as 1710 Colette Drive, they cannot sell the unit based on the current platting of the property. Therefore, Registered Land Survey No. 80, as shown on Exhibit C, is requested to accurately define ownership of the building and property. Registered Land Surveys are used when the underlying property is classified as Torrens property.

Staff believes, and licensed land surveyors confirm, that the creation of Registered Land Survey No. 80 will clear up past platting actions and provide the opportunity to buy and sell each housing unit in the future.

RECOMMENDATION

Staff recommends approval of Registered Land Survey No. 80

REGISTERED LAND SURVEY NO. 44

CITY OF NORTH MANKATO
NICOLLET COUNTY, MINNESOTA

SURVEYOR'S CERTIFICATE

I hereby certify that in accordance with the provisions of Chapter 508, Minnesota Statutes of 1949, as amended, I have surveyed the following tract of land in Nicollet County, Minnesota, to wit:

Lot 2, Section A, Culhane Addition, according to the plat thereof on file and of record with the Nicollet County Recorder, Minnesota.

Dated this _____ day of _____, 1993.

Bradley C. Evans Reg. No. 13,114

Subscribed and sworn to before me, a Notary Public in and for said County of Nicollet, State of Minnesota, on this, the _____ day of _____, 1993.

Notary Public
APPROVALS

Be it known that on this, the _____ day of _____, 1993, the Planning Commission of the City of North Mankato did duly review this plat of REGISTERED LAND SURVEY NO. 44.

Secretary of the Planning Commission

Chairman of the Planning Commission

Be it known that on this, the _____ day of _____, 1993, the City Council of the City of North Mankato, Minnesota did duly approve this plat of REGISTERED LAND SURVEY NO. 44.

City Clerk

Mayor

COUNTY AUDITOR'S CERTIFICATE

No delinquent taxes and transfer entered on the land described hereon, this _____ day of _____, 1993.

County Auditor, Nicollet County, Minnesota

COUNTY TREASURER'S CERTIFICATE

I hereby certify that the current year's taxes have been paid this _____ day of _____, 1993.

County Treasurer, Nicollet County, Minnesota

REGISTRAR OF TITLES CERTIFICATE

I hereby certify that this instrument was filed in my office for record on this, the _____ day of _____, 1993, at _____ o'clock, _____ M. and that it was duly recorded in _____ of Plats, Number _____.

Registrar of Titles, Nicollet County, Minnesota

THIS PLAT WAS PREPARED BY SURVEY SERVICES, INC.

REG. LAND SURVEY No. 44

COMMON INTEREST COMMUNITY NUMBER 34
A PLANNED COMMUNITY
SHARON DRIVE TOWNHOMES

THIS PLAN PREPARED BY BOLTON & MENN, INC.
SOLUTION #1

