

Pursuant to due call and notice thereof, a regular meeting of the North Mankato City Council was held in the Municipal Building Council Chambers on February 17, 2015. Council Member Steiner called the meeting to order at 7:00 p.m. asking that everyone join in the Pledge of Allegiance. The following were present for roll call: Council Members Spears, Steiner, Norland and Freyberg, City Administrator Harrenstein, Finance Director Thorne, City Clerk Van Genderen, City Planner Fischer and Public Works Director Swanson. Absent from the meeting were Mayor Dehen and Attorney Kennedy.

**Approval of Agenda**

**Council Member Freyberg moved, seconded by Council Member Norland, to approve the agenda as presented. Vote on the motion: Spears, Steiner, Norland and Freyberg aye; no nays. Motion carried.**

**Approval of Minutes**

**Council Member Norland moved, seconded by Council Member Spears to approve the minutes of the Council meeting of February 2, 2015. Vote on the motion: Spears, Steiner and Norland aye; Freyberg abstain, no nays. Motion carried.**

**Public Hearing, 7 p.m.-Consider Amendment to City Code, Section 156, creating an R-3A, Medium Density Residential District.**

Planner Fischer reported that the City Code currently has four classifications; R-1 one-family dwelling, R-2, one-and two-family dwelling, R-3, limited multiple dwelling and R-4 multiple dwelling. Fischer indicated there was a significant gap in permitted densities between the R-1 and R-3 districts. The proposed R-3A district is to provide a zoning district which permits multi-family dwellings at a lower per acre density than permitted in the R-3 zoning district. As proposed, the R-3A district would allow single-family dwellings, two-family dwellings, single-family attached dwellings not to exceed 6 units per structure and apartments not to exceed 6 units per structure. Additionally, the density of residential development upon any lot in an R-3A district shall not exceed 8 units per acre. The R-3A does not allow for mobile home parks. There being no-one appearing before Council, Council Member Steiner closed this portion of the meeting.

**Consent Agenda**

**Council Member Norland moved, seconded by Council Member Freyberg, to approve the Consent Agenda which includes:**

- A. Bills and Appropriations.
- B. Res. No. 15-15 Approving Donations/Contributions/Grants.
- C. Set Spring Cleanup for April 20-24 for the Valley and April 27-May1, 2015 for the Hilltop.
- D. Set Water Main Flushing for May 4-8 for the Valley and May 4-15, 2015 for the Hilltop.
- E. Set Board of Appeal and Equalization Meeting for Thursday, April 9, 2015 at 9 a.m. in the Police Annex Community Room.
- F. Res. No. 16-15 Indicating Intent to Participate in Cost Improvement for Project No. 14-03 CDEF Lookout Drive Reconstruction and Roundabout SP 5203-102 & SP 150-070-001.
- G. 2014 End-of-Year Planning and Zoning Report. (City Planner).

**Vote on the motion: Spears, Steiner, Norland and Freyberg aye; no nays. Motion carried.**

**Public Comments**

Barb Church, 102 East Wheeler, appeared before the Council and stated the Tschohl property should have a height restriction of 30-feet and if an R-3A zoning district was established on the Tschohl property it would allow up to 45-feet. Church stated she wants the Tschohl property to become a park.

Tom Hagen, 927 Lake Street, appeared before the Council and encouraged the Council to turn the Tschohl property into a park.

Bess Tsaouse, 136 Mary Circle, appeared before the Council and encouraged the Council to purchase the Tschohl property and turn it into a park.

John Hurd, 732 Garfield Avenue, appeared before the Council and encouraged the Council to preserve the Tschohl property as a park.

### **Business Items**

#### **Adoption of Ordinance No. 64, Fourth Series, Amending North Mankato City Code, Section 156, creating an R-3A, Medium Density Residential District.**

Administrator Harrenstein stated staff recommended adoption of Ordinance No. 64 with two changes; changing the dwelling per structure from 6 per unit to 4 per unit and limit the density of residential development from 8 units per acre to 6 units per acre. Council Member Norland noted with limiting the dwellings from 6 to 4 units per structure the height restriction could be lowered from 45 feet to 30 feet. Council Member Spears indicated the change from 45 feet to 30 feet should be included when adopting the Ordinance. Administrator Harrenstein clarified that 1610 Lor Ray Drive, known as the Tschohl property, was not the reason for R-3A zoning recommendation. Harrenstein stated the R-3A zoning works well with the comprehensive plan. **Council Member Freyberg moved, seconded by Council Member Norland to Adopt Ordinance No. 64, Fourth Series, Amending North Mankato City Code, Section 156, creating an R-3A, Medium Density Residential District with the discussed amendments. Vote on the motion: Spears, Steiner, Norland and Freyberg aye; no nays. Motion carried.**

#### **2014 End-of-Year Budget Report (Finance Director)**

Finance Director Thorne reported that the revenue in 2014 came in higher than projected with cash balances at \$7,777,533. Expenditures ended as expected in the Budget or Revised Budget. Thorne indicated that over all, from a bond rating and financial standpoint the City is doing well. Thorne stated areas of concern include the Recycling Fund where expenditures in temporary staffing are over expectation. The Sales Tax Fund with the downtown purchase has used available funding in 2014, but new legislation will provide for future funding of projects.

#### **City Administrator and Staff Comments**

None.

#### **Mayor and Council Comments**

Council Member Norland reported the City of North Mankato was awarded the Diversity Council 2014 Champion of Diversity award.

Council Member Norland noted the e-mail requesting information concerning the Sales Tax was sent by a person using a fake name. Council Member Freyberg noted he sent the requested information.

Council Member Freyberg offered his condolences to Mankato Mayor Eric Anderson on the passing of his mother.

Council Member Steiner indicated the City of North Mankato was requesting volunteer applications for people to serve on the Board of Appeal and Equalization.

**Public Comments**

Tom Hagen, 927 Lake Street, appeared before the Council and stated he appreciated the last Comprehensive Plan roll-out meeting and hoped the Parks Plan Open house was as well attended.

Barb Church, 102 E. Wheeler, appeared before Council and asked for clarification on the Sales Tax e-mail discussion. Council Member Norland responded that she received an e-mail requesting information concerning the Sales Tax legislation, she forwarded the information to Administrator Harrenstein in order to obtain some of the information. Administrator Harrenstein replied with the information and indicated that the identity of the person requesting the information was questionable. Council Member Freyberg stated the information was sent to the person requesting the information.

Bess Tsaouse, 136 Mary Circle, appeared before Council and stated the City should have more meetings to encourage an open dialogue with citizens.

Mathias Leyrer, 632 Belgrade Avenue, appeared before Council and stated the City of North Mankato should preserve its historic houses.

There being no further business, on a motion by Council Member Norland, seconded by Council Member Freyberg, the meeting adjourned at 7:45 p.m.

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Mayor

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City Clerk

CLAIM REPORT  
 BILLS PAID AFTER THE COUNCIL MEETING OF FEBRUARY 17, 2015  
 END OF MONTH

79836	Void	Void	(\$218.00)
79972	Nicollet County Recorder/Abstracter	recording fee-Comm Dev	\$172.00
79973	State of Minnesota	Commercial Inspection Decals-Shop	\$72.00
79974	AT & T Mobility	cell phone bill-Bookmobile	\$25.48
79975	City of Mankato	water bill-Public Access	\$22.20
79976	Hy-Vee, Inc.	item for Comprehensive Plan meeting-Comm Dev	\$5.33
79977	Minnesota Dept. Labor & Industry	certification exam application fee-Comm Dev	\$50.00
79978	Minnesota Pollution Control Agency	wastewater conference registration fee-Water Dept.	\$300.00
79979	Spoon Man, Inc.	summer reading program down payment-Library	\$30.00
79980	Telrite Corporation	long distance phone bill-All Depts.	\$268.41
79981	Verizon Wireless	cell phone bill-All Depts.	\$147.32
79982	ICMA Retirement Trust - 457	employee payroll deductions	\$4,423.85
79983	ICMA Retirement Trust - Roth IRA	employee payroll deductions	\$700.00
79984	Law Enforcement Labor Service	employee payroll deductions	\$423.00
79985	NCPERS Minnesota-Unit 66240	employee payroll deductions	\$192.00
79986	United Way	employee payroll deductions	\$217.77
79987	Musco Finance, LLC	loan payoff Soccer field lights-Park Dept.	\$79,513.18
79988	Cardmember Service	charge card items-All Depts.	\$11,858.95
79989	CenterPoint Energy	gas bill 233 Wheeler-Area Agency	\$117.02
79990	Xcel Energy	electric bill 233 Wheeler-Area Agency	\$94.42
79991	Cardmember Service	charge card item-Library	\$87.34
79992	Eventis	telephone bill-All Depts.	\$471.30
79993	Delta Dental	employee payroll deductions	\$853.20
79994	National Insurance Services of WI	March life insurance	\$629.27
79995	National Insurance Services of WI	March long term disability insurance	\$1,232.07
79996	National Insurance Services of WI	March voluntary life insurance	\$68.50
	Total		<u>\$101,756.61</u>

CLAIMS CONTINUED

General	\$94,551.09
Local Option Sales Tax	\$3,427.48
Capital Facilities & Equipment Replacement-General	\$1,554.55
2015 Construction	\$132.38
Water	\$1,418.99
Sewer	\$282.42
Recycling	\$305.02
Storm Water	\$30.50
Public Access	<u>\$54.18</u>
Total	<u><u>\$101,756.61</u></u>

PORT AUTHORITY INVOICES  
BILLS PAID AFTER THE COUNCIL MEETING OF FEBRUARY 17, 2015  
END OF MONTH

None to report

List of Port Authority Bills in the Amount of \$0.00

Council Meeting of March 2, 2015

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Mayor Mark Dehen

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Council Member Kim Spears

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Council Member Diane Norland

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Council Member William Steiner

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Council Member Robert Freyberg

List of Bills in the Amount of \$101,756.61

Council Meeting of March 2, 2015

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Mayor Mark Dehen

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Council Member Kim Spears

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Council Member Diane Norland

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Council Member William Steiner

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Council Member Robert Freyberg

CLAIM REPORT  
FOR REGULAR COUNCIL MEETING OF MARCH 2, 2015

AEM Financial Solutions, LLC	chart of account mapping project-Cap Fac, Wtr & Swr	\$1,750.00
Abdo, Eick & Meyers, LLP	audit service-All Depts.	\$6,000.00
Addictions & Stress Clinics	pre-employment screening new officer-Police Dept.	\$200.00
Ameripride	mats-Library	\$67.96
American Legal Publishing	internet renewal for code of ordinances-Gen Gov	\$495.00
Apt Machining & Fabricating, Inc.	equipment parts-Street & Park Depts.	\$185.00
Audio Editions	audio books & supplies-Library	\$126.54
Baker & Taylor	books-Library & Bookmobile	\$56.22
Batteries+Bulbs	battery-Sewer Dept.	\$21.99
Business on Belgrade	2015 contribution-Area Agency	\$10,000.00
CNA Specialties, Inc.	door for restroom-Gen Gov	\$592.00
Cargill, Inc.	road salt-Street Dept.	\$17,232.92
City of Mankato	wastewater fee for March-Sewer Dept.	\$50,000.00
Corporate Graphics Commercial	revise City map for digital use-Comm Dev	\$85.00
Crysteel Truck Equipment	equipment parts-Street Dept.	\$597.70
DH Athletics	field paint-Caswell	\$397.00
Dalco	supplies-Water Dept.	\$298.10
Display Sales	flag & banner poles-Street & Unallocated	\$1,367.50
DM Stamps & Specialties	supply-Gen Gov	\$20.05
Express Services, Inc.	crossing guards-Police Dept.	\$671.30
Fastenal Company	equipment parts-Street & Sewer Depts.	\$290.53
Ferguson Enterprises, Inc.	thermostats-Recycling	\$77.98
Goodwin, Tony	professional service-Public Access	\$300.00
Grams Tile Service	materials & install tile Soccer Building-Sales Tax	\$5,177.18
Industrial Fabrication Services, Inc.	equipment parts-Street Dept.	\$30.00
Ingram Library Services	books-Library & Bookmobile	\$2,323.95
John Deere Financial	equipment parts-Street & Park Depts.	\$817.51
Kwik Trip, Inc.	unleaded & diesel fuel-All Depts.	\$16,688.51
Lacher, Amy	refund water bill credit	\$200.92
Lakes Gas Company	LP gas-Recycling	\$184.80
Larkstur Engineering	equipment part-Park Dept.	\$13.53
Law Enforcement Technology Group, LLC	LETG record mgmt system/dispatch integration-Police	\$12,986.00
Lawson Products, Inc.	plow bolts-Street Dept.	\$666.50
League of Minnesota Cities	MN Cities Stormwater Coalition contribution & training	\$780.00
Litchfield Public Library	lost book-Library	\$43.00

CLAIMS CONTINUED

Mankato Tent & Awning Co.	equipment part-Street Dept.	\$59.00
McGowan Water Conditioning	filters for softener-Library	\$100.65
Menards-Mankato	supplies-Gen Gov, Sewer & Recycling	\$162.38
Minnesota Elevator, Inc.	annual service on elevator-Fire Dept.	\$923.96
Minnesota Valley Testing Lab	water & sample testing-Water & Sewer Depts.	\$268.00
MRCI	wages for MRCI employees-Recycling	\$10,786.73
Minnesota State University	work study student-Library	\$31.34
New Ulm Quartzite Quarries	seal coating rock-Street Dept.	\$6,996.90
Nicollet County Recorder/Abstracter	Real Property Declaration PFA loan Well #9-2015 Const	\$46.00
North Kato Supply	paint for Soccer Building-Sales Tax	\$147.36
Northern States Supply	supplies for Soccer Bldg-Sales Tax	\$47.86
Petty Cash, Clara Thorne	petty cash items-All Depts.	\$284.55
Quality Overhead Door of Mankato	overhead door repair-Street Dept.	\$560.00
Requip, LLC	equipment parts-Recycling	\$4,382.93
Schmidt Siding & Window	install gutters Soccer Building-Sales Tax	\$1,220.00
Seppman, Jadd & Sons	portable restroom rental-Park Dept.	\$87.10
Sletten, Cory	travel expenses for Officers Fire School-Fire Dept.	\$205.86
SPS Companies, Inc.	install new sink & partitions/restroom-Wtr & Sales Tax	\$8,399.49
Staples Advantage	supplies-All Depts.	\$93.22
State Industrial Products	equipment parts & supplies-Shop	\$1,293.36
Streicher's	Ballistic vest-Police Dept.	\$1,020.00
Thom, Brett Drywall, LLC	materials & install drywall Soccer Building-Sales Tax	\$2,428.00
Tool Sales Company	supplies-Shop	\$48.00
Tyler Technologies, Inc.	financial computer system-Cap Fac, Water & Sewer	\$968.75
US Postal Service	postage-All Depts.	\$2,000.00
University of Minnesota	continuing education-Street Dept.	\$420.00
VanEps, Eric	travel expenses for Officers Fire School-Fire Dept.	\$208.16
Viking Electric Supply	ceiling fans-Water Dept.	\$462.66
Washington County Library	lost book-Library	\$34.99
Wenzel Auto Electric Co.	equipment parts-Street Dept.	\$114.70
West Central Sanitation, Inc.	recycling & solid waste pickup for January	\$24,520.49
Total		<u>\$199,067.13</u>

CLAIMS CONTINUED

General	\$79,919.28
Local Option Sales Tax	\$17,064.56
Port Authority	\$420.00
Capital Facilities & Equipment Replacement-General	\$905.91
2015 Construction	\$46.00
Water	\$5,190.35
Sewer	\$52,624.37
Recycling	\$27,074.82
Storm Water	\$1,150.00
Solid Waste	\$14,341.84
Public Access	<u>\$330.00</u>
Total	<u><u>\$199,067.13</u></u>

PORT AUTHORITY INVOICES  
FOR REGULAR COUNCIL MEETING OF MARCH 2, 2015

Abdo, Eick & Meyers, LLP	audit service-Port Authority	<u>\$420.00</u>
Total		<u><u>\$420.00</u></u>

List of Port Authority Bills in the Amount of \$420.00

Council Meeting of March 2, 2015

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Mayor Mark Dehen

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Council Member Kim Spears

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Council Member Diane Norland

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Council Member William Steiner

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Council Member Robert Freyberg

List of Bills in the Amount of \$199,067.13

Council Meeting of March 2, 2015

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Mayor Mark Dehen

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Council Member Kim Spears

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Council Member Diane Norland

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Council Member William Steiner

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Council Member Robert Freyberg





CITY OF NORTH MANKATO  
APPLICATION FOR PARADE PERMIT

This application, accompanied by a map of the parade route and the required application fee, shall be submitted to our office at least thirty (30) days in advance of the parade date. This parade permit is pending until approval by the City Council and Chief of Police.

Applicant Information

Name: Mankato Area Derby Girls

Address: P.O. Box 3621

City: Mankato State: MN Zip: 56001

Telephone: 248-361-8906

Sponsoring Organization: Mankato Brewery

Address: 1119 Center Street

City: North Mankato State: MN Zip: 56003

Telephone: 507-386-2337

Occasion for Parade: 5k Fundraiser

Date of Parade: 9/12/15 Estimated Length of Parade: 1 hour

Estimated Starting Time: 2pm Estimated Finish Time: 3pm

Estimated Number of Participants: 150

General Composition of Parade: 5k will be run around Spring Lake and Hiniker Pond area

As a 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.

[Signature]  
Applicant

2-17-15  
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.

[Signature] #701  
Chief of Police

02-17-15  
Date

COMMENTS/ADDITIONAL STIPULATIONS:

Must obtain a permit from Mankato also. (Hiniker pond area)

pd \$25.00  
Receipt # 515481

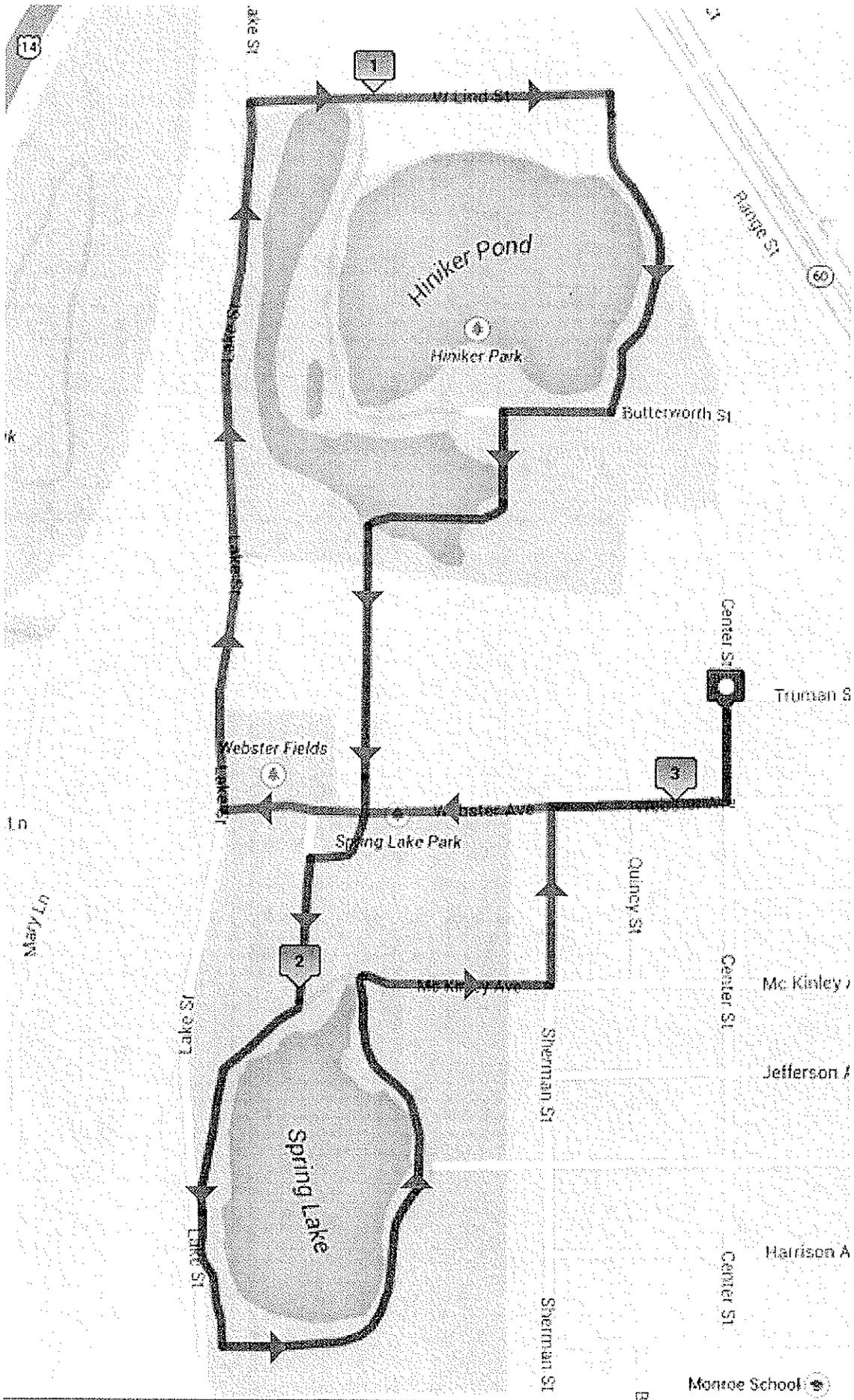
## **Mad Girls 5k Fundraiser**

This run is intended to raise funds for the Mankato Area Derby Girls. We're a local non-profit, amateur sports team committed to community engagement and empowerment through sport. We're mostly self-supported by our members to pay for practice space and other promotional expenses and give back to local charities as much as possible, but still need help from our community to raise sufficient funds for hosting bouts locally.

The run would be a 5k run where participants run from "bulls." The bulls are derby skaters dressed in black with horns affixed to their helmets. Bulls would "chase" the runners with bullseye stickers which would be stuck on the shirt of a runner each time they were "hit" by a bull. Runners would start the race with a several minute head start before some of the bulls would be released. Other bulls would be positioned along the course and at the finish. Door prizes could be given for runners with the most and least bullseye stickers on them at the end.

Our first priority is safety so skaters will be wearing the same full protective gear we wear while bouting: helmet, mouth guard, elbow pads, knee pads and wrist guards. Skaters will be chasing after runners but not at a high rate of speed. Our goal is to have a safe and fun event for everyone involved.

The starting and ending points of this run will be near the Mankato Brewery. Run participants will receive a drink ticket as part of their entry fee for the race.



14

Axe St

1

Hiniker Pond

Hiniker Park

Range St

60

Butlerworth St

Center St

Truman St

Webster Fields

2

Spring Lake Park

Center Ave

3

Ln

Mary Ln

Quincy St

Center St

Mc Kinley

Jefferson A

Lake St

Sherman St

Harrison A

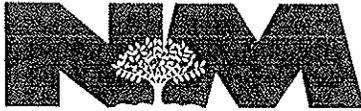
Spring Lake

Lake St

Sherman St

Center St

Monroe School



CITY OF NORTH MANKATO
APPLICATION FOR PARADE PERMIT

This application, accompanied by a map of the parade route and the required application fee, shall be submitted to our office at least thirty (30) days in advance of the parade date. This parade permit is pending until approval by the City Council and Chief of Police.

Applicant Information

Name: Elizabeth McKay
Address: 1710 Roe Crest Drive
City: North Mankato State: MN Zip: 56003
Telephone: 763.360.7147
Sponsoring Organization: Coughlan Companies
Address: 1710 Roe Crest Drive
City: North Mankato State: MN Zip: 56003
Telephone: 763.360.7147
Occasion for Parade: 5K walk/run
Date of Parade: 4/12/15 Estimated Length of Parade: 8am - 2pm / 5k
Estimated Starting Time: 8am Estimated Finish Time: 2pm
Estimated Number of Participants: 150
General Composition of Parade: 5K walk & run

As a 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.

E. McKay
Applicant

2/23/15
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.

#761
Chief of Police

02-24-15
Date

COMMENTS/ADDITIONAL STIPULATIONS:

Benson Park  
September 12, 2015



### Strengths

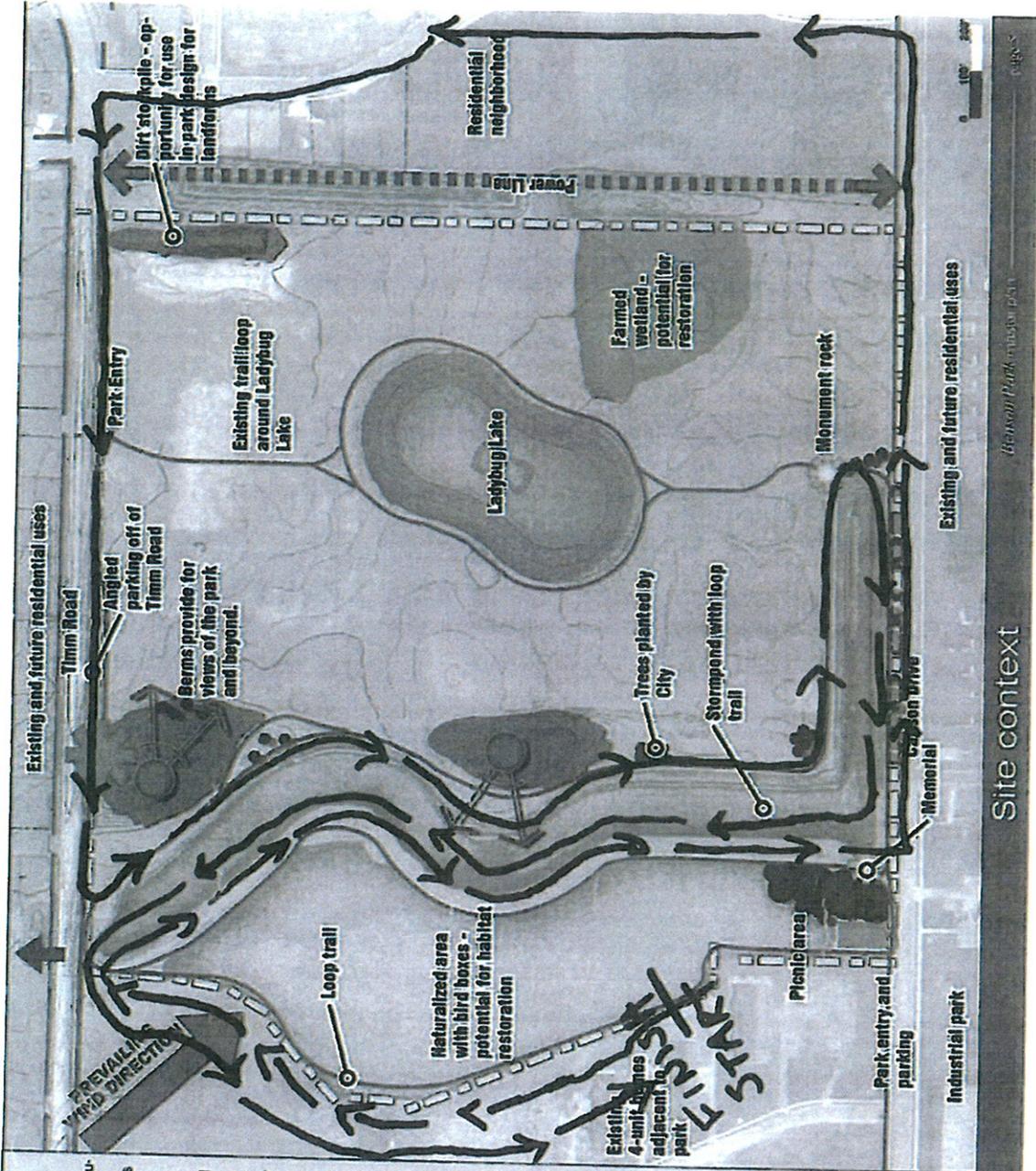
- Storm ponds act as focal points
- Two existing berms provide spectacular views
- Existing picnic area has mature trees and pond views
- Trails provide multiple loops of varying distances for walking
- Street frontage on Carlson Drive and Timm Road allow for high visibility and community access
- Park is currently used by nearby residents and office workers
- Because the park is largely undeveloped, there are few constraints to what it could be in the future

### Issues

- Storm ponds act as focal points but have poor water quality
- Farmed area has few natural amenities
- Strong winds from the north / north-west

### Opportunities

- Large size (70 acres) will allow park to evolve and develop to meet future community and neighborhood park needs for residents as well as become a premier regional park facility drawing visitors from the greater area.
- Park could contain restored natural areas, additional water features as well as formal passive recreation such as trails, fishing, interpretive elements, art, children's play areas and perhaps some specialized uses
- Stockpiled dirt on in the northeast corner provides an opportunity for land shaping
- Improved water quality



Site context

Benson Park, 9/12/15, 12:51

CITY OF NORTH MANKATO PARK PERMIT

BENSON PK

This permit does reserve space in a City Park.

PERMIT #: 31 -2015 SHELTER: BENSON PARK FEE: 0

TYPE OF EVENT: SK DATE VALID: 9-12-15 HOURS: 8A - 2P?

ORGANIZATION: COUGHLIN Camp SIZE: @ 150

APPLICANT NAME: ELIZABETH McKAY

ADDRESS: 1710 ROE CREST DR CITY: NO MANKATO

ZIP: 56003 DAYTIME PHONE #: 763-360-7147 (E.M.)

TENTS: NO ELECTRICITY: NO ALCOHOL: \_\_\_\_\_

AUDIO DEVICES: not at this time - will call  
Amplified music or band requires Council approval if changes #  
If keg beer, a \$250 deposit and \$25 fee are required.

OTHER: \_\_\_\_\_

PERMIT APPROVED: \_\_\_\_\_ DATE: 2-23-15

PERMIT DENIED: \_\_\_\_\_

REFER TO COUNCIL: \_\_\_\_\_

\_\_\_\_\_  
City Clerk

The following rules and regulations have been set by the City Code which apply to all parks and are enforced:

**PROHIBITED**

- \* Vehicles are not allowed to be parked or driven on the grass for any reason unless permission is given from the Park Department.
- \* Pets (Allowed in Benson Park and Bluff Park only. Must be on a 6' leash).
- \* Glass containers.
- \* Bonfires.
- \* Snowmobiles, ATVs, golfing, swimming, boating and motorized flotation devices.
- \* Audio equipment may not be played so loud as to interfere with the reasonable use of the park by others. All audio devices shall end at 8 p.m.

**ALLOWED**

- \* Personal grills may be brought in.
- \* Keg beer is allowed only with a permit.
- \* Fishing/Ice fishing on Ladybug Lake and Spring Lake only.
- \* Non-motorized canoes and kayaks on Ladybug Lake and Spring Lake. Children under 12 must be accompanied by an adult. Flotation device required.
- \* Hog roasts are allowed in the parks on hard-surfaced lots only.

I, the undersigned, understand that the park shelter reservation fee is NOT a deposit and is NOT refundable for any reason other than inclement weather making it impossible to hold a picnic. Cancellation of this park shelter reservation will NOT result in a refund of the fee. **If prior approval is not obtained for the installation of additional tents or stakes and causes disruption of utility services, I agree to be held liable for any repairs to service lines.**

SIGNED: E. McKay 2/23/15  
Applicant Date

For Office Use Only	Receipt # <u>NA</u>	<input checked="" type="checkbox"/> Book	<input type="checkbox"/> Park	<input type="checkbox"/> Police
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No. 15-64

\$375.00

**GENERAL CORPORATE LICENSE**  
STATE OF MINNESOTA

City of North Mankato  
County of Nicollet ss.

*WHEREAS, Mankato Brewery has paid the sum of THREE HUNDRED SEVENTY-FIVE DOLLARS to the Treasurer of said City as required by the Ordinances of said City of North Mankato and complied with all the requirements of said Ordinances necessary for obtaining this License:*

*NOW, THEREFORE, By order of the City Council, and by virtue hereof, the said MANKATO BREWERY is hereby licensed and authorized to HAVE LIVE MUSIC for the Period starting March 2, 2015 and ending December 31, 2015, subject to all the conditions and provisions of said Ordinances.*

*Given under my hand and the corporate seal of the City of North Mankato, this 2<sup>nd</sup> day of March 2015.*

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

(Seal)

# CITY OF NORTH MANKATO PARK PERMIT

This permit does reserve space in a City Park.

PERMIT #: 23 -2015 SHELTER: SLP #1 FEE: 80.00

TYPE OF EVENT: Company Picnic DATE VALID: 8-1-15 HOURS: 8a-7pm

ORGANIZATION: True Value SIZE: 100

APPLICANT NAME: Karre Staloch

ADDRESS: 2415 3rd Ave. CITY: MKTO

ZIP: \_\_\_\_\_ DAYTIME PHONE #: 625-6021

TENTS: ? ELECTRICITY: yes ALCOHOL: NO

If keg beer, a \$250 deposit and \$25 fee are required.

AUDIO DEVICES: microphone for bingo  
Amplified music or band requires Council approval

OTHER: Bounce House

PERMIT APPROVED: \_\_\_\_\_

DATE: 1-7-15

PERMIT DENIED: \_\_\_\_\_

REFER TO COUNCIL: ✓

\_\_\_\_\_  
City Clerk

The following rules and regulations have been set by the City Code which apply to all parks and are enforced:

## PROHIBITED

- \* Vehicles are not allowed to be parked or driven on the grass for any reason unless permission is given from the Park Department.
- \* Pets (Allowed in Benson Park and Bluff Park only. Must be on a 6' leash).
- \* Glass containers.
- \* Bonfires.
- \* Snowmobiles, ATVs, golfing, swimming, boating and motorized flotation devices.
- \* Audio equipment may not be played so loud as to interfere with the reasonable use of the park by others. All audio devices shall end at 8 p.m.

## ALLOWED

- \* Personal grills may be brought in.
- \* Keg beer is allowed only with a permit.
- \* Fishing/Ice fishing on Ladybug Lake and Spring Lake only.
- \* Non-motorized canoes and kayaks on Ladybug Lake and Spring Lake. Children under 12 must be accompanied by an adult. Flotation device required.
- \* Hog roasts are allowed in the parks on hard-surfaced lots only.

I, the undersigned, understand that the park shelter reservation fee is NOT a deposit and is NOT refundable for any reason other than inclement weather making it impossible to hold a picnic. Cancellation of this park shelter reservation will NOT result in a refund of the fee. **If prior approval is not obtained for the installation of additional tents or stakes and causes disruption of utility services, I agree to be held liable for any repairs to service lines.**

SIGNED: Karre Staloch 1-7-15  
Applicant Date

For Office Use Only

Receipt # 108700

X Book

\_\_\_\_ Park

\_\_\_\_ Police

# CITY OF NORTH MANKATO PARK PERMIT

This permit does reserve space in a City Park.

PERMIT #: 28 -2015 SHELTER: SLP #1 FEE: 80\*

TYPE OF EVENT: GRAD PARTY DATE VALID: 6-7-15 HOURS: 8A-6P

ORGANIZATION: GREEN SIZE: OPEN HOUSE

APPLICANT NAME: NATALIE GREEN

ADDRESS: 249 KINGSWAY DR CITY: NORTH MANKATO

ZIP: 56003 DAYTIME PHONE #: 507-720-0283

TENTS: no ELECTRICITY: yes ALCOHOL: no

If keg beer, a \$250 deposit and \$25 fee are required.

AUDIO DEVICES: DJ SVC → (PAUL VERZALIK)  
Amplified music or band requires Council approval

speaker system ~~2:00p-5:00p~~

OTHER: \_\_\_\_\_

PERMIT APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

PERMIT DENIED: \_\_\_\_\_

REFER TO COUNCIL: \_\_\_\_\_

\_\_\_\_\_  
City Clerk

The following rules and regulations have been set by the City Code which apply to all parks and are enforced:

### PROHIBITED

- \* Vehicles are not allowed to be parked or driven on the grass for any reason unless permission is given from the Park Department.
- \* Pets (Allowed in Benson Park and Bluff Park only. Must be on a 6' leash).
- \* Glass containers.
- \* Bonfires.
- \* Snowmobiles, ATVs, golfing, swimming, boating and motorized flotation devices.
- \* Audio equipment may not be played so loud as to interfere with the reasonable use of the park by others. All audio devices shall end at 8 p.m.

### ALLOWED

- \* Personal grills may be brought in.
- \* Keg beer is allowed only with a permit.
- \* Fishing/Ice fishing on Ladybug Lake and Spring Lake only.
- \* Non-motorized canoes and kayaks on Ladybug Lake and Spring Lake. Children under 12 must be accompanied by an adult. Flotation device required.
- \* Hog roasts are allowed in the parks on hard-surfaced lots only.

I, the undersigned, understand that the park shelter reservation fee is NOT a deposit and is NOT refundable for any reason other than inclement weather making it impossible to hold a picnic. Cancellation of this park shelter reservation will NOT result in a refund of the fee. **If prior approval is not obtained for the installation of additional tents or stakes and causes disruption of utility services, I agree to be held liable for any repairs to service lines.**

SIGNED: Natalie Green 2/2/15  
Applicant Date

For Office Use Only

Receipt # 108874

Book

Park

Police

# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



Agenda Item #71	Department: Administration	Council Meeting Date: 3/02/2015
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**TITLE OF ISSUE: Resolution Approving Consent Assessment Agreement**

**BACKGROUND AND SUPPLEMENTAL INFORMATION: James W. Gibbs and Callista Gibbs at 218 W Wheeler Avenue are requesting an assessment agreement with the City of North Mankato for the repair/replacement of sewer line on the property and agree to a 7.00% per annum for the ten-year agreement.**

**REQUESTED COUNCIL ACTION: Adopt resolution to approve consent assessment for 218 W. Wheeler Avenue.**

**For Clerk's Use:**

Motion By: \_\_\_\_\_  
 Second By: \_\_\_\_\_

Vote Record:

	Aye	Nay	
	_____	_____	Steiner
	_____	_____	Norland
	_____	_____	Freyberg
	_____	_____	Spears
	_____	_____	Dehen

**SUPPORTING DOCUMENTS ATTACHED**

Resolution	Ordinance	Contract	Minutes	Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) <u>Consent Assessment Agreement</u>				
<u>Estimate</u>				
_____				
_____				
_____				

<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: _____

RESOLUTION NO.

RESOLUTION APPROVING  
CONSENT ASSESSMENT AGREEMENT

WHEREAS, the City of North Mankato has, at the property owner's request, paid for certain improvements that will benefit such property, specifically repair/replacement of sewer line on the property for the following described real estate:

Block 1 Lot 2 Page's Addition

218 W Wheeler Avenue

PIN#18.685.0910

Cost: \$10,824.11

WHEREAS, the property owner desires that the cost of the repair/replacement of the sewer line to the property be made as a special assessment against the property; and

WHEREAS, the property owner has executed a consent assessment agreement;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, as follows:

That the attached consent assessment agreement is approved and that the City Clerk is directed to forward a certified copy of this resolution along with a copy of the consent assessment agreement to the Nicollet County Auditor.

Adopted by the City Council this 2<sup>nd</sup> day of March 2015.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

## CONSENT ASSESSMENT AGREEMENT

This Agreement is made between the City of North Mankato (City) James W. Gibbs and Callista Gibbs(Owner).

The parties are guided in reaching this agreement by the following facts:

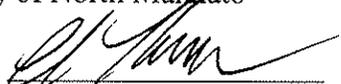
1. Owner's property is described as follows:  
218 W Wheeler Avenue  
PIN# 18.701.0020  
Block 1 Lot 2 Page's Addition
2. Owner desires to repair sewer line on the property.
3. Owner desires to waive all of the procedures mandated by Chapter 429 of Minnesota Statutes and to consent to the imposition of an assessment directly upon the described property.
4. City is willing to repair in consideration for the owner's consent to the assessments.

The parties therefore make the following agreement:

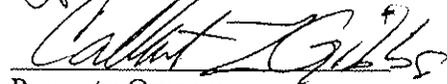
1. As a result of the improvement, a special assessment shall be filed against owner's land in the amount of \$10,824.11. The assessment shall be payable in equal installments extending over a period of ten years and shall bear interest at the rate of 7.00% per annum from the date of this agreement. The City may transmit notice of this assessment to the County Auditor to be recorded against the affected property.
2. Prior to transmitting notice of the assessment to the County Auditor, the City shall fully perform all necessary construction concerning the improvement.

Adopted this 2nd day of March, 2015.

City of North Mankato

By: 

Its: Finance Director

  
  
Property Owners



# Mr. Rooter®

PLUMBING

Cali Gibbs  
218 W Wheeler  
North Mankato MN 56003

Date: February 6, 2015  
Phone: 402-401-0503  
Fax Number:  
Job Name: Gibbs  
Job Location: 218 W Wheeler

We hereby submit specifications and estimates for:

This is a proposal for repairing the sewer line. The line has an impassable spot that we cannot get our camera or cable past. We propose to excavate at that point, repair the line, install a set of outdoor, 2-way cleanouts and HydroScrub the line to remove any roots and ensure proper operation. In the event that we find other compromised spots we will have to approach further repairs at that time. We may find that the entire line should be replaced. Advantage Plan membership is included

Proposal includes-

- Permit and inspection.
- Excavation to gain access to the sewer line in the yard.
- Repairing the broken spot.
- Installing a set of 2-way cleanouts for any future cleaning or televising.
- HydroScrubbing the line to remove any other blockages.
- Televising the line to see the current condition.
- Backfilling the hole using compaction to help with soil sagging.
- Reseeding the lawn.
- 3 Year warranty with a onetime return visit at NO CHARGE.

Member Price  
\$3,644.11

### Option

Option to line the remaining sewer with an epoxy liner.

- Permit and inspection
- Excavate to gain access
- Maintain or reinstall 2 way clean outs as necessary
- Install liner 82 feet to street and 28 feet back towards house
- Backfilling the hole using compaction to help with soil sagging
- Reseeding the lawn
- 10 year warranty against blockages

Member Price  
\$7,180.00

3,644.11+

7,180.00

002

10,824.11\*

Payment to be made as follows: See Clarifications

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Submitted By: Sara Wenner/Luke Lowe

Authorized Signature:

Note: This proposal may be

Withdrawn by us if not accepted within 30 days.

**Acceptance of Proposal** — The above prices, specifications and Conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature:

Mr. Rooter of South Central MN  
1824 Willow St. • Mankato, MN 56001  
(507) 625-9721 • Fax (507) 345-8966

www.mrrooter.com

Independently Owned and Operated Franchise

# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



Agenda Item #7J	Department:City Engineer	Council Meeting Date: 03/02/2015
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**TITLE OF ISSUE: Resolution Awarding Bid for Project No. 14-01 Main Lift Station.**

**BACKGROUND AND SUPPLEMENTAL INFORMATION: See attached letter from City Engineer.**

*If additional space is required, attach a separate sheet*

**REQUESTED COUNCIL ACTION: Adopt Resolution Awarding Bid for Project No.14-01 Main Lift Station.**

**For Clerk's Use:**

Motion By: \_\_\_\_\_  
 Second By: \_\_\_\_\_

Vote Record:

	Aye	Nay			
	_____	_____		Steiner	
	_____	_____		Norland	
	_____	_____		Freyberg	
	_____	_____		Spears	
	_____	_____		Dehen	

**SUPPORTING DOCUMENTS ATTACHED**

Resolution	Ordinance	Contract	Minutes	Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) <u>Letter from City Engineer, Bid Tabulation,</u>				
<u>Project References</u>				
_____				
_____				
_____				

<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: _____

RESOLUTION NO.

RESOLUTION AWARDING BID FOR  
PROJECT NO. 14-01 MAIN LIFT STATION REHABILITATION

WHEREAS, pursuant to an advertisement for bids concerning Project No. 14-01 Main Lift Station, four (4) bids were received, opened, and tabulated according to law, and

WHEREAS, the following bids were received complying with the advertisement:

Bidder	Total Bid
Magney Construction, Inc.	\$ 578,000
KHC Construction, Inc.	\$582,000
R&R Excavating, Inc.	\$ 632,121
Gridor Construction, Inc.	\$657,000

WHEREAS, Magney Construction, Inc. is the lowest responsible bidder;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, as follows:

1. The City Council hereby awards the bid to Magney Construction, Inc. in the amount of \$578,000.
2. The City Council hereby rejects bids from KHC Construction, Inc., R&R Excavating, Inc. and Gridor Construction, Inc.
3. The Mayor and City Clerk are hereby authorized and directed to enter into a contract with Magney Construction, Inc. of Chanhassen, MN in the name of the City of North Mankato, for such improvement according to the plans and specifications approved by the City Council and on file in the Office of the City Clerk.
4. The City Clerk is hereby authorized and directed to retain the deposits of the successful bidder until a contract has been signed.

Adopted by the City Council this 2<sup>nd</sup> day of March, 2015.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk



**BOLTON & MENK, INC.**  
**Consulting Engineers & Surveyors**  
1960 Premier Drive • Mankato, MN 56001-5900  
Phone (507) 625-4171 • Fax (507) 625-4177  
www.bolton-menk.com

February 20, 2015

Mr. John Harrenstein, City Administrator  
City of North Mankato  
1001 Belgrade Ave.  
North Mankato, MN 56003

RE: Bid Evaluation – Main Lift Station (LS #1) Rehabilitation  
North Mankato, Minnesota  
Project No. M22.107662

Dear John,

Four (4) bids were received on February 18, 2015 for the Main Lift Station (LS #1) Rehabilitation project. As shown in the attached Bid Tabulation, the base bids ranged from \$528,700.00 to \$587,000. There was an alternate bid for recoating the wet well. The prices for this alternate bid item ranged from \$35,000 to \$70,000. The total bid prices ranged from \$578,000 to \$657,000. The engineer's estimate for the base bid project was \$550,000 and \$35,000 for the alternate bid, for a total of \$585,000. The lowest responsive and responsible bid was received from Magney Construction, Inc. of Chanhassen, Minnesota, for \$578,000.00.

Magney Construction, Inc. has completed many projects similar to the Main Lift Station Rehabilitation. Some of the example projects are:

- City of Apply Valley, Minnesota – Water Treatment Plant Expansion
- City of Perham, Minnesota – Wastewater Treatment Plant Expansion
- City of Chisholm, Minnesota – 2nd Street Lift Station Improvements
- City of Wadena, Minnesota – Wastewater Treatment Plant Improvements

A list of project references provided by Magney Construction, Inc. is attached.

I recommend the project be awarded to Magney Construction, Inc. for a bid price of \$578,000.00.

Respectfully Submitted,

BOLTON & MENK, INC.

  
Herman Dharmarajah, Ph.D., P.E.  
Senior Principal Engineer

HD:bj

Enclosures:

- Bid Tabulation
- Project References submitted by Magney Construction, Inc.

cc: Dan Sarff – Bolton & Menk, Inc.



## BID TABULATION

**Project Location:** North Mankato, Minnesota  
**Project Title:** Main Lift Station (LS #1) Rehabilitation  
**Project No.:** M22.107662  
**Addendum(s):** No. 1 – 2/11/2015  
No. 2 – 2/17/2015

**Bid Day/Date:** Wednesday, February 18, 2015  
**Bid Time:** 10:00 a.m.

BIDDERS	BASE BID	ALT. BID	TOTAL BID	BID BOND	ADDENDA
1. Magney Construction, Inc.	\$528,700	\$49,300	\$578,000	X	X
2. KHC Construction, Inc.	\$547,000	\$35,000	\$582,000	X	X
3. R & R Excavating, Inc.	\$575,121	\$57,000	\$632,121	X	X
4. Gridor Constr., Inc.	\$587,000	\$70,000	\$657,000	X	X

**Magney Construction, Inc.**

1401 Park Road, Chanhassen, MN 55317  
Office: 952-474-1674 Fax: 952-474-1679

Main Lift Station Rehabilitation  
North Mankato, MN

Project References

Project Name	Project Owner	Design Firm	Plant Capacity	Project Cost	Completion Date
Apple Valley, MN - WTF Expansion	City of Apple Valley 7100 West 147th Street Apple Valley, MN 55124 Carol Blommel Johnson 952-953-2441	S.E.H., Inc 3535 Vadnais Center Drive St Paul, MN 55110 Chris Larson 651-765-2961	8 MGD	\$14,435,400.00	12/31/2014
Perham - WWTF Expansion	City of Perham 125 2nd Avenue NE Perham, MN 56573	Bolton & Menk, Inc 7533 Sunwood Drive NW - Suite 206 Ramsey, MN 55303 Steve Nelson 763-433-2851 ext. 2855	1.5 MGD	\$5,900,000.00	10/15/2013
Chisholm - 2nd Street NW Lift Station Improvements	City of Chisholm 316 West Lake Street Chisholm, MN 55719	HR Green 2550 University Ave - Suite 400N St Paul, MN 55114 Mark Stone (651) 644-4389	1.0 MGD	\$800,000.00	3/31/2013
Williston - Influent & Transfer Pumping Improvements	City of Williston 22 East Broadway PO Box 1306 Williston, ND 58802 Bob Hanson (701) 577-6368	AE2S 6901 East Fish Lake Road Maple Gove, MN 55369 Jason Benson (763) 463-5036	3.0 MGD	\$800,000.00	7/15/2012
Wadena - 2011 WWTP Improvements	City of Wadena 222 2nd Street SE - PO Box 30 Wadena, MN 56482 Bradley Swenson (218) 631-7707	BDM Consulting Engineers & Surveyors 60 Plato Blvd East - Suite 140 St Paul, MN 55107 Jon Herdegen (763) 786-4570	3 MGD	\$4,032,000.00	10/1/2012

# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



Agenda Item #7K	Department:City Planner	Council Meeting Date: 03/02/2015
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**TITLE OF ISSUE: Resolution Awarding Bid for Municipal Building Vestibule Renovation.**

**BACKGROUND AND SUPPLEMENTAL INFORMATION: See attached letter from City Engineer.**

*If additional space is required, attach a separate sheet*

**REQUESTED COUNCIL ACTION: Adopt Resolution Awarding Bid for Municipal Building Vestibule Renovation.**

**For Clerk's Use:**

Motion By: \_\_\_\_\_  
 Second By: \_\_\_\_\_

Vote Record:

Aye	Nay	
_____	_____	Steiner
_____	_____	Norland
_____	_____	Freyberg
_____	_____	Spears
_____	_____	Dehen

**SUPPORTING DOCUMENTS ATTACHED**

Resolution	Ordinance	Contract	Minutes	Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) <u>Letter from City Engineer</u>				
_____				
_____				
_____				

<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: _____

RESOLUTION NO.

RESOLUTION AWARDING BID FOR  
MUNICIPAL BUILDING VESTIBULE RENOVATION

WHEREAS, pursuant to an advertisement for bids concerning Municipal Building Vestibule Remodel, one (1) bid was opened, and tabulated according to law, and

WHEREAS, the following bid was received complying with the advertisement:

Bidder	Total Bid
Brennan Construction of MN, Inc.	\$27,800.00

WHEREAS, Brennan Construction of Minnesota, Inc. is the lowest responsible bidder;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, as follows:

1. The City Council hereby awards the bid to Brennan Construction of Minnesota, Inc. in the amount of \$27,800.00.
2. The Mayor and City Clerk are hereby authorized and directed to enter into a contract with Brennan Construction of Minnesota, Inc. of North Mankato in the name of the City of North Mankato, for such improvement according to the plans and specifications approved by the City Council and on file in the Office of the City Clerk.

Adopted by the City Council this 2<sup>nd</sup> day of March, 2015.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk



# BOLTON & MENK, INC.

Consulting Engineers & Surveyors

1960 Premier Drive • Mankato, MN 56001 5900

Phone (507) 625-4171 • Fax (507) 625-4177

www.bolton-menk.com

February 25, 2015

Michael Fischer  
City Planner  
City of North Mankato  
P.O. Box 2055  
North Mankato, MN 56002-2055

RE: Municipal Building Vestibule Renovation  
City of North Mankato, Minnesota  
Project No.: M18.108795

Dear Mike,

One bid was received and opened for the Municipal Building Vestibule Renovation on Thursday, February 19, 2015. The only bidder was Brennan Construction of Minnesota, Inc. with a bid of \$27,800.00.

This project includes the renovation of the front entrance vestibule area of the municipal building, including the following:

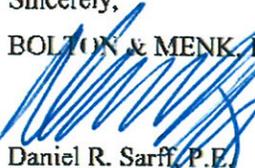
- Remove the front entrance interior doors and glass walls.
- Furnish and install new interior entrance system with swinging doors, glass walls and modifications to the existing stone walls.
- Furnish and install new automatic door operator with accessible buttons on interior and exterior doors.
- Remove the existing vestibule flooring and install new tile flooring with recessed floor mats.
- Other miscellaneous work.

This project is funded by Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) program. Approximately \$28,000 in CDBG funds were allocated to this project. The engineer's/architect's estimate for the project was \$30,628.

Brennan Construction of Minnesota, Inc. has completed many project similar to this project and, in our opinion, are capable and qualified to perform the work required. We recommend awarding this bid to Brennan Construction of Minnesota, Inc. in the amount of \$27,800.00.

Sincerely,

BOLTON & MENK, INC.

  
Daniel R. Sarff, P.E.  
City Engineer

DRS/rm

IF:\MAN\M18108795\1 CORRESPONDENCE TO OTHERS\M18795 FISHER LETTER BID AWARD 02-25-15.DOCX

DESIGNING FOR A BETTER TOMORROW  
Bolton & Menk is an equal opportunity employer.

RESOLUTION NO.

RESOLUTION WAIVING WAITING PERIOD  
FOR EXEMPTION FROM LAWFUL GAMBLING LICENSE FOR  
VINE FAITH IN ACTION

WHEREAS, VINE Faith in Action has made application for exemption from a charitable gambling license to conduct a Raffle at the Best Western Hotel located at 1111 Range Street, North Mankato, Minnesota, which application was received by the City on February 25, 2015;

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 2<sup>nd</sup> day of March 2015.

---

Mayor

ATTEST:

---

City Clerk

**LG220 Application for Exempt Permit**

<p>An exempt permit may be issued to a nonprofit organization that:</p> <ul style="list-style-type: none"> <li>• conducts lawful gambling on five or fewer days, and</li> <li>• awards less than \$50,000 in prizes during a calendar year.</li> </ul> <p>If total prize value for the year will be \$1,500 or less, contact the Licensing Specialist assigned to your county.</p>		<p><b>Application fee (nonrefundable)</b> If the application is postmarked or received 30 days or more before the event, the application fee is <b>\$50</b>; otherwise the fee is <b>\$100</b>.</p>	
<b>Organization Information</b>			
Organization Name: <b>VINE Faith in Action</b>		Previous Gambling Permit Number:	
Minnesota Tax ID Number, if any: <b>ES 37460</b>		Federal Employer ID Number (FEIN), if any: <b>41-1802861</b>	
Type of Nonprofit Organization (check one):			
<input type="checkbox"/> Fraternal		<input type="checkbox"/> Religious	
<input type="checkbox"/> Veterans		<input checked="" type="checkbox"/> Other Nonprofit Organization	
Mailing Address: <b>421 East Hickory Street</b>		City: <b>Mankato</b>	State and Zip: <b>MN 56001</b>
		County: <b>Blue Earth</b>	
Name of Chief Executive Officer (CEO): <b>Pam Determan</b>		Daytime Phone: <b>507-387-1666</b>	Email: <b>pamdeterman@vinevolu</b>
<b>Nonprofit Status</b>			
Attach a copy of ONE of the following for proof of nonprofit status:			
<input type="checkbox"/> <b>Nonprofit Articles of Incorporation OR a current Certificate of Good Standing.</b> Don't have a copy? This certificate must be obtained each year from: Minnesota Secretary of State Business Services Division 60 Empire Drive, Suite 100 St. Paul, MN 55103 Phone: 651-296-2803			
<input checked="" type="checkbox"/> <b>IRS income tax exemption (501(c)) letter in your organization's name.</b> Don't have a copy? To obtain a copy of your federal income tax exempt letter, have an organization officer contact the IRS at 877-829-5500.			
<input type="checkbox"/> <b>IRS - Affiliate of national, statewide, or international parent nonprofit organization (charter).</b> If your organization falls under a parent organization, attach copies of both of the following: a. an IRS letter showing your parent organization is a nonprofit 501(c) organization with a group ruling, and b. the charter or letter from your parent organization recognizing your organization as a subordinate.			
<b>Gambling Premises Information</b>			
Name of premises where the gambling event will be conducted (for raffles, list the site where the drawing will take place): <b>Best Western Hotel</b>			
Address (do not use PO box): <b>1111 Range Street</b>		City or Township: <b>North Mankato</b>	Zip Code: <b>56003</b>
		County: <b>Nicollet</b>	
Date(s) of activity (for raffles, indicate the date of the drawing): <b>May 17, 2015</b>			
Check each type of gambling activity that your organization will conduct:			
<input type="checkbox"/> Bingo*		<input type="checkbox"/> Paddlewheels*	<input type="checkbox"/> Pull-Tabs*
<input checked="" type="checkbox"/> Raffle (total value of raffle prizes awarded for the year: <b>\$750</b> )		<input type="checkbox"/> Tipboards*	
*Gambling equipment for bingo paper, paddlewheels, pull-tabs, and tipboards must be obtained from a distributor licensed by the Minnesota Gambling Control Board. EXCEPTION: Bingo hard cards and bingo number selection devices may be borrowed from another organization authorized to conduct bingo.			
To find a licensed distributor, go to <a href="http://www.mn.gov/gcb">www.mn.gov/gcb</a> and click on <b>Distributors</b> under the <b>LIST OF LICENSEES</b> , or call 651-539-1900.			

**Local Unit of Government Acknowledgment**

**CITY APPROVAL  
for a gambling premises  
located within city limits**

The application is acknowledged with no waiting period.

The application is acknowledged with a 30-day waiting period, and allows the Board to issue a permit after 30 days (60 days for a 1st class city).

The application is denied.

Print City Name: City of North Mankato

Signature of City Personnel: *Pam Determan*

Title: City Clerk Date: 2/25/15

**Local unit of government must sign.**

**COUNTY APPROVAL  
for a gambling premises  
located in a township**

The application is acknowledged with no waiting period.

The application is acknowledged with a 30-day waiting period, and allows the Board to issue a permit after 30 days.

The application is denied.

Print County Name: \_\_\_\_\_

Signature of County Personnel: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

**TOWNSHIP (if required by the county).**  
On behalf of the township, I acknowledge that the organization is applying for exempted gambling activity within the township limits. (A township has no statutory authority to approve or deny an application, per Minn. Statutes, section 349.166.)

Print Township Name: \_\_\_\_\_

Signature of Township Officer: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

**Chief Executive Officer's Signature**

The information provided in this application is complete and accurate to the best of my knowledge. I acknowledge that the financial report will be completed and returned to the Board within 30 days of the event date.

Chief Executive Officer's Signature: *Pam Determan* Date: 2/25/15

Print Name: Pam Determan

**Requirements**

**Complete a separate application for:**

- all gambling conducted on two or more consecutive days, or
- all gambling conducted on one day.

Only one application is required if one or more raffle drawings are conducted on the same day.

**Send application with:**

\_\_\_\_\_ a copy of your proof of nonprofit status, and

\_\_\_\_\_ application fee (nonrefundable). If the application is postmarked or received 30 days or more before the event, the application fee is \$50; otherwise the fee is \$100. Make check payable to **State of Minnesota**.

**To:** Gambling Control Board  
1711 West County Road B, Suite 300 South  
Roseville, MN 55113

**Financial report and recordkeeping required.**  
A financial report form and instructions will be sent with your permit, or use the online fill-in form available at [www.mn.gov/gcb](http://www.mn.gov/gcb).

Within 30 days of the event date, complete and return the financial report form to the Gambling Control Board. Your organization must keep all exempt raffle records and reports for 3-1/2 years (Minn. Statutes, section 349.166, subd. 2(f)).

**Questions?**  
Call the Licensing Section of the Gambling Control Board at 651-539-1900.

This form will be made available in alternative format (i.e. large print, Braille) upon request.

Data privacy notice: The information requested on this form (and any attachments) will be used by the Gambling Control Board (Board) to determine your organization's qualifications to be involved in lawful gambling activities in Minnesota. Your organization has the right to refuse to supply the information; however, if your organization refuses to supply this information, the Board may not be able to determine your organization's qualifications and, as a consequence, may refuse to issue a permit. If your organization supplies the information requested, the Board will be able to process the

application. Your organization's name and address will be public information when received by the Board. All other information provided will be private data about your organization until the Board issues the permit. When the Board issues the permit, all information provided will become public. If the Board does not issue a permit, all information provided remains private, with the exception of your organization's name and address which will remain public. Private data about your organization are available to Board members, Board staff whose work requires access to the information; Minnesota's Depart-

ment of Public Safety; Attorney General; Commissioners of Administration, Minnesota Management & Budget, and Revenue; Legislative Auditor, national and international gambling regulatory agencies; anyone pursuant to court order; other individuals and agencies specifically authorized by state or federal law to have access to the information; individuals and agencies for which law or legal order authorizes a new use or sharing of information after this notice was given; and anyone with your written consent.

# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



Agenda Item #9A	Department: City Planner	Council Meeting Date: 03/02/2015
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**TITLE OF ISSUE:** Z-4-14, a Request to Rezone Part of the Southeast ¼ of the Northeast ¼ Lying South & West of Sunrise Acres #5 in Section 11 Township 108 Range 027 (1610 LorRay Drive) from a Transitional Unzoned District (TUD) to an R-3, Limited Multiple Dwelling District; Ord. No. 65, Fourth Series

**BACKGROUND AND SUPPLEMENTAL INFORMATION:** See attached reports.

*If additional space is required, attach a separate sheet*

**REQUESTED COUNCIL ACTION:** As the City has not come to terms on a development agreement staff recommends denial of Ordinance No. 65, Fourth Series.

**For Clerk's Use:**

Motion By: \_\_\_\_\_  
 Second By: \_\_\_\_\_

Vote Record:

	Aye	Nay	
	_____	_____	Norland
	_____	_____	Spears
	_____	_____	Freyberg
	_____	_____	Steiner
	_____	_____	Dehen

**SUPPORTING DOCUMENTS ATTACHED**

Resolution	Ordinance	Contract	Minutes	Map
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other (specify) <u>Z-4-14, Ravine Study,</u>				
<u>Traffic Study, Density Analysis,</u>				
_____				
_____				

<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: _____

ORDINANCE NO. 65, FOURTH SERIES

AN ORDINANCE OF THE CITY OF NORTH MANKATO, MINNESOTA, AMENDING NORTH MANKATO CITY CODE, CHAPTER 156, ENTITLED "ZONING CODE", BY CHANGING THE ZONING DISTRICT MAP AND, BY ADOPTING BY REFERENCE NORTH MANKATO CITY CODE, CHAPTER 10 AND SECTION 10.99 WHICH, AMONG OTHER THINGS, CONTAIN PENALTY PROVISIONS

THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, ORDAINS:

Section 1. North Mankato City Code, Section 156.021, entitled "Zoning District Map," is hereby amended by changing the zoning as follows:

A. To rezone the property addressed as 1610 LorRay Drive which is part of the Southeast ¼ of the Northeast ¼ Lying South & West of Sunrise Acres #5 in Section 11 Township 108 Range 027 from a Transitional Unzoned District (TUD) to an R-3, Limited Multiple Dwelling District; Ord. No. 65, Fourth Series.

Section 2. North Mankato City Code, Chapter 10, entitled "General Provisions" are hereby adopted in their entirety, by reference, as though repeated verbatim herein.

Section 3. After adoption, signing and attestation, this Ordinance shall be published once in the official newspaper of the City and shall be in effect on or after the date following such publication.

Adopted by the Council this 2<sup>nd</sup> day of March 2015.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk



# BOLTON & MENK, INC.

## Consulting Engineers & Surveyors

1960 Premier Drive • Mankato, MN 56001-5900

Phone (507) 625-4171 • Fax (507) 625-4177

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### MEMORANDUM

**Date:** October 24, 2014

**To:** John Harrenstein, City Administrator  
Michael Fischer, City Planner

**From:** Daniel R. Sarff, P.E., City Engineer

**Subject:** Tschohl Ravine Stability  
City of North Mankato  
Project No.: M18.109139

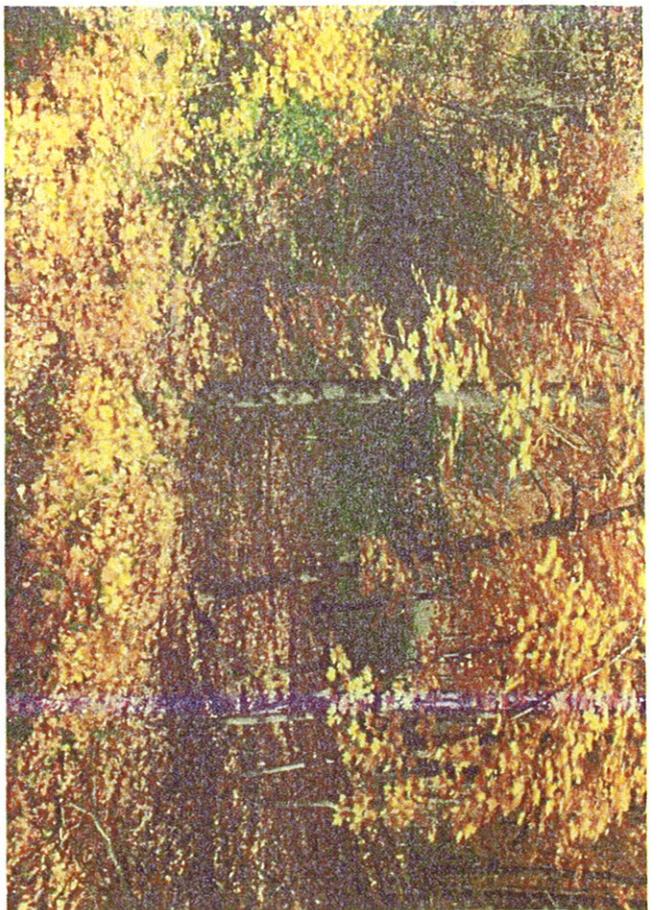
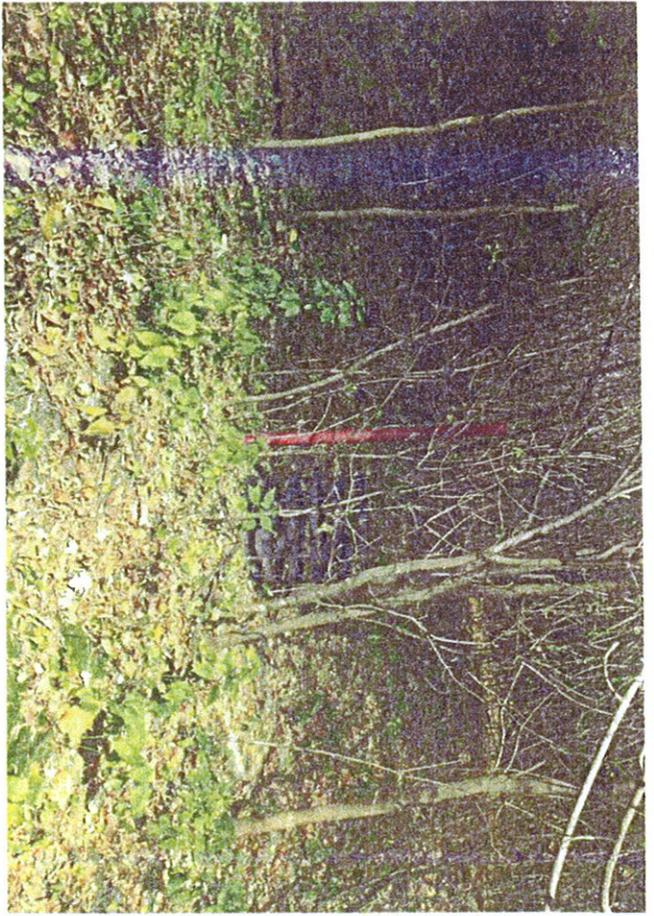
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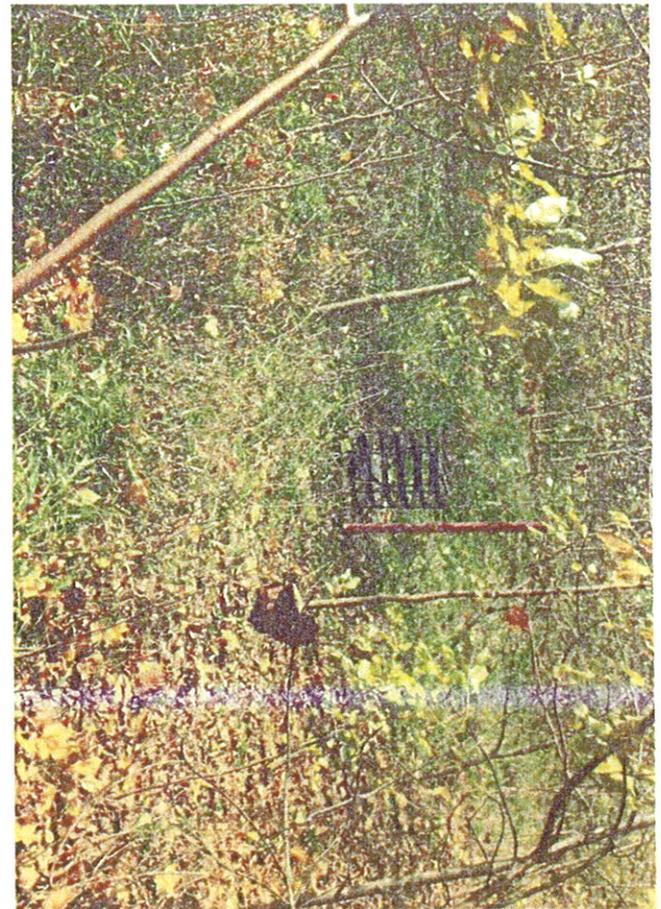
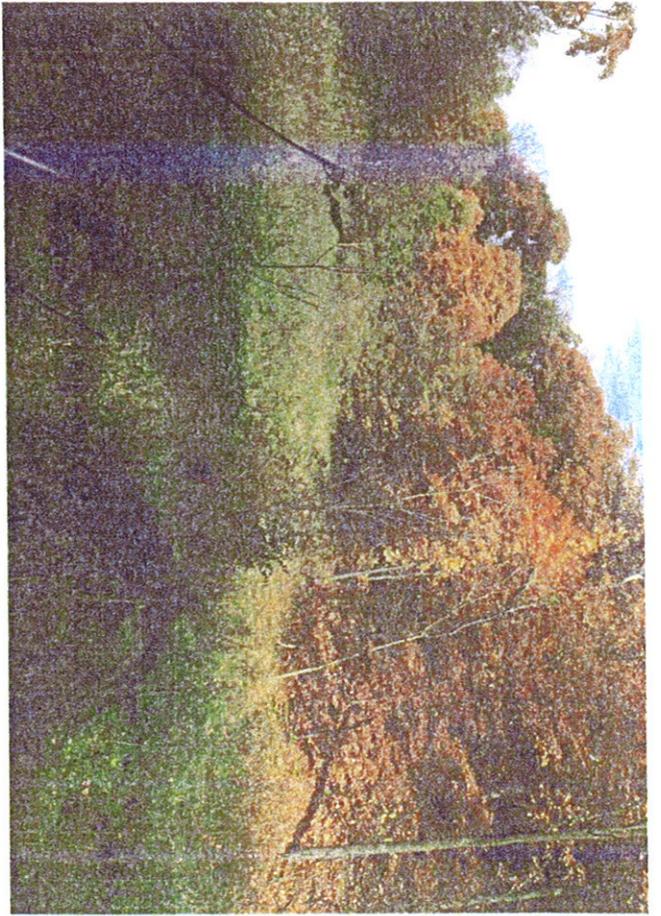
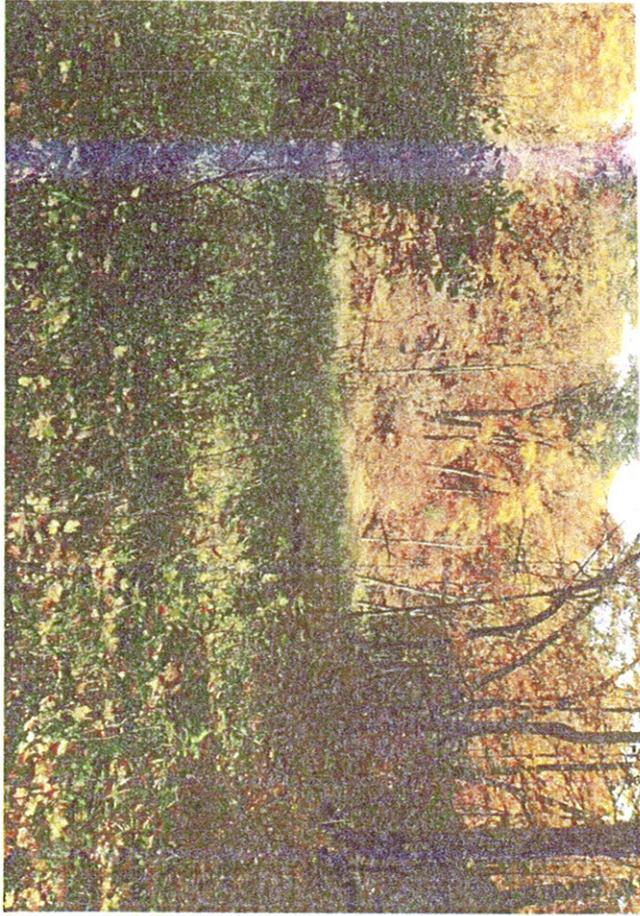
As requested, we have conducted a review of the ravine adjacent to the Tschohl property located at the northeast corner of the Lor Ray Drive/Lee Boulevard intersection. This review was in response to concerns that the potential development of the Tschohl property into multi-family housing would have a detrimental impact on the ravine.

In 1999, there was an extensive storm sewer and ravine stabilization completed in the ravines behind the Tschohl property and adjacent to Lee Boulevard. Storm sewer was extended down the ravines, fill was hauled in and the ravine was stabilized. A copy of the plan sheet from the 1999 project showing the storm sewer improvements is attached. Our staff also visited the site and observed the condition of the ravine areas. As can be seen from the attached photos, all of the ravine areas are still very stable and there have no erosion problems.

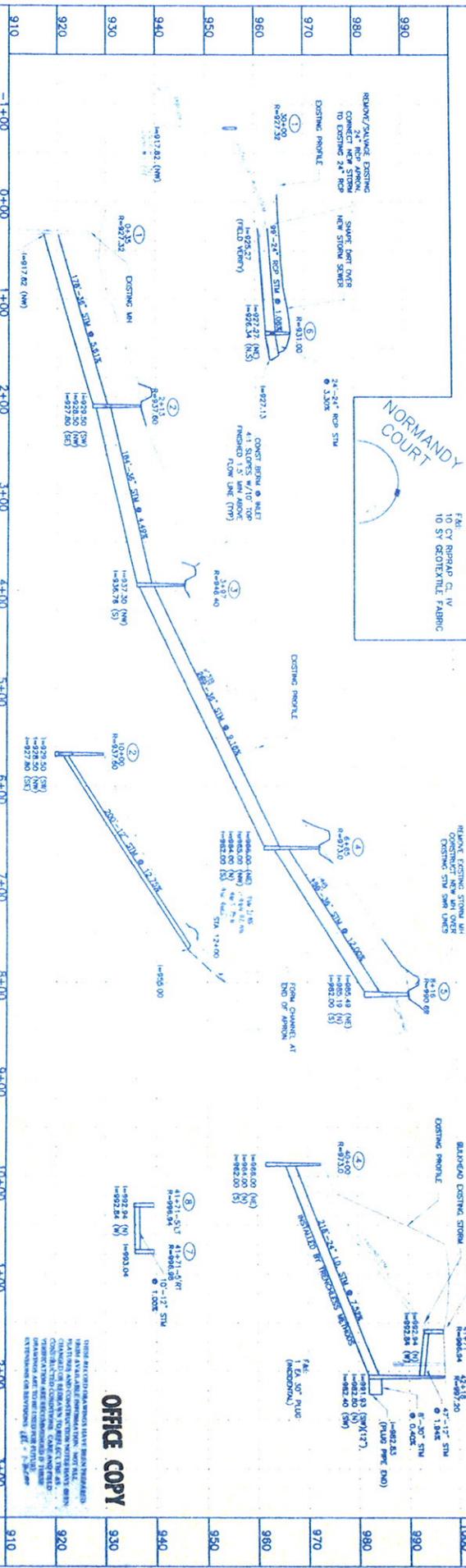
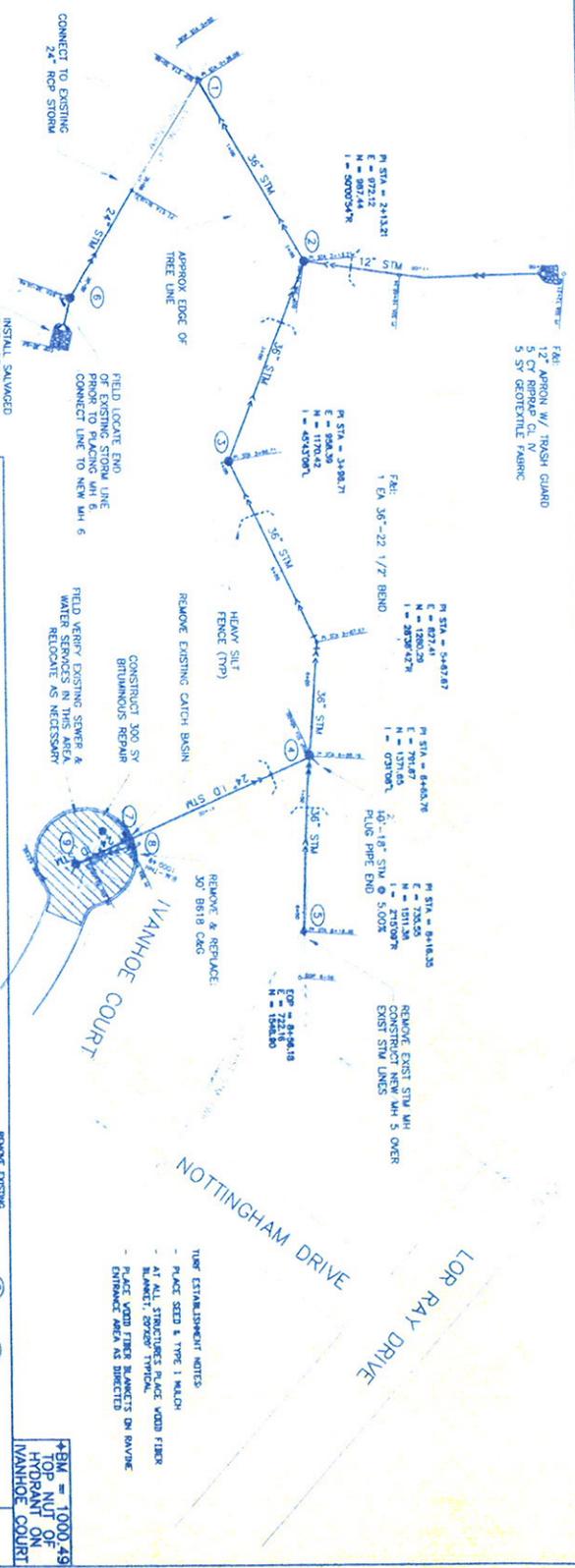
In accordance with the City's subdivision ordinance, any proposed development will require that all storm water from the site be collected and discharged into a storm water pond (or ponds). The pond(s) would be sized such that they limit the runoff to the conditions that exist today, before development. For previous development projects adjacent to ravines and bluffs, the City has also required that the outlets for the storm water ponds be discharged to the bottom of the ravine, or into existing storm sewers if they are available. In the case of this proposed development, the storm water pond(s) would be required to discharge directly into the storm sewer pipes that were installed in 1999. Depending of the locations of the pond(s), this may require the developer to extend the pipes from the top down to the bottom of the ravine where the existing pipes are located. From a storm water runoff standpoint, a development with properly designed ponds and outlet pipes should have no negative impact on the ravine. The required setback from the top of the ravine will also help prevent any negative impacts to the ravine.

Please feel free to contact me if you have any questions or if you need any additional information.





LEE BOULEVARD



910	-1+00	0+00	1+00	2+00	3+00	4+00	5+00	6+00	7+00	8+00	9+00	10+00	1+00	2+00	3+00	910
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PROJECT NO. 1999-13-A-F  
 CITY OF NORTH MANKATO  
 1999 UTILITY IMPROVEMENTS  
 TSCHOHL RAVINE  
 CITY PROJECT NO. 99-13-A-F

**BOLTON & MENK, INC.**  
 CONSULTING ENGINEERS & SURVEYORS  
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 ST. CLOUD, MN 56301  
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 FAX: (763) 771-1112  
 WWW: WWW.BOLTON-AND-MENK.COM

DATE: 05/11/00  
 SHEET NO. 5 OF 9

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1999-13-A-F



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## Consulting Engineers & Surveyors

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### MEMORANDUM

**Date:** October 30, 2014  
**To:** Mike Fischer, City Planner  
City of North Mankato  
**From:** Dan Sarff, P.E.  
Molly Stewart, P.E.  
**Subject:** Berg Apartments Traffic Impact Study

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#### Introduction

This document presents the traffic analysis for the proposed Berg Apartments development (proposed development) located at the northeast corner of Lor Ray Drive and Lee Blvd in the City of North Mankato, Minnesota. The planned development includes the addition of a 28 unit multi-family housing development to a currently vacant lot. The proposed development will require access from Lor Ray Drive. It is recommended that this access be located across from the existing three leg intersection of Lor Ray Drive and Northway Drive or at least 100 feet south of this intersection, as the proximity of the intersections results in overlapping left turning vehicles (e.g. northbound left at Northway Drive uses the same space as a southbound left at the development access). A preliminary site plan for the proposed development is included in **Appendix A**.

Traffic operations were analyzed at five intersections around the proposed development site. These include the intersections of:

1. Lor Ray Drive at Lee Blvd
2. Lor Ray Drive at Northway Drive (for the analysis, the access drive is assumed to be across from Northway Drive)
3. Lor Ray Drive at Nottingham Drive
4. Lor Ray Drive at James Drive
5. Lor Ray Drive at Commerce Drive

The purpose of this investigation was to analyze the impacts the proposed development has on the intersections mentioned above. The investigation will determine how well the existing roadways, lane configurations, and traffic control can handle the current and future traffic loads with the addition of the new development.

#### Existing Conditions

Traffic data was collected at the five intersections mentioned above in October 2014 during the AM and PM peak hours. **Figure 1** displays the existing turning movement counts along with the existing lanes and traffic control for each intersection. AADT volumes were also obtained from the MnDOT Traffic Data Management System for key roadway segments and are shown on **Figure 1**.



**Traffic Forecasting**

The build year for the proposed development is 2015. The Build Scenario assumes that access for the proposed development will be at the already existing t-intersection of Lor Ray Drive and Northway Drive making this intersection a four legged intersection.

Trip generation for the site was determined using the Trip Generation Manual, 8<sup>th</sup> Edition, Institute of Transportation Engineers, 2008. Trip generation rates were evaluated for the site use, using data for Residential Condominium/Townhouse (230). This rate was applied to the proposed site development. The proposed trip generation was added to the 2014 traffic counts. The site layout for the proposed development is shown in **Appendix A**. Trip Generation for the proposed development is shown in **Table 1** below.

**Table 1: Trip Generation for Proposed Development**

Land Use	Use Size		AM Peak Hour				PM Peak Hour				Daily			
			ITE Trip Rate	Total	Enter	Exit	ITE Trip Rate	Total	Enter	Exit	ITE Trip Rate	Total	Enter	Exit
Residential Condominium/Townhouse	28	Units	0.44	12	2	10	0.52	15	10	5	5.81	163	82	81

The distribution of the generated trips was based on the current traffic pattern in the area. The trip generation volumes were distributed to the intersections being analyzed and followed the general pattern of current traffic.

The new development trips were added to the forecasted volumes to create the build volumes. The 2015 no build and build volumes are shown in **Figure 2** and **Figure 3**, respectively.

Analysis was also completed for the intersections for a future year of 2025 for the no-build and build scenarios. Background traffic was grown at the rate 1.5% per year. This growth is based on historic AADT volumes in the area which were obtained from MnDOT's Traffic Data Management System. The 2025 future no-build and build volumes are shown in **Figure 4** and **Figure 5**, respectively.

**Measures of Effectiveness**

The traffic operations analysis for the intersections consider the following measures to determine the adequacy of the intersection design to meet acceptable operations: intersection delay/Level of Service (LOS) and volume-to-capacity ratios. An explanation of each of these measures is provided below:

*Intersection Delay/Level of Service (LOS)*

A level of service (LOS) analysis was completed for the studied intersections to determine how well these intersections operate with study area traffic volumes. The LOS results are based on average delay per vehicle developed from HCM methodology and modeled within the analysis software, Trafficware Synchro. Intersections and each approach are given a ranking from LOS A through LOS F. LOS A indicates uncongested traffic operation, with vehicles experiencing minimal delay. LOS A through D is generally perceived to be acceptable to drivers. LOS E indicates that an intersection is operating at, or very near, its capacity and that drivers experience considerable delay. LOS F indicates an intersection where demand exceeds capacity and drivers experience substantial delay.



The LOS thresholds for signalized and unsignalized intersections are presented in **Table 2**. The delay threshold for unsignalized intersections is lower for each LOS compared to signalized intersections, which accounts for the fact that people expect a higher level of service when at a stop-controlled intersection. A higher LOS (i.e. LOS D, E, and F) is indicative of elevated delay times compared to lower levels of service (i.e. LOS A, B, and C).

**Table 2: Level of Service Criteria**

LOS	Signalized Intersection	Unsignalized Intersection
	Control Delay per Vehicle (sec.)	Control Delay per Vehicle (sec.)
A	$\leq 10$	$\leq 10$
B	$>10$ and $\leq 20$	$>10$ and $\leq 15$
C	$>20$ and $\leq 35$	$>15$ and $\leq 25$
D	$>35$ and $\leq 55$	$>25$ and $\leq 35$
E	$>55$ and $\leq 80$	$>35$ and $\leq 50$
F	$>80$	$>50$

For this analysis, it is anticipated that overall intersection LOS of A to D is considered acceptable, while LOS A to E is considered acceptable on any individual movement.

#### *Volume-to-Capacity Ratios*

A measurement of an intersection's ability to handle traffic includes determining how close the facility is to meeting its capacity threshold. A volume-to-capacity ratio (v/c) is the proportion of the actual traffic utilizing the facility compared to the facility's physical ability to carry a specific maximum volume. This is calculated by dividing the total traffic using the facility by the capacity of the facility. This can then determine if a facility is sufficient to handle the traffic that is expected to use it. A ratio greater than 1.0 predicts that the facility will be unable to discharge all of the demand arriving on it. Such a situation is anticipated to result in long queues and extensive delays or diversion to alternate routes. While a v/c ratio below 1.0 is acceptable, it is preferable to have v/c ratios below 0.85 to account for traffic fluctuations.

#### **Operations Analysis**

A total of five different scenarios were modeled and analyzed to determine the traffic impacts of the proposed developments including Existing Conditions, 2015 No-Build, 2015 Build, 2035 No-Build and 2035 Build.

#### **Baseline Scenarios**

##### *Existing*

The existing traffic was analyzed to determine baseline conditions for the intersections in the study area. **Table 3** and **Table 4** show the results for this analysis. Overall, all of the analyzed intersections experience acceptable operations during both the AM and PM peak hours. Queue lengths were also analyzed at the intersections to determine if any mitigation was needed. The following intersections experience max queue lengths that extended past the storage length provided:

- Southbound left at Lor Ray Drive/Lee Blvd intersection (AM and PM Peak hours)
- Eastbound left at Lor Ray Drive/Commerce Drive intersection (PM Peak hour only)

To eliminate the max queue going into the through lanes, the southbound left turn lane at the intersection of Lor Ray Drive and Lee Blvd could be lengthened from approximately 125 feet to 260 feet and the



eastbound left turn lane at the intersection of Lor Ray Drive and Commerce Drive could be lengthened from approximately 115 feet to 300 feet.

**Table 3: Operational Analysis – 2014 Existing AM Peak Hour**

Intersection Name	Control Type	Worst Mvmt (LOS)	V/C	Delay (s/veh)	LOS	Max Queue (Mvmt) ft
Lor Ray Drive at Lee Blvd	Signal	EBL (B), EBR (B), WB (B), SBL (B)	0.7	12.8	B	217 (SBL)
Lor Ray Drive at Northway Drive/New Driveway	TWSC	EB (C)	0.3	0.9	A	6 (EB)
Lor Ray Drive at Nottingham Drive	TWSC	WB (B)	0.3	0.6	A	6 (WB)
Lor Ray Drive at James Drive	AWSC	SBT (C)	0.6	14.1	B	88 (SBT)
Lor Ray Drive at Commerce Drive	Signal	WBT (C)	0.6	16.2	B	231 (SBT)

**Table 4: Operational Analysis – 2014 Existing PM Peak Hour**

Intersection Name	Control Type	Worst Mvmt (LOS)	V/C	Delay (s/veh)	LOS	Max Queue (Mvmt) ft
Lor Ray Drive at Lee Blvd	Signal	WBL (C), WBR (C)	0.7	16.1	B	225 (SBL)
Lor Ray Drive at Northway Drive/New Driveway	TWSC	EB (C)	0.3	1.2	A	12 (EB)
Lor Ray Drive at Nottingham Drive	TWSC	WB (C)	0.3	0.4	A	2 (WB)
Lor Ray Drive at James Drive	AWSC	NBT (C), SBT (C)	0.7	17	C	108 (NBT)
Lor Ray Drive at Commerce Drive	Signal	EBL (C), EBT (C), WBT (C), NBT (C), SBT (C)	0.9	24.8	C	295 (EBL)

*2015 No-Build*

The No-Build scenario depicts the traffic in 2015 without the proposed development. The volumes in this scenario are similar to the existing due to the low growth rate. **Table 5** and **Table 6** show the results for this analysis. Because the volumes didn't change drastically from the existing scenario, no additional intersections or movements are anticipated to need improvements beyond what is mentioned above.

**Table 5: Operational Analysis – 2015 No-Build AM Peak Hour**

Intersection Name	Control Type	Worst Mvmt (LOS)	V/C	Delay (s/veh)	LOS	Max Queue (Mvmt) ft
Lor Ray Drive at Lee Blvd	Signal	EBL (B), EBR (B), WB (B), SBL (B)	0.7	12.9	B	223 (SBL)
Lor Ray Drive at Northway Drive/New Driveway	TWSC	EB (C)	0.3	0.9	A	8 (EB)
Lor Ray Drive at Nottingham Drive	TWSC	WB (C)	0.3	0.6	A	6 (WB)
Lor Ray Drive at James Drive	AWSC	SBT (C)	0.6	14.5	B	92 (SBT)
Lor Ray Drive at Commerce Drive	Signal	WBT (C)	0.6	16.4	B	236 (SBT)



**Table 6: Operational Analysis – 2015 No-Build PM Peak Hour**

Intersection Name	Control Type	Worst Mvmt (LOS)	V/C	Delay (s/veh)	LOS	Max Queue (Mvmt) ft
Lor Ray Drive at Lee Blvd	Signal	WBL (C), WBR (C)	0.8	16.4	B	257 (SBL)
Lor Ray Drive at Northway Drive/New Driveway	TWSC	EB (C)	0.3	1.2	A	12 (EB)
Lor Ray Drive at Nottingham Drive	TWSC	WB (C)	0.3	0.5	A	4 (WB)
Lor Ray Drive at James Drive	AWSC	NBT (C), SBT (C)	0.7	17.8	C	114 (NBT)
Lor Ray Drive at Commerce Drive	Signal	EBL (C), EBT (C), WBT (C), NBT (C), SBT (C)	0.9	25.5	C	301 (EBL)

*2025 No-Build*

The No-Build scenario depicts the traffic in 2025 without the proposed development. The volumes in this scenario are similar to the existing due to the low growth rate. **Table 7** and **Table 8** show the results for this analysis. Overall, all of the analyzed intersections experience acceptable overall operations during both the AM and PM peak hours. At the intersection of Lor Ray Drive and James Drive the northbound through movement experiences a LOS E during the PM peak hour. This intersection is currently an all-way stop controlled (AWSC) intersection. Since this intersection experiences an acceptable LOS for the northbound movement no modifications are anticipated. Reevaluation may be needed in the future as traffic volumes continue to grow.

Queue lengths were also analyzed at the intersections to determine if any mitigation was needed. The following intersections still experience queue lengths that extended past the storage length provided:

- Southbound left at Lor Ray Drive/Lee Blvd intersection (AM and PM Peak hours)
- Eastbound left at Lor Ray Drive/Commerce Drive intersection (PM Peak hour only)

To eliminate the maximum queue going into the through lanes, the southbound left turn lane at the intersection of Lor Ray Drive and Lee Blvd could be lengthened from approximately 125 feet to 330 feet and the eastbound left turn lane at the intersection of Lor Ray Drive and Commerce Drive could be lengthened from approximately 115 feet to 380 feet. It was also noted that the queue length for the southbound through movement at the intersection of Lor Ray Drive and Commerce extends past the southbound left turn lane during the AM Peak hour only. Anticipated mitigation includes adding additional capacity for the southbound movement or extending the southbound left turn lane past the maximum southbound through queue so that the left turn lane is not blocked.



**Table 7: Operational Analysis – 2025 No-Build AM Peak Hour**

Intersection Name	Control Type	Worst Mvmt (LOS)	V/C	Delay (s/veh)	LOS	Max Queue (Mvmt) ft
Lor Ray Drive at Lee Blvd	Signal	EBL (C), WBT (C), WBR (C)	0.8	17	B	284 (SBL)
Lor Ray Drive at Northway Drive/New Driveway	TWSC	EB (D)	0.3	1.1	A	12 (EB)
Lor Ray Drive at Nottingham Drive	TWSC	WB (C)	0.3	0.7	A	10 (WB)
Lor Ray Drive at James Drive	AWSC	SBT (D)	0.8	19.5	C	148 (SBT)
Lor Ray Drive at Commerce Drive	Signal	WBL (C), WBT (C), SBT (C)	0.8	18.8	B	329 (SBT)

**Table 8: Operational Analysis – 2025 No-Build PM Peak Hour**

Intersection Name	Control Type	Worst Mvmt (LOS)	V/C	Delay (s/veh)	LOS	Max Queue (Mvmt) ft
Lor Ray Drive at Lee Blvd	Signal	EBR (C), WBL (C), WBR (C)	0.8	20.6	C	320 (SBL)
Lor Ray Drive at Northway Drive/New Driveway	TWSC	EB (C)	0.3	1.5	A	20 (EB)
Lor Ray Drive at Nottingham Drive	TWSC	WB (C)	0.3	0.5	A	4 (WB)
Lor Ray Drive at James Drive	AWSC	NBT (E)	0.9	29.2	D	204 (NBT)
Lor Ray Drive at Commerce Drive	Signal	NBT (D)	0.9	26.8	C	375 (EBL)

**Build Scenarios**

*2015 Build*

The Build scenario depicts the traffic in 2015 with the proposed development. The volumes in this scenario are similar to the 2015 No-Build due to very little traffic being generated by the proposed development. **Table 9** and **Table 10** show the results for this analysis. Because the volumes didn't change drastically from the 2015 No-Build scenario, no additional intersections or movements are anticipated to need improvements beyond what is mentioned above.

**Table 9: Operational Analysis – 2015 Build AM Peak Hour**

Lor Ray Drive at Lee Blvd	Signal	EBL (B), EBR (B), WB (B), SBL (B)	0.7	12.9	B	220 (SBL)
Lor Ray Drive at Northway Drive/New Driveway	TWSC	EB (C), WB (C)	0.3	1	A	8 (EB)
Lor Ray Drive at Nottingham Drive	TWSC	WB (B)	0.3	0.6	A	6 (WB)
Lor Ray Drive at James Drive	AWSC	SBT (C)	0.6	14.2	B	88 (SBT)
Lor Ray Drive at Commerce Drive	Signal	WBT (C)	0.6	16.2	B	231 (SBT)



**Table 10: Operational Analysis – 2015 Build PM Peak Hour**

Intersection Name	Control Type	Worst Mvmt (LOS)	V/C	Delay (s/veh)	LOS	Max Queue (Mvmt) ft
Lor Ray Drive at Lee Blvd	Signal	WBL (C), WBR (C)	0.7	14.5	B	253 (SBL)
Lor Ray Drive at Northway Drive/New Driveway	TWSC	EB (C), WB (C)	0.3	1.3	A	12 (EB)
Lor Ray Drive at Nottingham Drive	TWSC	WB (C)	0.3	0.4	A	2 (WB)
Lor Ray Drive at James Drive	AWSC	NBT (C), SBT (C)	0.7	17.3	C	108 (NBT)
Lor Ray Drive at Commerce Drive	Signal	EBL (C), EBT (C), WBT (C), NBT (C), SBT (C)	0.8	23.2	C	266 (EBL)

*2025 Build*

The Build scenario depicts the traffic in 2025 with the proposed development. Again, the volumes in this scenario are similar to the 2025 No-Build due to very little traffic being generated by the proposed development. **Table 11** and **Table 12** show the results for this analysis. Because the volumes didn't change drastically from the 2025 No-Build scenario, no additional intersections or movements are anticipated to need improvements beyond what is mentioned above.

**Table 11: Operational Analysis – 2025 Build AM Peak Hour**

Intersection Name	Control Type	Worst Mvmt (LOS)	V/C	Delay (s/veh)	LOS	Max Queue (Mvmt) ft
Lor Ray Drive at Lee Blvd	Signal	EBL (C), WBT (C), WBR (C)	0.8	17.1	B	287 (SBL)
Lor Ray Drive at Northway Drive/New Driveway	TWSC	EB (D)	0.3	1.3	A	12 (EB)
Lor Ray Drive at Nottingham Drive	TWSC	WB (C)	0.3	0.7	A	10 (WB)
Lor Ray Drive at James Drive	AWSC	SBT (D)	0.8	19.7	C	148 (SBT)
Lor Ray Drive at Commerce Drive	Signal	WBL (C), WBT (C), SBT (C)	0.8	18.8	B	329 (SBT)

**Table 12: Operational Analysis – 2025 Build PM Peak Hour**

Intersection Name	Control Type	Worst Mvmt (LOS)	V/C	Delay (s/veh)	LOS	Max Queue (Mvmt) ft
Lor Ray Drive at Lee Blvd	Signal	EBR (C), WBL (C), WBR (C)	0.8	21	C	323 (SBL)
Lor Ray Drive at Northway Drive/New Driveway	TWSC	EB (C), WB (C)	0.4	1.7	A	22 (EB)
Lor Ray Drive at Nottingham Drive	TWSC	WB (C)	0.3	0.5	A	4 (WB)
Lor Ray Drive at James Drive	AWSC	NBL (E)	0.9	30	D	208 (NBT)
Lor Ray Drive at Commerce Drive	Signal	NBT (D)	0.9	26.9	C	375 (EBL)



### *Summary*

Only the intersections of Lor Ray Drive at Lee Blvd and Lor Ray Drive at Commerce Drive are anticipated to have some concerns due to the background growth in traffic levels in the area. The results of the analysis show that the additional trips generated from the proposed development do not have a significant impact on delays or queue lengths at any of the intersections during any of the conditions analyzed.

### **Safety Analysis**

A crash analysis was completed for the study intersection using the Minnesota Crash Mapping Analysis Tool (MnCMAT) for the previous three years (2011-2013). Most of the intersections had fewer than five crashes during the three years. Intersections that had a higher crash total over the analyzed years include:

#### *Lor Ray Drive at James Drive*

- 6 crashes (3 rear-end, 3 right angle)
- This intersection is currently AWSC. Majority of the crashes resulted because one driver failed to yield the ROW to the other drive, most likely one of the drivers disregarded the stop sign. The number of crashes occurring at this intersection in the previous three years does not appear to suggest a need for improvements at this intersection.

#### *Lor Ray Drive at Commerce Drive*

- 13 crashes (more than half were rear-ends)
- Rear-end crashes are typically the most significant crash type that occur at signalized intersections. No features are deemed to be inadequate.

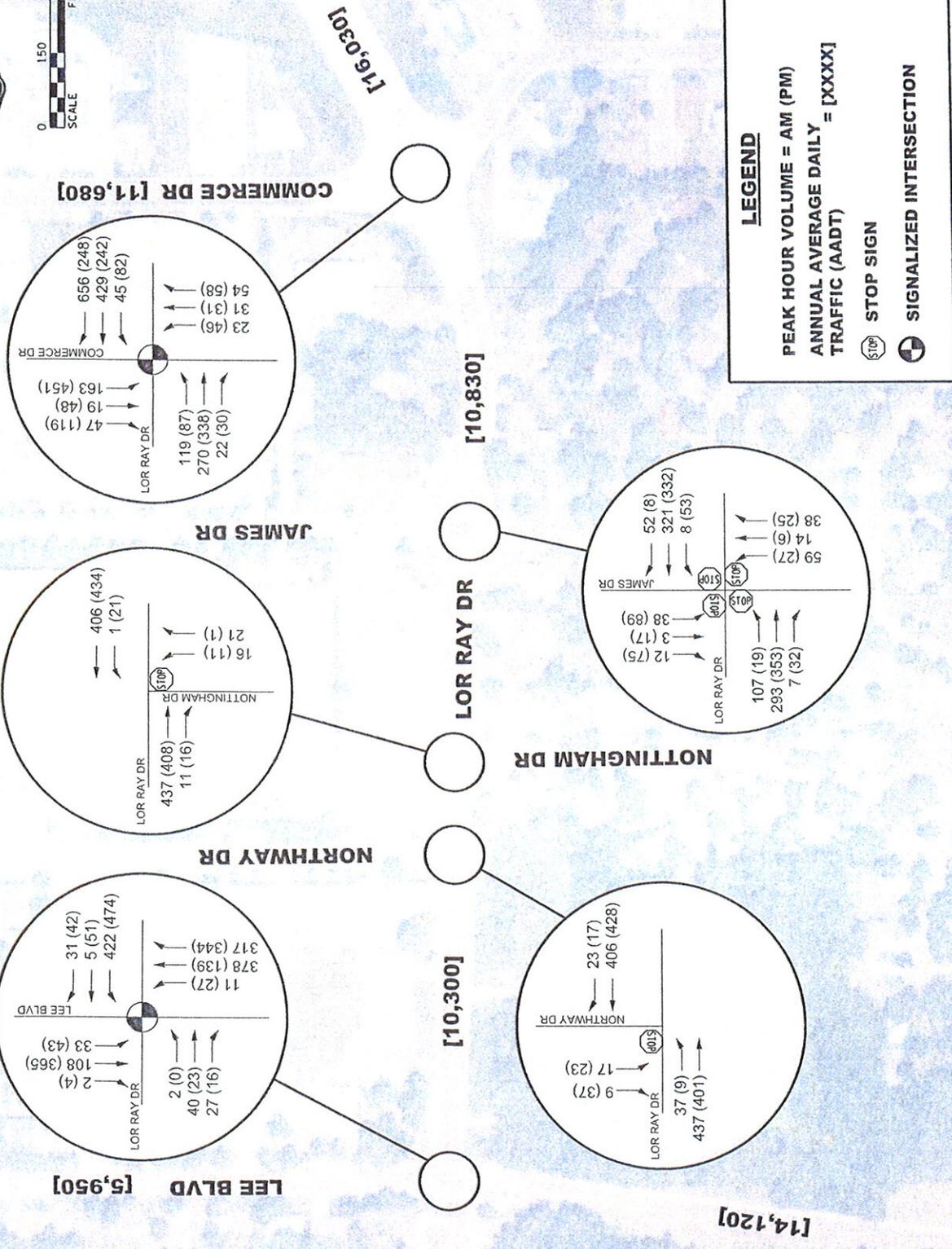
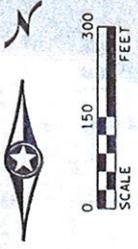
### **Conclusions**

Overall, no off-site improvements are anticipated to be needed at any of the intersections in the area due to the proposed Berg Apartments development. The additional trips generated from the Berg Apartments development do not have a significant impact on delays or queue lengths at any of the intersections. Off-site improvements are only anticipated because of the growth in traffic at the intersections. The following is a summary of some potential improvements:

- Lor Ray Drive at Lee Blvd (currently signalized): Increase southbound left turn lane to accommodate longer queues.
- Lor Ray Drive at Commerce Drive (currently signalized): Increase eastbound left turn lane to accommodate longer queues. This may be difficult to achieve with the adjacent driveways and need for the two-way-left-turn-lane for access. Adding additional capacity and/or increase southbound left turn lane to accommodate longer southbound queues.

The improvements at the intersections of Lor Ray Drive and Lee Blvd and Lor Ray Drive and Commerce Drive were based on the existing traffic volumes and conditions.

On-site, the access drive for the development should be realigned to be across from either Northway Drive or at least 100 feet south of Northway Drive. This will eliminate some safety concerns for left turning vehicles.



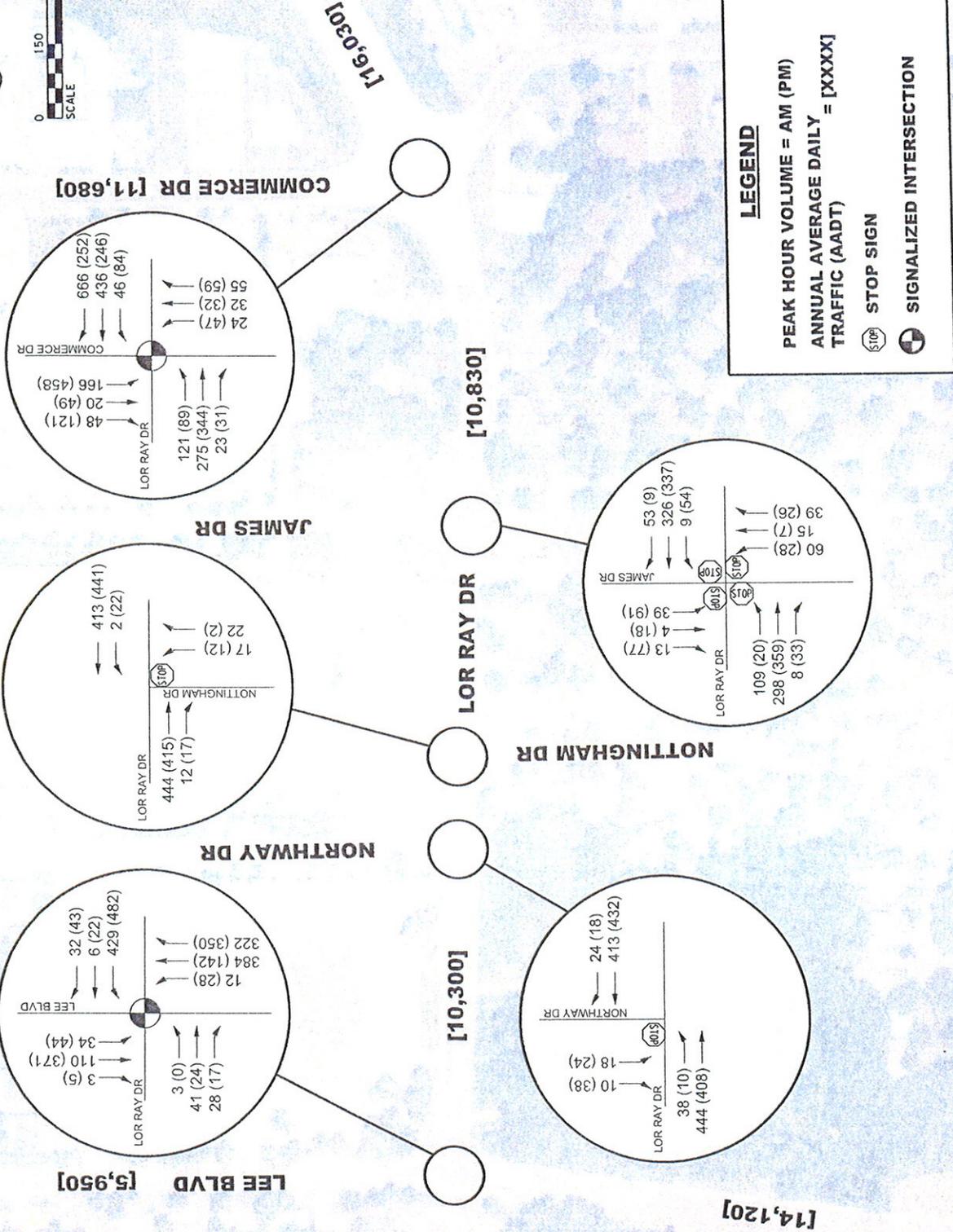
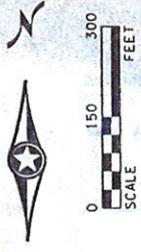
**LEGEND**

PEAK HOUR VOLUME = AM (PM)  
 ANNUAL AVERAGE DAILY TRAFFIC (AADT) = [XXXXX]

STOP SIGN  
 SIGNALIZED INTERSECTION

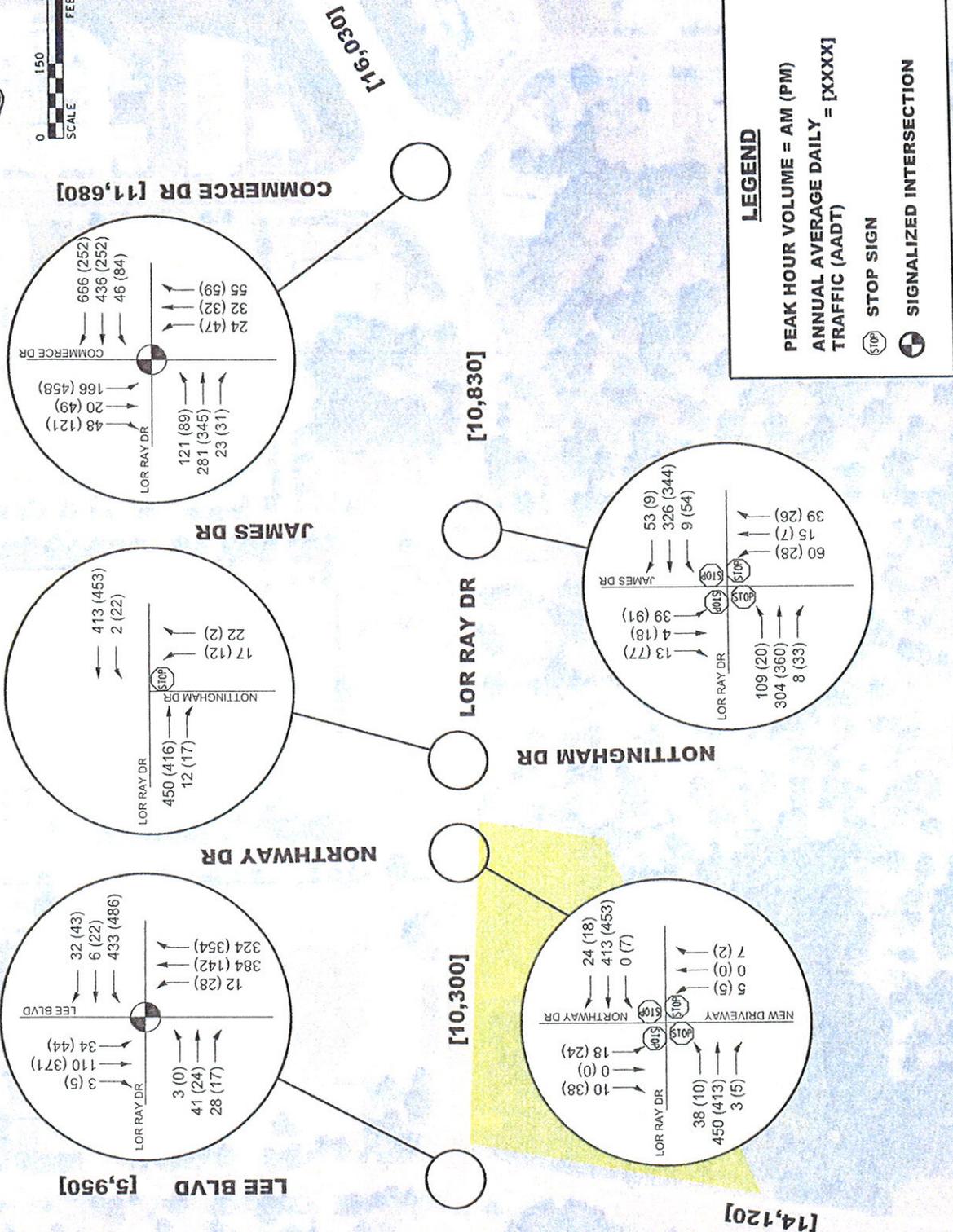
**FIGURE 1: 2014 EXISTING TURNING MOVEMENTS  
 PROPOSED DEVELOPMENT  
 MANKATO, MN**



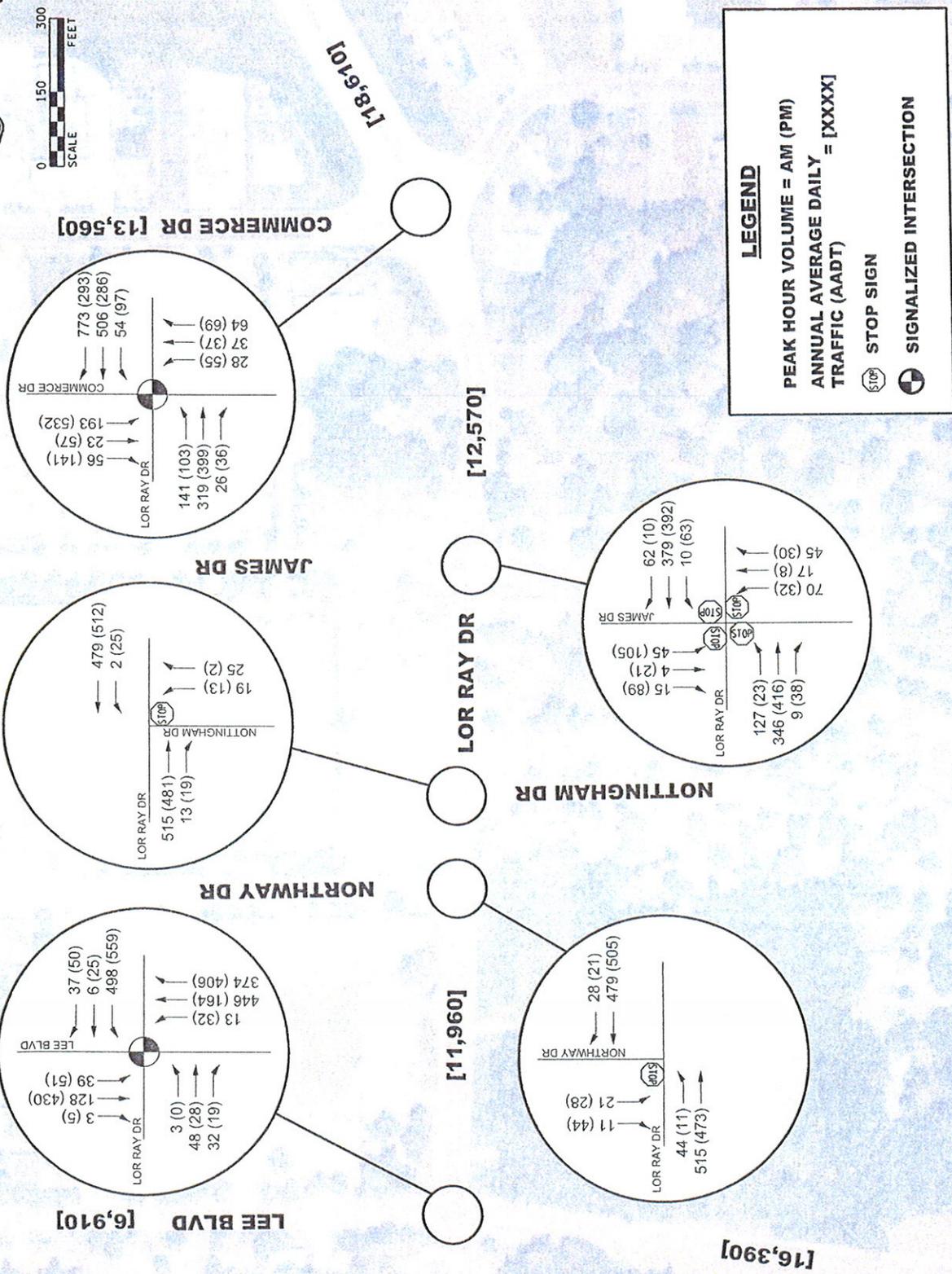


**FIGURE 2: 2015 NO-BUILD TURNING MOVEMENT COUNTS  
PROPOSED DEVELOPMENT  
MANKATO, MN**

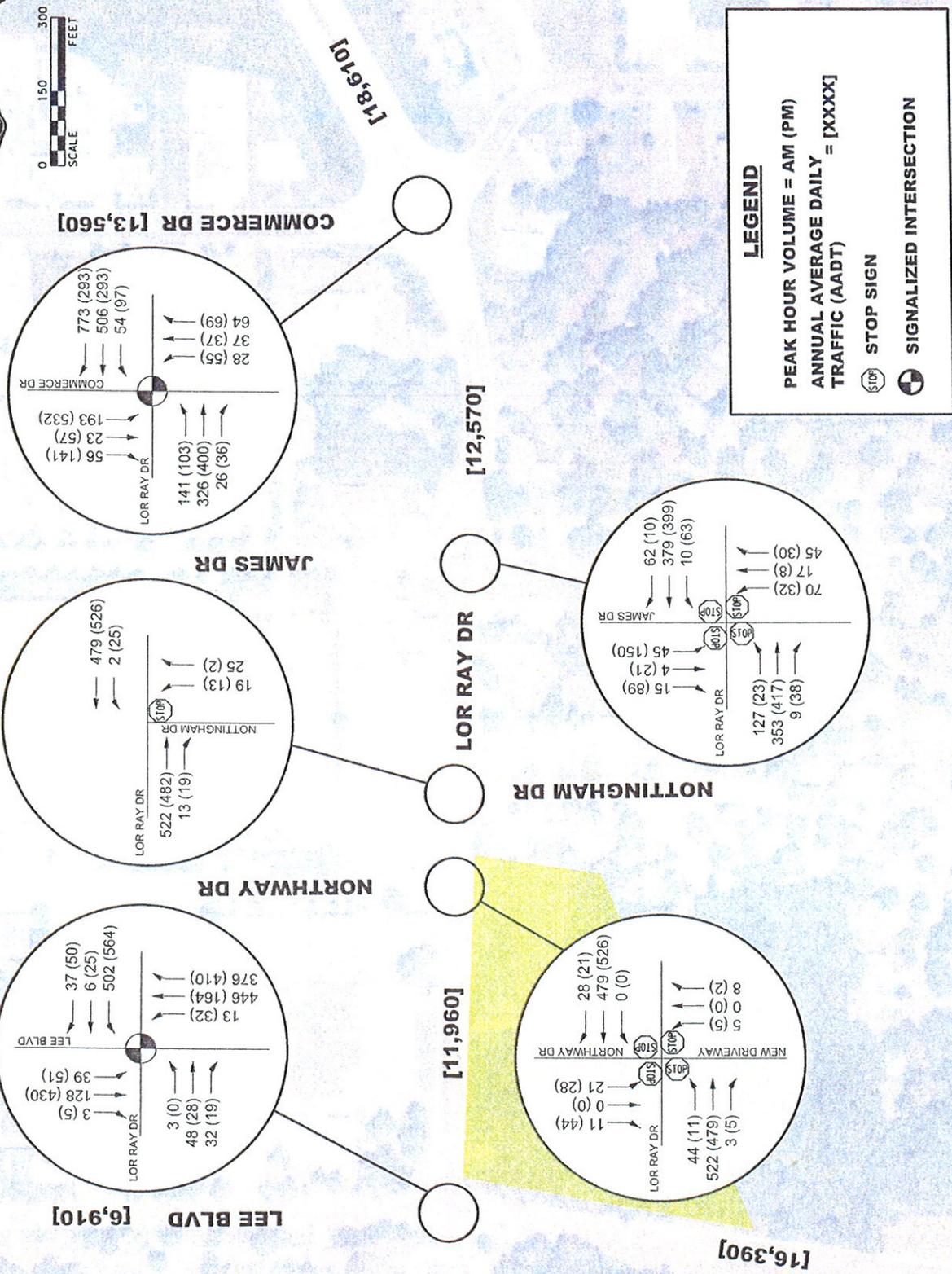
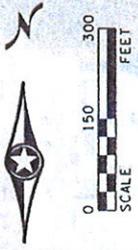




**FIGURE 3: 2015 BUILD TURNING MOVEMENT COUNTS**  
**PROPOSED DEVELOPMENT**  
**MANKATO, MN**



**FIGURE 4: 2025 NO-BUILD TURNING MOVEMENT COUNTS  
 PROPOSED DEVELOPMENT  
 MANKATO, MN**



**FIGURE 5: 2025 BUILD TURNING MOVEMENT COUNTS  
 PROPOSED DEVELOPMENT  
 MANKATO, MN**



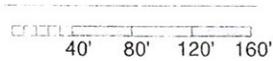


# Appendix A

## Proposed Layout



1 SITE PLAN  
1" = 80'-0"



MULTI-FAMILY HOUSING



**ATTENTION**

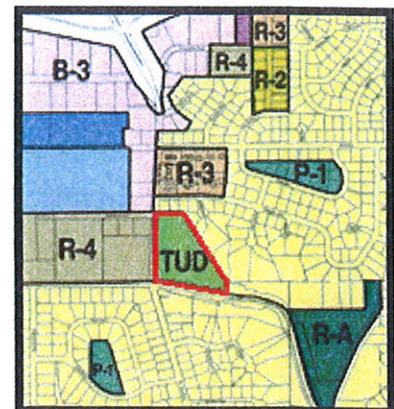
Michael Fischer, City Planner  
City of North Mankato

<b>Project Name:</b>	N. Mankato Site Zoning and Density Analysis
<b>Project No.:</b>	2014.211.00
<b>Date:</b>	11/04/2014

**From:** Nick Klimek, AICP – RDG Planning & Design  
**Subject:** North Mankato Site Zoning and Density Analysis (1610 LorRay Drive)  
**Copies to:** Amy Haase, AICP – RDG Planning & Design

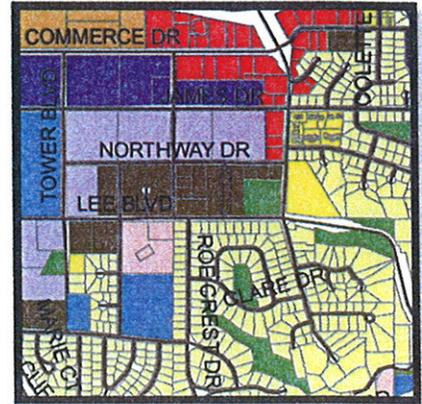
**REMARKS**

- I. Purpose
  - A. The City of North Mankato contracted RDG Planning and Design to provide a recommendation on the appropriate zoning classification for 1610 LorRay Drive in addition to exploring the maximum density permitted on the site under the R3 (Limited Multiple Dwelling) District.
  - B. The report analyzes the context of the site and the vision outlined in the Comprehensive Plan to provide a recommendation of appropriate zoning. The report then evaluates the maximum density that would be permitted on the site under the R3 (Limited Multiple Dwelling) District.
  
- II. Notes
  - A. The recommendation of appropriate zoning is based on an objective analysis of factors including adjacent land uses and zoning, the future land use of the Comprehensive Plan, the transportation and support infrastructure, and natural features impacting the site. The density analysis is an exercise to identify maximum density under the regulations now in force.
  - B. The development illustrated in the density analysis is not endorsed, supported, nor recommended by RDG Planning and Design. Further, we make no assertions of the viability of the design, the cost effectiveness, nor the appropriateness of the site plan to the site.
  
- III. Zoning Analysis and Recommendation
  - A. Zoning Context
    - 1. The property is presently zoned TUD (Transitional Unzoned). Districts located west of LorRay Drive include R4 (Multiple Dwelling), I1 (Planned Industrial), M2 (Heavy Industry), and B3 (General Commercial). Within 175' to the north along LorRay Drive is an R3 (Limited Multiple Dwelling) development. While the majority of land to the north and west is zoned for mid-to-high intensity uses, much of the land to the south and east is zoned for low density residential.
    - 2. On the basis of providing an appropriate transition between land uses and zoning for efficient growth, it is appropriate to rezone the property from TUD (Transitional Unzoned) to R3 (Limited Multiple Dwelling).



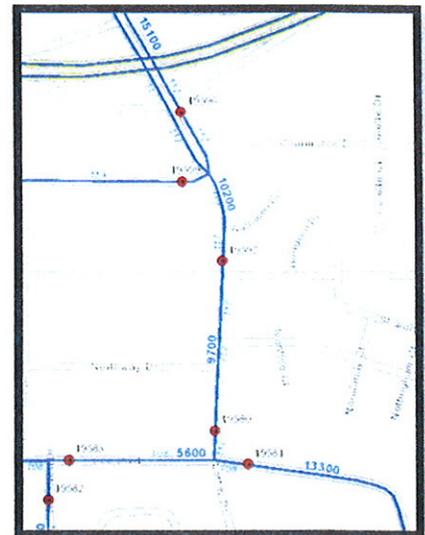
B. Future Land Use Context

1. When evaluating development and rezoning, it is critical to understand the context of the area as illustrated on the Future Land Use Map of the Comprehensive Plan. The Comprehensive Plan identifies the property as Medium Density Residential. The district serves to separate the higher density uses to the west (residential, commercial, and industrial) from the single family neighborhoods to the east. The appropriateness of this site is further punctuated by the ravine at the east of the property which buffers the property.
2. On the basis of ensuring consistency with the Comprehensive Plan, it is appropriate to rezone the property to enable Medium Density Residential as allowed by the R3 (Limited Multiple Dwelling) district.
  - a. Please note: the Comprehensive Plan identifies Medium Density Residential as 5-10 dwellings per acre. This density is achieved by the proposed development (6.28 dwelling units per usable acre) but the R-3 (Limited Multiple Dwelling) regulations, as applied to this site, can result in densities significantly higher.



C. Transportation Context

1. The site is located at the intersection of minor arterial streets. These roads provide direct and immediate access to many traffic destinations and routes including US Highway 14. With the intensity of industrial and residential uses immediately west of the site, the system appears to have sufficient capacity to accommodate residential development.
2. While a detailed traffic analysis was not included in this scope of work, from a land use perspective the R3 appears to be appropriate to the site considering the addition of residential units will likely be marginal when considering the volume of traffic already present on both LorRay Drive and Lee Boulevard.



D. Comprehensive Plan Recommendations

1. Housing - Objective 2.2: Policy 2.2.3: Promote moderate and higher density housing in areas where appropriate, such as within and near downtown, commercial areas, and along arterial roadways.
2. Housing - Objective 2.2: Policy 2.2.4: Promote residential development that occurs in an orderly manner consistent with the future land use plan and that makes efficient and responsible use of municipal utilities and infrastructure expansions.
3. On the basis of fulfilling development consistent with the goals and objectives of the Comprehensive Plan, the rezone of the property from TUD (Transitional Unzoned) to R3 (Limited Multiple Dwelling) is appropriate.

E. Density Review



1. The Comprehensive Plan identifies the property as Medium Density Residential with a suggested density of 5-10 dwelling units per acre. This recommendation is based on buildable area and would therefore exclude the ravine area of the site.
2. Under the R3 zoning classification, the maximum density that can be achieved is approximately 120 dwelling units. This results in a density of 27.9 dwelling units per acre (excluding ravine area).



- a. Note: The maximum density proposal does not reflect market realities and it is unlikely that, due to cost, the development would become a reality. For example, the proposed includes costly measures such as underground stormwater detention and a supply of underground parking. The analysis was developed to illustrate the highest density that could be developed on the site under the R3 classification.
  - b. The maximum density proposal is neither endorsed, recommended, nor supported by RDG Planning and Design.
3. The proposed project would create 27 dwelling units at a density of 6.28 dwelling units per acre – a density consistent with the recommendations of the Comprehensive Plan.

F. Findings and Recommendation

1. Based on the location of the site, the surrounding zoning districts, available transportation infrastructure, and the vision outlined in the Future Land Use Plan of the Comprehensive Plan, it is appropriate to zone the property R-1 (One Family Dwelling), R-1S (One Family Dwelling, Small Lot), R-2 (One and Two Family Dwelling), or R-3 (Limited Multiple Dwelling).
  - a. Identified as Medium Density Residential on the Comprehensive Plan's Future Land Use Map. Recommends 5-10 dwelling units per acre
  - b. Adjacent zoning districts position the property as a transition between the high density zones to the west and the single family neighborhoods to the east
  - c. Situated at the intersection of major roads, the impact of the additional traffic will be diluted across routes with adequate capacity.
  - d. The Comprehensive Plan recommends higher density housing development be directed along arterial streets and that development follow the recommendations of the future land use plan to use municipal resources, such as existing water infrastructure, most efficiently.
2. Options
  - a. Approve the proposed development subject to a development agreement (approved concurrent). Specify a maximum density of 5-10 dwelling units per acre as a maximum density for consistency with the Comprehensive Plan.
  - b. Deny the application and request the applicant submit a plan which follows the development regulations of R-1 (One Family Dwelling), R-1S (One Family Dwelling, Small Lot), or R-2 (One and Two Family Dwelling).
  - c. Deny the application and request the project be resubmitted under a Planned Unit Development Overlay over the R3 (Limited Multiple Dwelling) base district.

- 1) A Planned Unit Development (PUD) is an overlay zone. A PUD is a negotiated site plan which provides flexibility for an applicant to work with the City to address concerns such as tree preservation, screening and landscaping, and to specify a maximum density for the development. It is important to note that the overlay zone can conditions beyond those specified in the base district but cannot be less restrictive than the base district.
- 2) If the same project were proposed as a R-3 with a PUD overlay, the agreement could specify a maximum density of 5-10 dwelling units per usable acres and create provisions for tree replacement or tree preservation. The PUD would cite the recommendations of the Comprehensive Plan for legal foundation.



Z-4-14

1610 LOR RAY DRIVE

A REQUEST FROM AUDREY TSCHOHL/ROB BERG

THE CITY OF NORTH MANKATO

SUBJECT: Z-4-14  
APPLICANT: Audrey Tschohl/Rob Berg  
LOCATION: 1610 LorRay Drive  
EXISTING ZONING: Transitional Unzoned District  
DATE OF HEARING: October 9, 2014  
DATE OF REPORT: October 1, 2014  
REPORTED BY: Michael Fischer, City Planner

APPLICATION SUBMITTED

Request to rezone the property addressed as 1610 LorRay Drive from a Transitional Unzoned District (TUD) to an R-3, Limited Multiple Dwelling district.

COMMENT

The City has received a request from the owner of the property located at the intersection of Lee Boulevard and LorRay Drive addressed as 1610 LorRay Drive, to rezone the property from TUD to R-3. The location of the property is shown on Exhibit A. In May of 2014, the City initiated a request to rezone this property from TUD to R-3. The City Council did not take action on the request due to lack of a specific project on the site and the property had not been sold. Since that time, the landowner and prospective developer have made a request to rezone the property to accommodate a specific residential development proposal. That proposal consists of a combination of one- and two-story townhome dwellings totaling 28 units. The site layout as proposed is shown on Exhibit B and renderings of the buildings are shown on Exhibit C. Based on the development proposal, an R-3 zoning district is the appropriate zoning designation. According to the R-3 section of the Zoning Code, development proposals are subject to lot area, lot width, lot depth, setbacks, ground coverage, off-street parking and height regulations. The following is a summary of the regulations and how the proposed development conforms:

<u>Lot Area</u>	<u>Regulation</u>	<u>Requirement</u>	<u>Actual</u>
	Every multiple dwelling erected shall require a lot area of not more than 11,000 sq. ft. for the first three dwellings erected plus 1,500 sq. ft. for each additional unit attached	70,500 sq. ft.	298,995 sq. ft.

<b>Lot Width</b>	<u>Regulation</u> Every lot upon which there is erected a multiple-family dwelling shall require a minimum width of 100 feet at the building setback line	<u>Requirement</u> 100 ft.	<u>Actual</u> 693 ft.
<b>Lot Depth</b>	<u>Regulation</u> Every lot upon which there is erected a single-family dwelling, whether attached or detached, a two-family dwelling; or a multiple-family dwelling shall require a minimum depth of not less than 100 feet	<u>Requirement</u> 100 ft.	<u>Actual</u> 247 ft. to 714 ft.
<b>Setbacks</b>	<u>Regulations</u> Front – 30 feet Side – 10 feet Rear – 25 feet Ravine Breakline – 25 feet		<u>Actual</u> 30 feet 20 feet NA 25 feet
<b>Ground Coverage</b>	<u>Regulation</u> Not more than 50% of a lot or plot shall be covered by all main and accessory buildings		<u>Actual</u> Entire lot – 18.14% Lot minus ravine property 29%
<b>Parking</b>	<u>Regulation</u> 2 per dwelling unit		<u>Actual</u> 25 units – 4 per dwelling 3 units – 3 per dwelling
<b>Height</b>	<u>Regulation</u> No structure hereafter erected or altered shall exceed three stories or 45 feet in height		<u>Actual</u> 2-story buildings are 32' 11" high

Based on the zoning regulations and the development as proposed, the project meets all applicable regulations within an R-3 zoning district.

While the proposed development conforms to the zoning requirements in an R-3 district, there are no regulations pertaining to the removal of trees by a property owner. Additionally, while the off-street parking requirements can be met, except the driveways, there are no areas that could accommodate guest parking. As there is no on-street parking allowed on LorRay Drive or Lee Boulevard, adequate off-street parking is a concern. Furthermore, for aesthetic reasons, staff has concerns regarding the location of the stormwater pond at the intersection of LorRay Drive and Lee Boulevard.

The property consists of a total of 6.86 acres of which 4.30 acres is buildable and 2.56 acres is ravine property. The majority of the property is occupied by trees including a house, barn, and

other storage buildings. Access to the property is provided by two curb openings on LorRay Drive.

The proposed development as shown on Exhibit B consists of twenty-eight (28) units of attached townhome dwellings. Eleven (11) of the units are one-story and seventeen (17) are two-story. Access to the development is provided by one entrance near the north side of the property. A private street financed by the developer would be constructed as shown on Exhibit B. Additionally, two stormwater holding ponds would be utilized on the site.

While the rezoning of the property is to accommodate the development as proposed, a formal replat of the property would be required. Any replat of the property would need to conform to the R-3 zoning regulations.

### RECOMMENDATION

Staff recommends approval of Z-4-14 subject to the execution of a development agreement between the property owner/developer and the City which imposes certain development conditions and any other conditions deemed necessary by the Planning Commission and City Council to ensure the most appropriate use of the property.

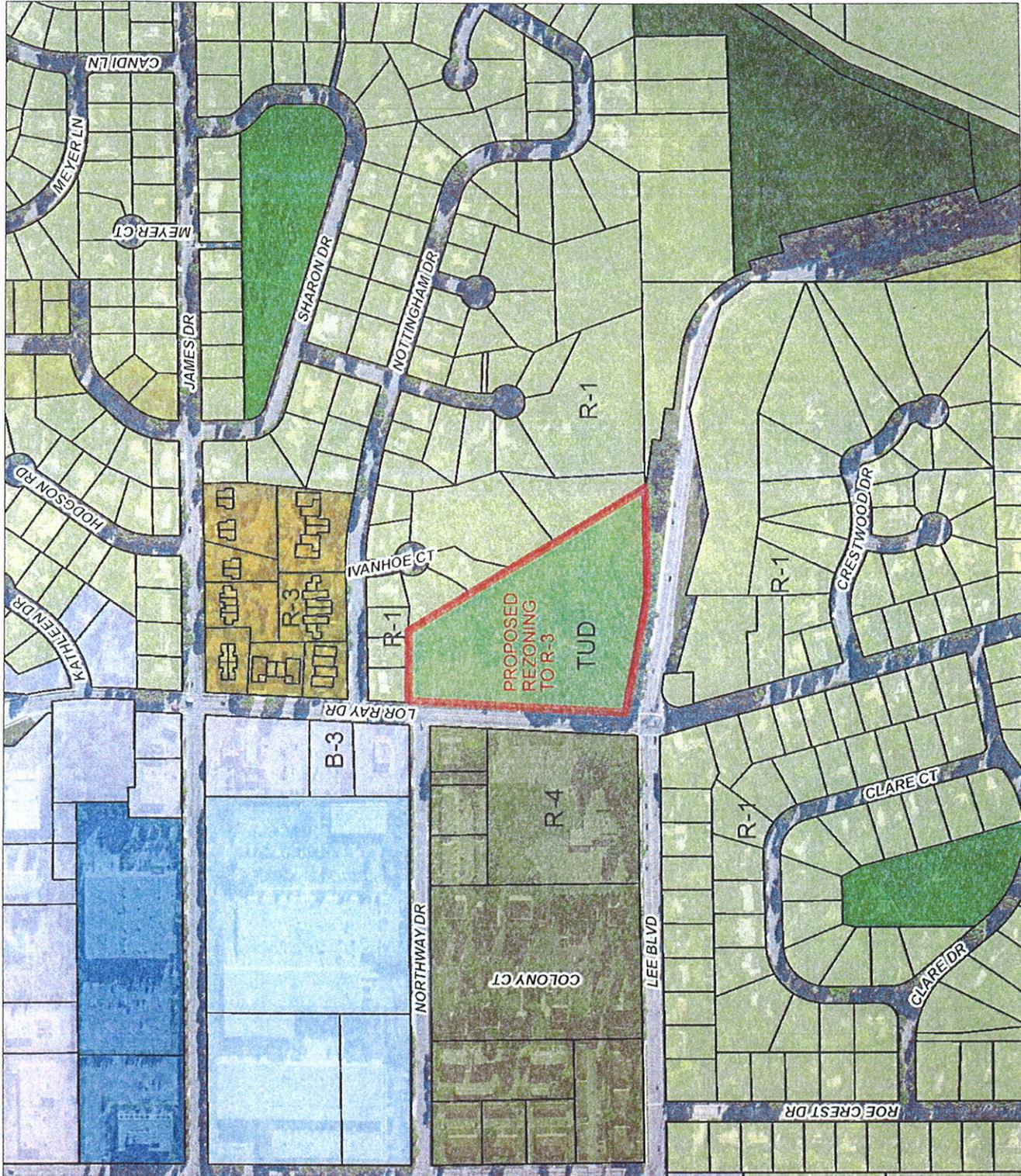


## Legend

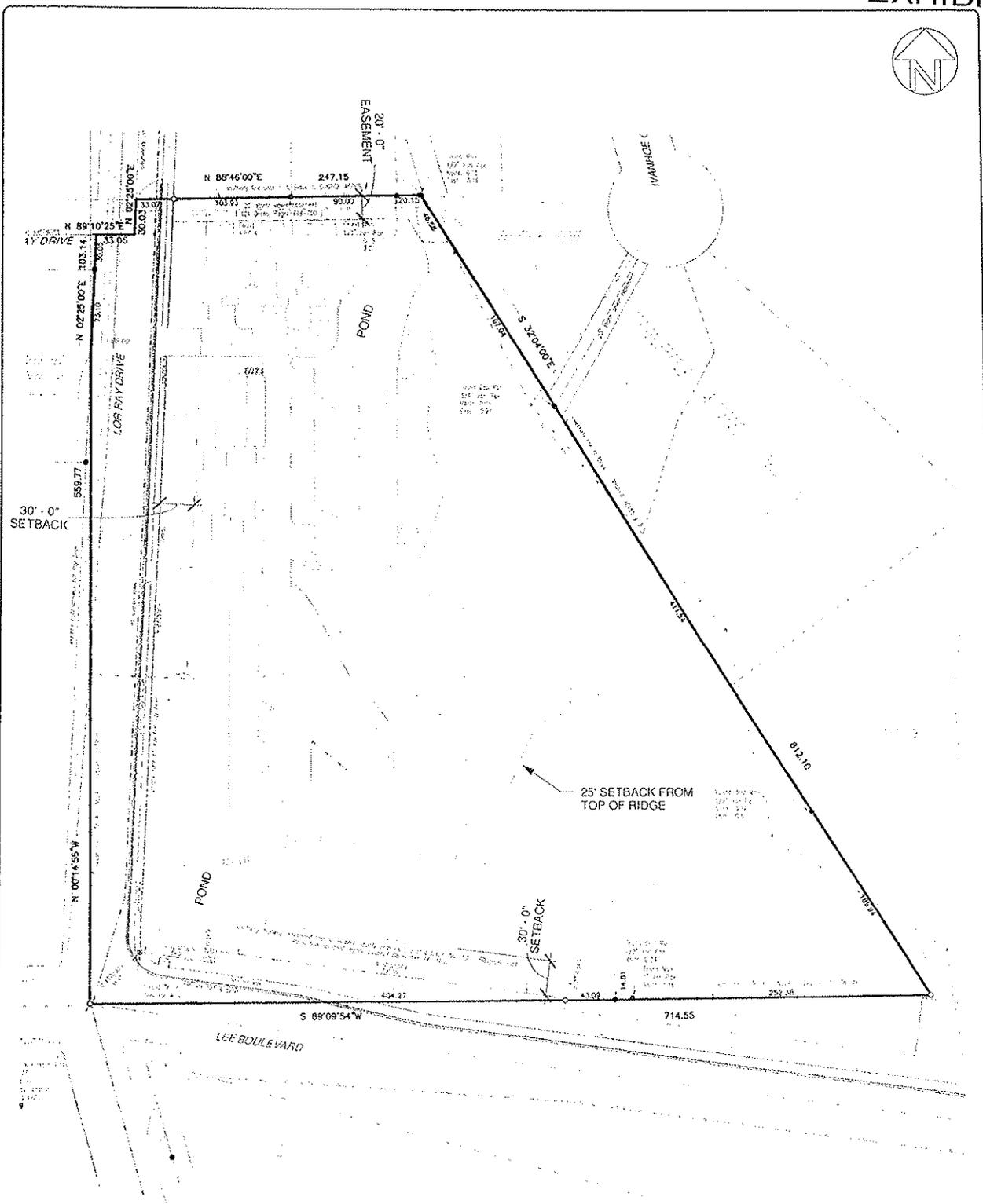
- City Limits
- Parcels (8-6-2013)
- Lakes & Ponds
- Minnesota River
- Zoning**
  - R-4 Residential Agricultural
  - R-1 One Family Living
  - R-1S One Family Dwelling Small
  - R-2 One and Two Family Dwelling
  - R-3 Limited Multiple Dwelling
  - R-4 Multiple Dwelling
  - OR-1 Office Residential
  - CBD Central Business
  - B-1 Neighborhood Business
  - B-3 General Commercial
  - B-2 Community Business
  - M-2 Heavy Industrial
  - M-1 Light Industrial
  - I-1 Planned Industrial
  - TUD Transitional Unzoned Distric
  - P-1 Public Park



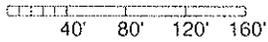
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0 404 Feet

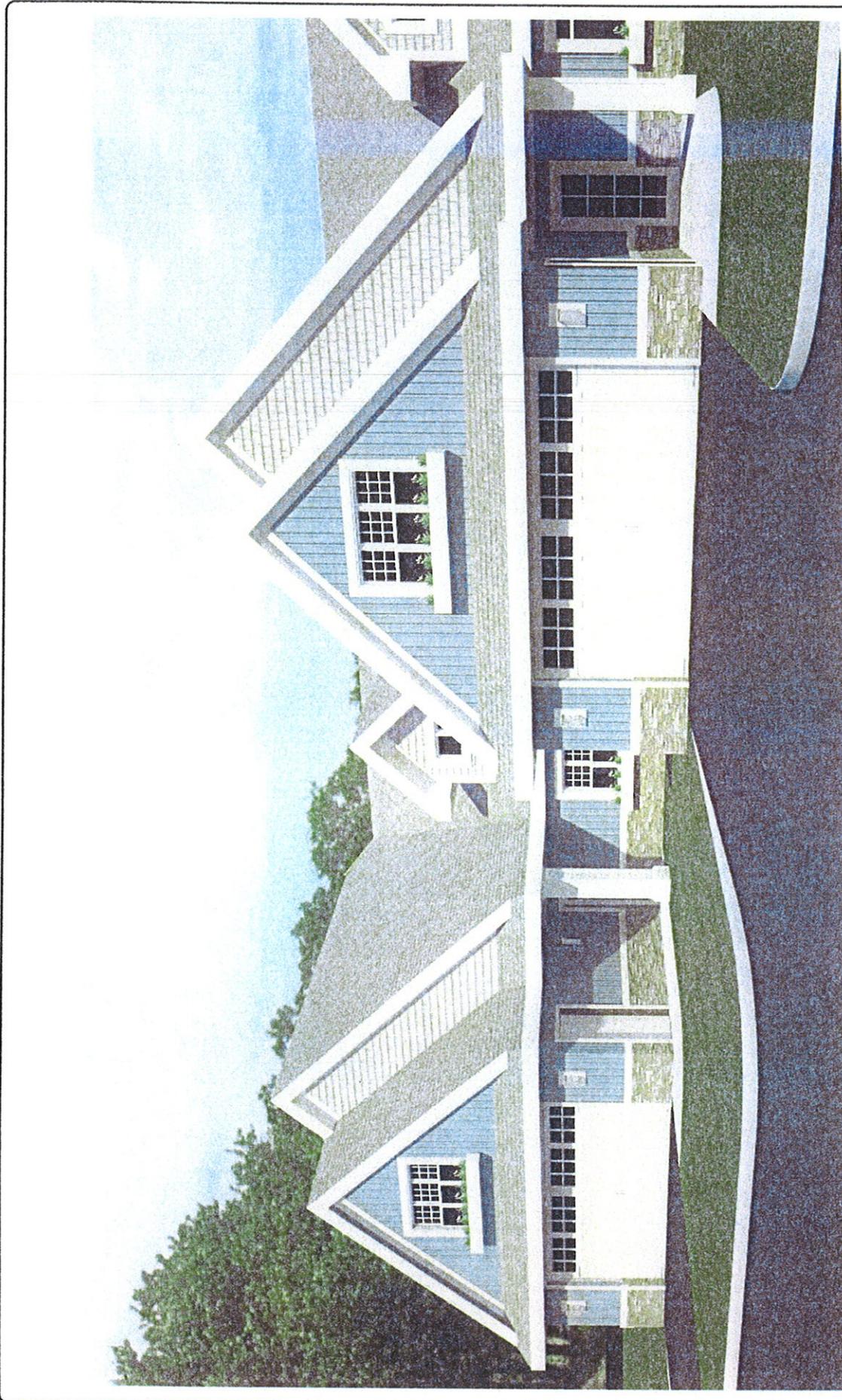


① SITE PLAN  
1" = 80'-0"



MULTI-FAMILY HOUSING





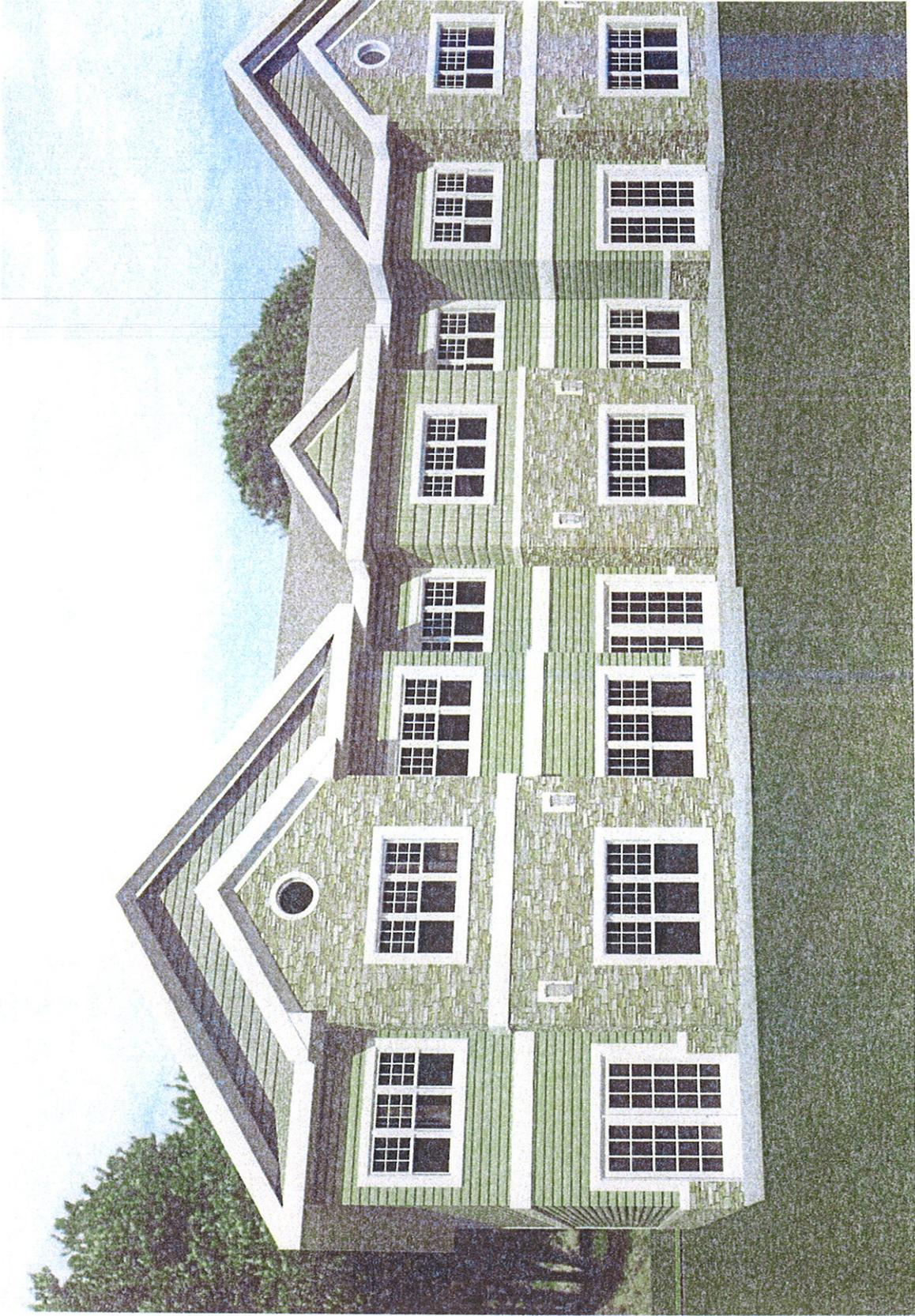
**BRUNTON**  
ARCHITECTS

MULTI-FAMILY HOUSING



MULTI-FAMILY HOUSING

**BRUNTON**  
ARCHITECTS & ENGINEERS



MULTI-FAMILY HOUSING

**BRUNTON**  
ARCHITECTS & ENGINEERS



CITY OF NORTH MANKATO

September 25, 2014

Dear Resident:

The City of North Mankato has received a request from Audrey Tschohl (landowner) and Rob Berg (developer) to rezone the property at the intersection of Lee Boulevard and LorRay Drive addressed as 1610 LorRay Drive from a Transitional Unzoned District (TUD) to an R-3, Limited Multiple Dwelling district. The location of the property is shown on Exhibit A. The purpose of the rezoning request is to accommodate a twenty-eight unit residential townhome development.

The proposed layout of the development is shown on Exhibit B and renderings of the buildings are shown on Exhibit C.

This rezoning request will be considered by the North Mankato Planning Commission on October 9, 2014 and by the City Council on October 20, 2014. Both meetings begin at 7 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 this landowner rezoning request. You may send written comments prior to October 9, 2014 or appear at either or both meetings.

Sincerely,

THE CITY OF NORTH MANKATO

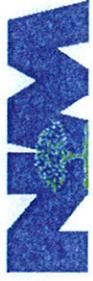
Michael Fischer  
City Planner

MF:ng

Enclosures



# EXHIBIT A

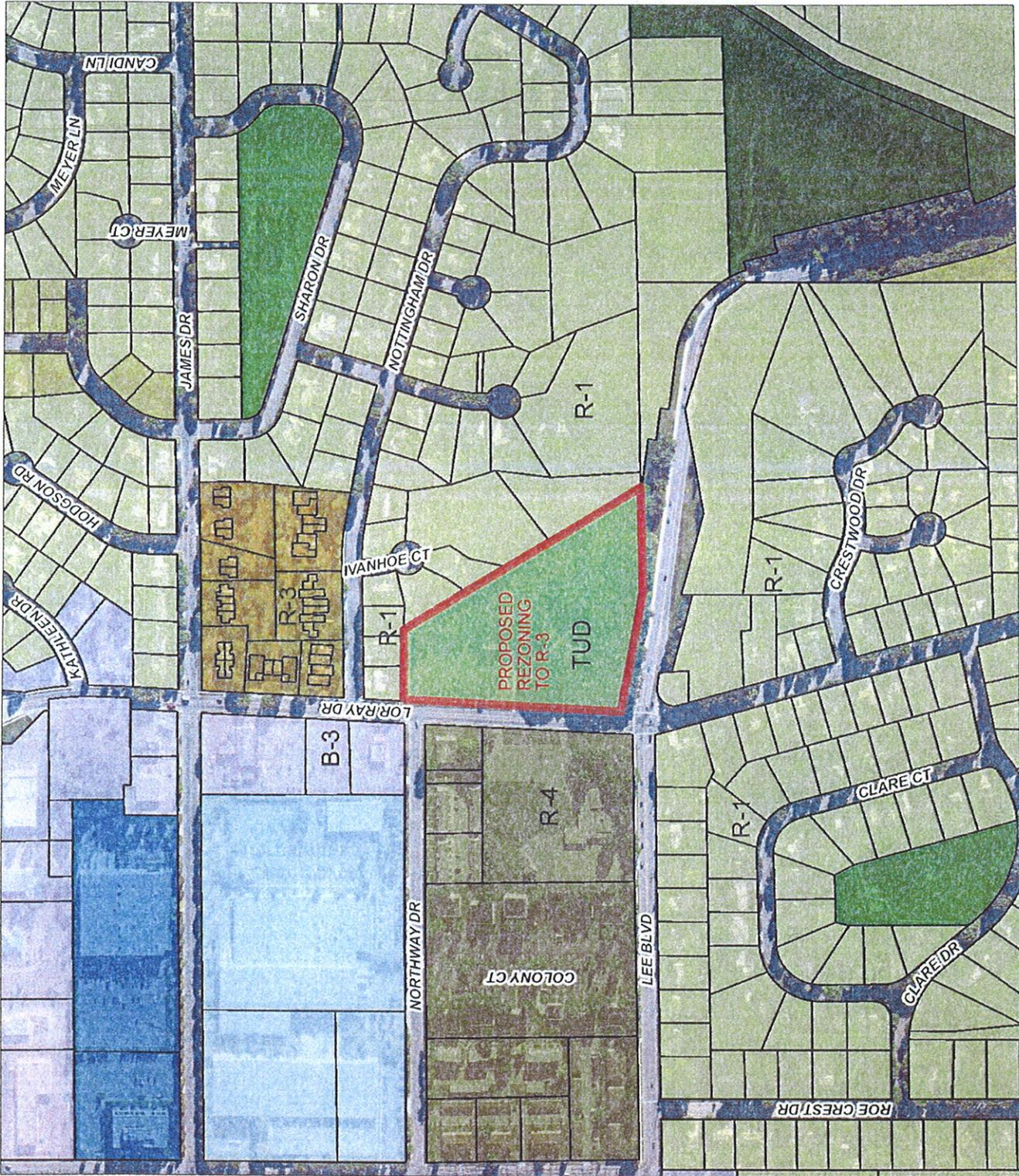


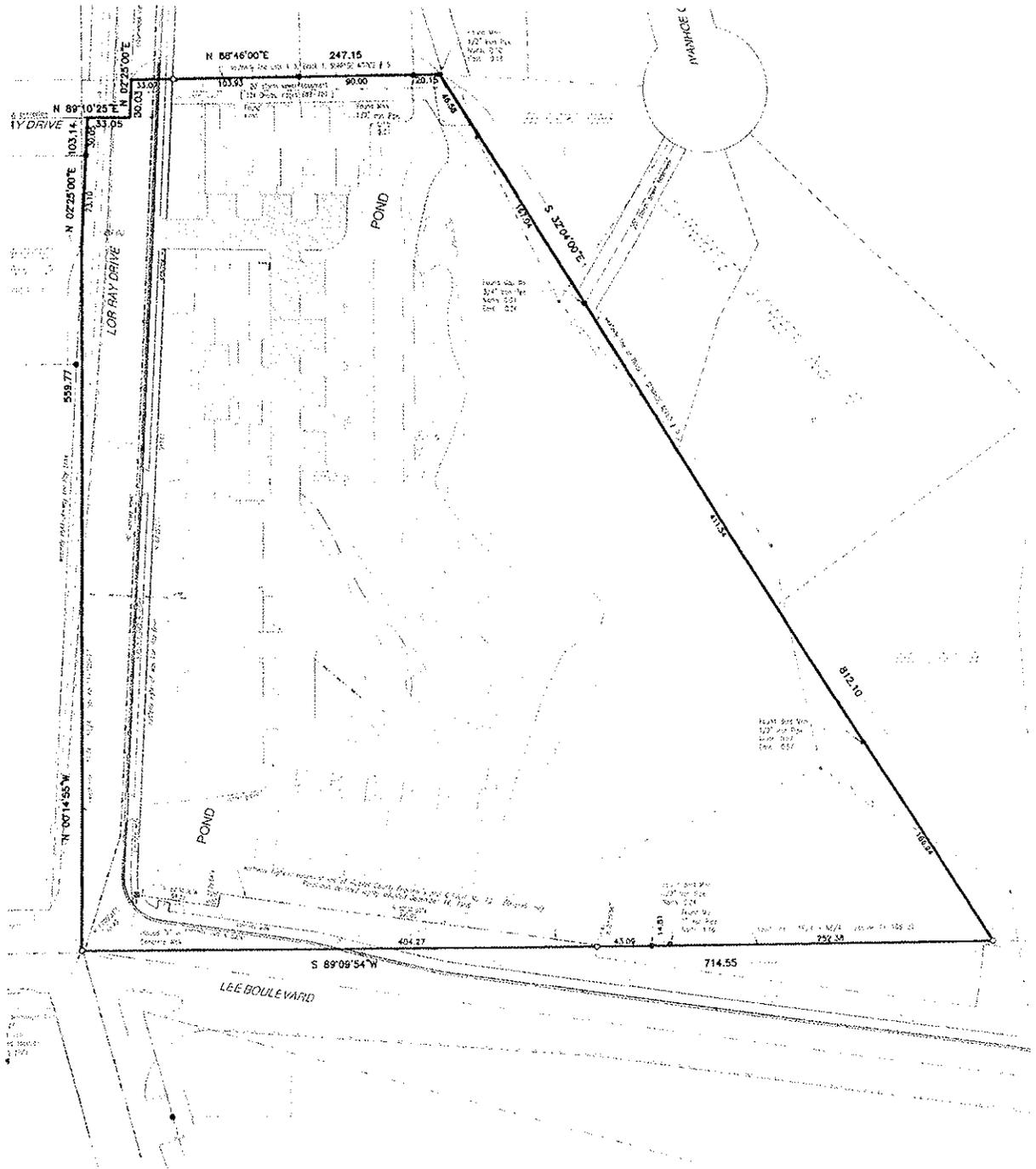
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  - R-2 One and Two Family Dwelling
  - R-3 Limited Multiple Dwelling
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  - OR-1 Office Residential
  - CBD Central Business
  - B-1 Neighborhood Business
  - B-3 General Commercial
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  - I-1 Planned Industrial
  - TUD Transitional Unzoned District
  - P-1 Public Park

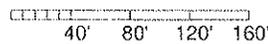


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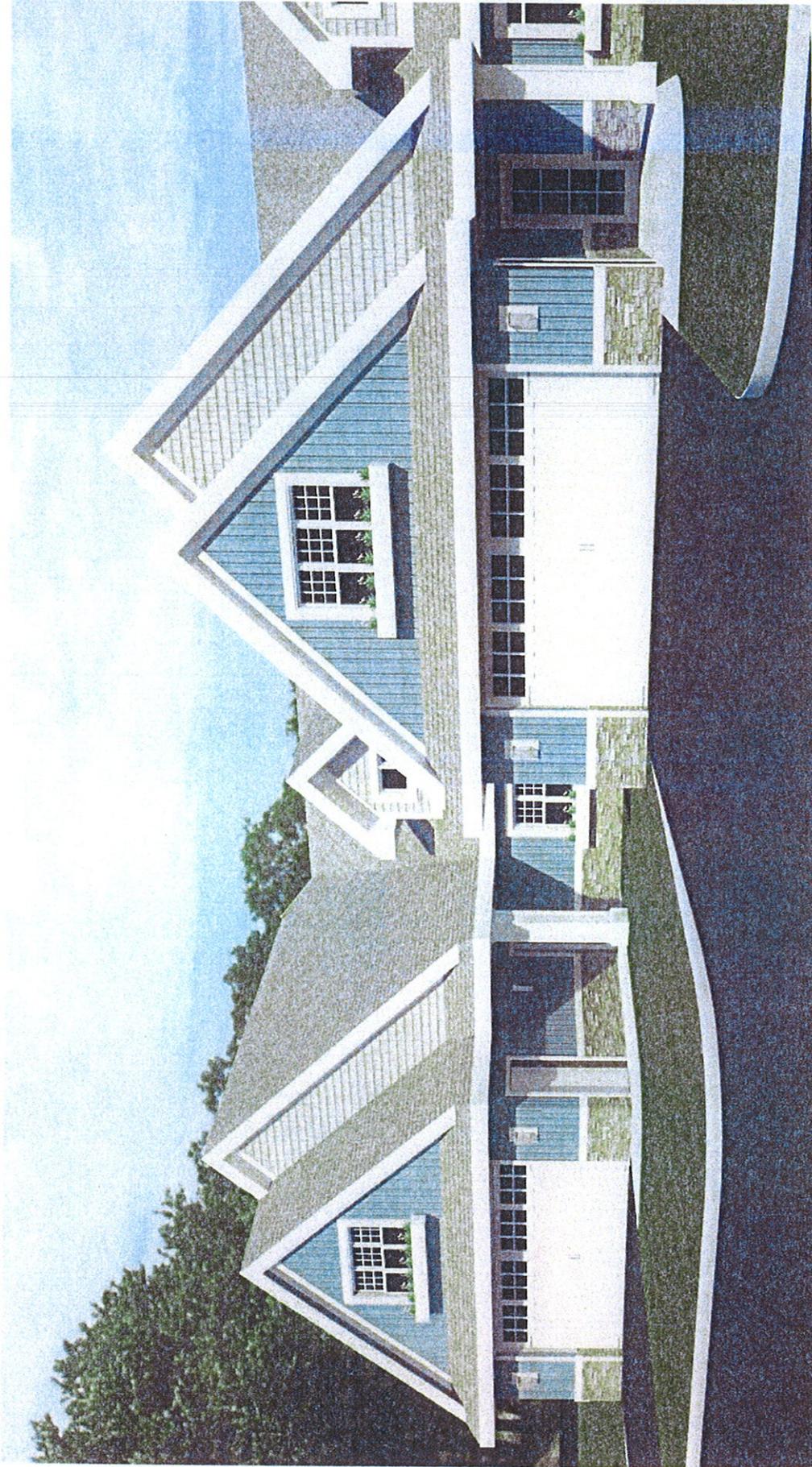
① SITE PLAN  
1" = 80'-0"



MULTI-FAMILY HOUSING

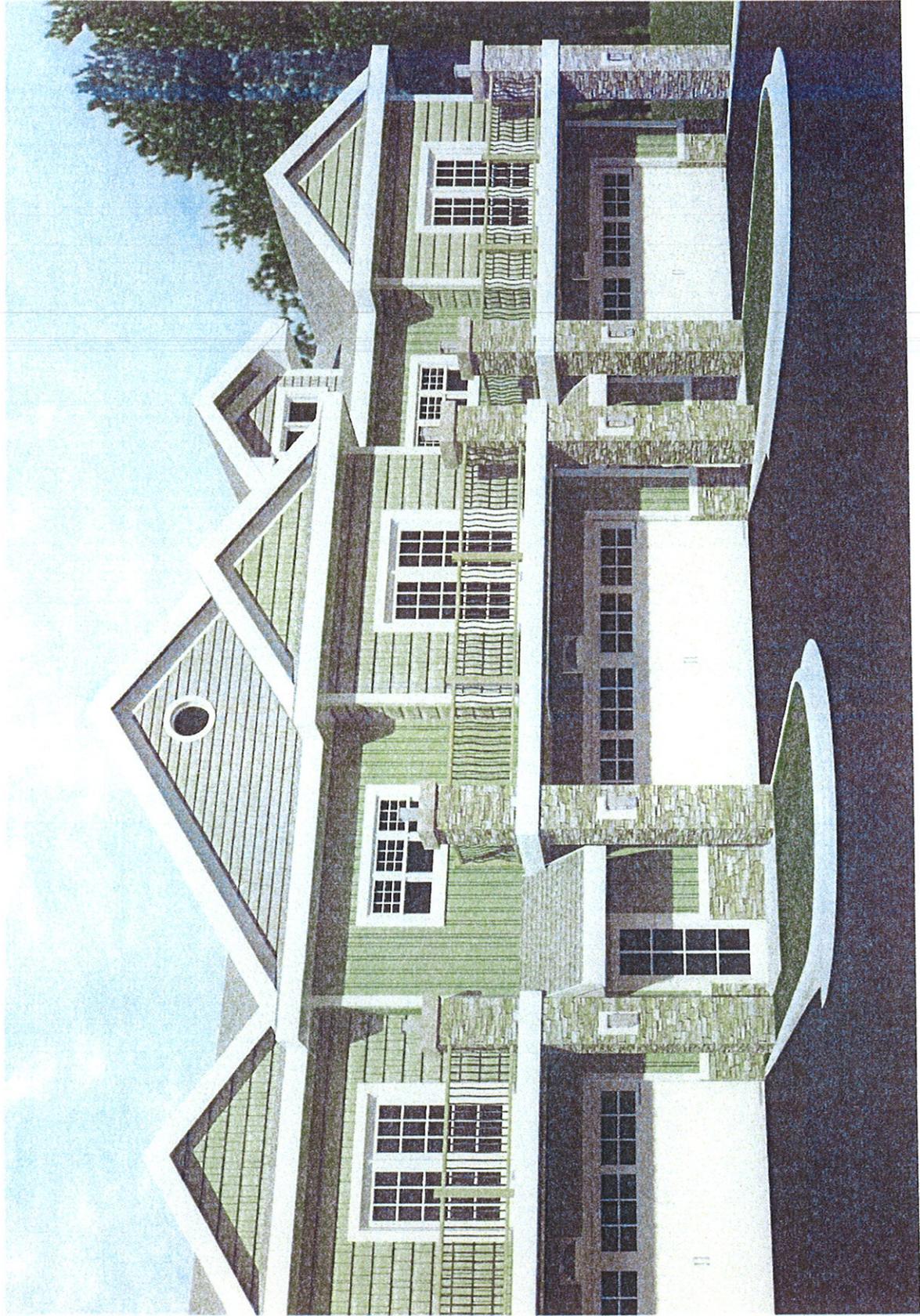


**BRUNTON**  
ARCHITECTS



**BRUNTON**  
ARCHITECTS

MULTI-FAMILY HOUSING



MULTI-FAMILY HOUSING

**BRUNTON**  
ARCHITECTS & ENGINEERS

Application for  
REZONING

Pursuant to Chapter 156 of the North Mankato City Code, application is hereby made to amend the City of North Mankato Zoning Map as described herein.

LEGAL DESCRIPTION OF PROPERTY:

Lot # \_\_\_\_\_ Block # \_\_\_\_\_

Subdivision Part of Section 11-108-27 Address 1610 LorRay Drive

APPLICANT:

Name Audrey Telthoester-Tschohl Address 1601 Roe Crest Dr. #7 Phone \_\_\_\_\_  
North Mankato, MN 56003

PROPERTY OWNER (If Other Than Applicant):

Name \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_

CURRENT ZONING: TUD CURRENT USE OF PROPERTY: Single-Family Residential

PROPOSED ZONING: R-3, Limited Multiple Dwelling

REASON ZONING CHANGE NEEDED: Accomodate multi-family residential development

REQUEST PREVIOUSLY CONSIDERED? Yes  No \_\_\_\_\_ If Yes, date May 2014

Comments:

SUPPORTING DOCUMENTS:

	Required	Attached		Required	Attached
Plot Plan	_____	_____	Comment Letters	_____	_____
Floor Plan	_____	_____	Performance Test	_____	_____
Landscaping Plan	_____	_____	Petition	_____	_____
Parking/Loading Plan	_____	_____	Development Schedule	_____	_____
Survey	_____	_____	Proposed Regulations	_____	_____
Other _____	_____	_____			

FEES: Application Fee \$ 95.00

Notice Charge # 45 @ \$ 2.00 = \$ 90.00

Total Fee \$ 185.00 Receipt # \_\_\_\_\_

I hereby certify that the information both described in and attached to this application is correct and true.

Signature of Applicant *Audrey Tschohl* Date 9.24.14

Minutes  
of the  
NORTH MANKATO PLANNING COMMISSION MEETING  
North Mankato, Minnesota  
October 9, 2014

A regular meeting of the North Mankato Planning Commission was held at 7 p.m., October 9, 2014 in the Council Chambers of the Municipal Building.

Planning Commission Members present: Chair Stephanie Stoffel, Bryan Bode, Mark Weinstein and Nick Meyer. Staff members present: City Attorney Michael Kennedy and City Planner Michael Fischer.

A motion was made by Commissioner Weinstein, seconded by Commissioner Bode, to approve the minutes of the September 11, 2014 regular meeting of the Planning Commission. Vote on the motion: all ayes, 0 nays. Motion carried.

**Preliminary and Final Plat of Northport No. 18**

Planner Fischer presented a request from D & K Powder Coating and the North Mankato Port Authority to replat Lot 1, Block 1, and Outlot B, Northport No. 17 and a portion of vacated Howard Drive West which will then be known as Northport No. 18. Mr. Fischer reported that as part of the replatting process, it was necessary to vacate certain utility easements and excess street right-of-way. After the replatting, D & K Powder Coating, LLC will own Lot 1, Block 1, Northport No. 18 to accommodate a 25,000 square foot building and the North Mankato Port Authority will own Outlot A, Northport No. 18 to be reserved for future development. In response to a question regarding the excess road right-of-way, Mr. Fischer reported this property was used to accommodate the construction of the Highway 14/Rockford Road interchange but is no longer needed. It was moved by Commissioner Weinstein, seconded by Commissioner Bode, to approve the preliminary and final plat of Northport No. 18. Vote on the motion: all ayes; 0 nays. Motion carried.

**Z-4-14, Request to Rezone 1610 LorRay Drive from a Transitional Unzoned District (TUD) to R-3, Limited Multiple Dwelling District**

Planner Fischer presented a request from property owner Audrey Tschohl and developer Rob Berg to rezone the property known as 1610 LorRay Drive from a Transitional Unzoned District (TUD) to R-3, Limited Multiple Dwelling district. Planner Fischer reported in May 2014, the City initiated a request to rezone this property from TUD to R-3; however, the City Council did not take action on the request due to lack of a specific project on the site and the property had not been sold. He reported that since that time, the landowner and prospective developer made a request to rezone the property to accommodate a specific residential development proposal which consists of a combination of one- and two-story townhome dwellings totaling 28 units. He reported that based on the development proposal, an R-3 zoning district is the appropriate

zoning designation and meets all regulations regarding lot area, lot width, lot depth, setbacks, ground coverage, off-street parking and height regulations within an R-3 zoning district. Planner Fischer reported the property consist of a total of 6.86 acres of which 4.30 acres is buildable and 2.56 acres is ravine property. Joe Fake, developer, Corey Brunton, architect, and Vonda Herding, realtor, appeared before the Commission. Mr. Brunton presented a slide show of the proposed development reporting each unit has two garage spaces with the single-story units having three additional parking spaces and the two- story unit having two additional parking spaces. A common parking area for visitors accommodates an additional 25 parking spaces for a total of 92 parking spaces. Using Google maps, he transposed the project on the property to give a depiction of the number of trees unaffected by the project. Vonda Harding stated this is a unique development with upscale townhomes. Mr. Brunton read an article about housing diversity. Mr. Fake reported an interested party would remove the barn for re-use and other items on the property will be re-used.

Commissioner Weinstein stated the landowner has the right to remove trees, sell the land and use the property as she sees fit within the confines of regulations. Attorney Kennedy reported that he walked the property earlier in the day and many of the trees are dead and suggested an inventory of the trees including the age and life expectancy of the trees. Mr. Brunton reported he has access to a number of horticulturists who could do this inventory. He also stated it is the intent of the developer to keep as many trees as possible. Attorney Kennedy referenced the City staff recommendation which states "Staff recommends approval of Z-4-14 subject to the execution of a development agreement between the property owner/developer and the City which imposes certain development conditions and any other conditions deemed necessary by the Planning Commission and City Council to ensure the most appropriate use of the property" and stated he sees no objections to this recommendation.

Chair Stoffel opened the meeting for public comment. Terry Palmer, 305 N. Minnesota Avenue, St. Peter, spoke of trees disappearing during projects, asked that North Mankato create a park on this property and keep the oak trees which were probably planted in the 1850s. James Stenson, 45146 367<sup>th</sup> Avenue, St. Peter, stated he is a Nicollet County Commissioner, and the County found funds to keep Minnemishinona Falls as public land and hopes the City will be able to find funds to make this property available for public use. Matthias Leyrer, 632 Belgrade Avenue, he supported the Marigold project because the density fit the area; however, he does not believe this is a good spot for R-3 zoning. Liz Rotchadi, 1704 Mary Lane, addressed concerns regarding LorRay Drive and Lee Boulevard added traffic congestion because of this project. Barb Church, 102 Wheeler Avenue, stated the property owner has the right to sell the property and ask for a zoning change, citizens have asked for a conversation for months on the use of the Tschohl property, the Comprehensive Plan is not completed, she spoke of the uniqueness of this property and asked the Planning Commission to be very sure of their options. Harold Weed, 1519 Pleasant View Drive, stated that if the large oaks are removed, they cannot be replaced. John Hurd, 732 Garfield Avenue, stated he presented a plan to the Council in March and asked staff how much time they spent on the plan also stating he believes this has been mishandled and the property should be zoned for parks. Sharon Schaller, 55656 Hemlock Road, asked that this unique property not be rezoned. Ryan Buch, 502 Ivanhoe Court, asked about allowable density in an R-3 zoning district, if a traffic survey, run-off survey and geological survey have been completed, stated his concern about the project fitting into the area and the increased traffic going onto LorRay Drive.

Denny Savick, 810 Belgrade Avenue, stated his appreciation of Mr. Brunton's recusal from the Planning Commission, stated it is disheartening that two of the Planning Commissioners were not in attendance, that a decision does not need to be made tonight, the property owner can do as they want with their property and he wants the oak trees saved. Tom Hagen, 927 Lake Street, stated that every person in attendance is representing at least 100 others not in attendance, that the Planning Commission needs to plan beyond this year, this property is the type of legacy that should be rezoned for parkland. Tim Buzick, 1639 Nottingham Drive, stated he purchased his home at this address two months ago and would never have purchased the home if he had known his view and backyard would be destroyed, the barn on the property is a treasure and he does not believe people can afford \$300,000-\$350,000 townhomes. Jerry Fogg, 833 Belgrade Avenue, asked the implications of zoning this property R-3 if the surveys don't come back supporting the rezoning. Attorney Kennedy noted the development agreement requirements recommended by staff and discussed the process for rezoning and replatting property. Scott Thiem, 1003 Shady Oak Drive, stated R-3 zoning is too dense for the property and access to and from the property will be difficult onto LorRay Drive. Jean Schimmele, 2205 Clare Drive, asked if a park would be an allowed use in an R-3 zone, stated she knew the Tschohls' wish would not to have that many people on their property, and she would like the property used for a park and keep the trees. Commissioner Meyer stated the trees in the ravine are protected, zoning is the first step in the process and the development agreement will address many of the issues raised. Rhonda Geving, 506 Ivanhoe Court, stated her property shares a ravine with this property, agrees the Planning Commission should zone the property and asked the questions if the property is annexed into the City, if a traffic study has been completed, if emergency access has been considered, and if preservation of the property could be addressed before the 60 days are up. Anita Riese, Camelot Park, stated there is no place in North Mankato to live and walk to grocery store or retail places, that North Mankato should get a Cosco. Paul Gorman, 1784 Orchid Drive South, spoke of the unique properties in North Mankato: 1) the swamp on Haughton that was drained; the Tschohl property which is the most visible property in North Mankato; and 3) the South Central College woods stating he believes the Tschohl property should be kept as green space and not used for another high-end townhome development which he questions the market for. Joe Tweten, 645 Park Avenue, stated if this property is rezoned a sense of who you are will be lost, however, if it is used as a park everyone could enjoy it. Jonathan Knaack, 732 Garfield Avenue, stated he believes this property would make an amazing park. Bess Tsaouse, 136 Mary Circle, stated to the Planning Commission that this is a judgment call of what fits into the community, many members of the community think an R-3 zone doesn't fit, there is too much traffic with this many units, she urged the Planning Commission to think about other options to see what fits, stated the City has no landscape standards such as Mankato does, and would like to see the Park Board reinstated to work on funding for parks. Robert Mehlretter, 715 South Avenue, stated North Mankato was once a "Tree City" and asked that the trees be saved. Vonda Herding, 42127 520<sup>th</sup> Street, North Mankato, representing the sellers, stated that no one is more emotional than the owner of the property, this is a private piece of property and the owner initiated this zoning request. The owner was interested in selling the property to the park group and has waited to hear from them. The owner feels comfortable with the offer in place for the property and believes this development would keep some of the trees in place. Ms. Herding stated it is the property owner's decision to sell the property. Charlie Hurd, stated he was a former Mankato Council Member and sympathizes with the decision the Planning Commission has to make but said there is some time and since there is

some opposition to the rezoning, the Council could make additional proposals. Ted Clavel, 1711 Orchid Drive North, stated his concerns about the rights of the property owner, that she has a right to do what she wants with her property and her rights should be respected; if others want a different use for the property they should purchase the property. Cheryl Kugel, 503 Ivanhoe Court, stated she believes an R-3 district is too dense for the property but would be okay with an R-2 zone.

Chair Stoffel thanked everyone for the issues they brought forward. Commissioner Weinstein asked the City Attorney if there were any legal reasons to deny the request for the R-3 zoning of this property. The City Attorney stated that if the request is denied, the Planning Commission should give the reasons for the denial and that the City Council looks to the Planning Commission to give direction and recommendations. He then read the staff recommendation: "Staff recommends approval of Z-4-14 subject to the execution of a development agreement between the property owner/developer and the City which imposes certain development conditions and any other conditions deemed necessary by the Planning Commission and the City Council ensure the most appropriate use of the property."

Commissioner Bode asked about traffic on LorRay Drive and Lee Boulevard. Planner Fischer reported both streets were designed to handle larger volumes of traffic. Commissioner Meyer asked about the timeline for making a decision considering the density, traffic, uniqueness of the property and property owner rights issues. Attorney Kennedy reported that waiting 30 days would put the Council in a place where they can't wait. He stated this zoning request was considered a couple of months ago and a decision wasn't made because there was not a development proposal for the property; however, now a development proposal is in place and a request has been initiated to rezone the property as R-3, Limited Multiple Dwelling district. Commissioner Meyer asked how many units could be put in an R-3 zoning district, talked about only one exit onto LorRay Drive and additional traffic. Planner Fischer stated it would be necessary to hire someone to conduct a traffic study and the ravine was stabilized within the last 15 years.

Attorney Kennedy stated that if no action is taken by the Planning Commission, they could still indicate areas of concern. Some discussion was held that no other offers were made for the property.

Commissioner Meyer moved, seconded by Commissioner Weinstein to approve the rezoning the property known as 1610 LorRay Drive from Transitional Unzoned District (TUD) to R-3, Limited Multiple Dwelling district subject the execution of a development agreement between the property owner/developer and the City which imposes certain development conditions including a traffic study, ravine study and density study. Vote on the motion: all ayes, 0 nays. Motion carried.

There being no additional business, it was moved by Commissioner Meyer, seconded by Commissioner Weinstein, to adjourn. Vote on the motion: all ayes, 0 nays. Motion carried. The meeting was adjourned at 9:17 p.m.

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Chairman

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Secretary

# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



Agenda Item #9B	Department: Planning	Council Meeting Date: 3/02/2015
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**TITLE OF ISSUE: Resolution Adopting Comprehensive Plan**

**BACKGROUND AND SUPPLEMENTAL INFORMATION:** The Comprehensive Plan is an expression of the City's vision for the future and a strategic map to reach that vision, and as such lays out a vision for future land development and use. The Comprehensive Plan process began in the fall of 2013 and included public participation, Council Work Sessions and the Planning Commission's work and guidance. Once adopted the Comprehensive Plan will be implemented to guide the City's land use and is designed to be reviewed and updated as necessary.

**REQUESTED COUNCIL ACTION: Adopt Comprehensive Plan.**

**For Clerk's Use:**

Motion By: \_\_\_\_\_  
 Second By: \_\_\_\_\_

Vote Record:

	Aye	Nay	
	_____	_____	Steiner
	_____	_____	Norland
	_____	_____	Freyberg
	_____	_____	Spears
	_____	_____	Dehen

**SUPPORTING DOCUMENTS ATTACHED**

Resolution	Ordinance	Contract	Minutes	Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) <u>List of Changes to Comprehensive Plan,</u>				
<u>Comprehensive Plan</u>				
_____				
_____				

<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: _____

RESOLUTION ADOPTING COMPREHENSIVE PLAN

WHEREAS, the legislature of the State of Minnesota has, by enacting M.S.A. Sections 462.351-462.364, established the policy and procedure under which the City of North Mankato may create a comprehensive plan; and

WHEREAS, pursuant to Section 462.355 of the act, a municipality may carry on comprehensive municipal planning activities for guiding the future development and improvement of the municipality and may prepare, adopt and amend a comprehensive municipal plan and implement such plan by resolution and other official actions in accordance with the provisions of the act; and

WHEREAS, the City Council of North Mankato determined there was a need to create a City Comprehensive Plan; and

WHEREAS, the City of North Mankato has conducted a comprehensive planning process, which encouraged and provided opportunity for all of its citizens to voice their desires for the future of the community; and

WHEREAS, the input provided by the community served to establish a common vision for the future, which, in turn, guided the development of specific recommendations within the new Comprehensive Plan; and

WHEREAS, the City of North Mankato has, through the participation of its citizens, community leaders, local organizations, and public officials, completed its preparation of the Comprehensive Plan; and

WHEREAS, the City Planning Commission, on February 12, 2015, held a public hearing to consider their recommendation to the City Council regarding adoption of the Comprehensive Plan, and all those wishing to speak to the issue were heard; and

WHEREAS, the City Council of the City of North Mankato has reviewed the recommendation forwarded by the Planning Commission and wishes to adopt the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF NORTH MANKATO, MINNESOTA: that the City of North Mankato Comprehensive Plan, dated March 2015, is adopted as the master plan for the physical development of the community.

Adopted by the Council this 2<sup>nd</sup> day of March 2015.

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Mayor

ATTEST:

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City Clerk

# MEMORANDUM

**TO:** Honorable Mayor and City Council

**FROM:** Michael Fischer, City Planner

**DATE:** February 25, 2015

**SUBJECT:** Comprehensive Plan

Below please find a list of all noteworthy changes made to the Comprehensive Plan since WSB presented the plan to the Planning Commission on January 14, 2015.

1. Updated acreage calculation tables for future and existing land use (table 3-A and 3-B in Chapter 3) and any reference to those calculations.
2. Added housing and population projections to Chapter 4 (page 33) and some text explaining the methodology for arriving at those numbers.
3. Updated Chapters 5 & 6 with changes from Bolton & Menk. This included some minor text edits, an updated figure 6.1 to be consistent with the MAPO functional classification, revised table 6-D, the addition of table 7-B with some corresponding text, and the addition of table 7-C with some corresponding text. What was table 7-B is now 7-D.
4. Updated the tables on page 113 for Existing Park System and Proposed Park System. This included changing Caswell North to an existing park facility and changing the Wheeler ball fields to Community/Regional Park. This is considered an extension of Spring Lake Park and is not called out separately as its own Community/Regional Park.
5. Text on page 66 designating Lake Street as low volume.
6. A paragraph was added on Page 17 under Low Density Residential indicating areas outside the City currently guided for low density residential also being considered for medium and high density residential in the future.
7. Text was added to pages 17 and 18 under each of the residential land use categories regarding which current zoning district corresponds to each land use designation.
8. The High Density property at the north end of Lookout Drive was changed to Heavy Industrial.

# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



Agenda Item #10A	Department: Administration	Council Meeting Date: 3/02/2015
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**TITLE OF ISSUE: Parks Master Plan Revisions**

**BACKGROUND AND SUPPLEMENTAL INFORMATION:** The Parks Master Plan was presented to the Council on January 20, 2015. The first of two open houses was held on February 9, 2015 allowing interested citizens to voice their opinion. Residents that were unable to attend the open house were encouraged to complete an online survey located on the City Website and promoted through the City's Facebook and E-newsletter. Comments, suggestions and concerns raised about the Parks Master Plan have been considered in the Parks Master Plan Revision Memo. The Memo responds to concerns raised by members of the City Council and reviews suggestions made by the public since its presentation. The second Parks Master Plan open house will be held on March 4, 2015 from 6:00-7:00 p.m. at the North Mankato Police Annex.

**TITLE OF ISSUE: Parks Plan Revisions**

**For Clerk's Use:**

Motion By: \_\_\_\_\_  
 Second By: \_\_\_\_\_

Vote Record:

	Aye	Nay	
	_____	_____	Steiner
	_____	_____	Norland
	_____	_____	Freyberg
	_____	_____	Spears
	_____	_____	Dehen

**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) <u>Parks Master Plan Memo</u>				
_____				
_____				
_____				

<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: _____



## City of North Mankato, Minnesota

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To: Mayor Dehen & City Council  
From: Matthew Lassonde, Planning Intern  
Michael Fischer, City Planner  
Date: February 12, 2015  
Re: Parks Master Plan Revisions

This memo responds to concerns raised by members of the City Council during the presentation of the Draft Parks Plan presented on January 20, 2015 regarding the projected park acreage and population projections. Based on that discussion, the following changes are recommended.

### Concerns raised by members of the governing body.

1. The Draft Parks Plan projections show a low annual growth rate of .8% resulting in the addition of 108 people per year. If North Mankato maintains the current level of service of 18 acres per 1,000 residents, it will take a decade to justify an additional 20 acres, which is far less than the plan suggests.
2. Caswell should be removed from the plan and a Caswell Complex Master Plan created.
3. 80 acres of proposed park acreage reference from the Comprehensive Plan suggests that the Parks Master Plan urges the City to purchase 80 acres within ten years. The Plan states that

*“Currently, North Mankato has 250 acres of parks to serve the population and has plans for approximately 80 more acres to maintain the current level of park service to the community.”*

### Staff Response

1. The population projections used in the plan presented on January 20<sup>th</sup> are updated to reflect those that will be incorporated into the Comprehensive Plan and show a different annual growth rate of 1.2% or 1,679 residents within a ten year period. Along with these updates, the supporting text in the Draft Parks Plan has been changed to read as follows:

*“The Comprehensive Land Use Plan for the City of North Mankato calls for an additional 35.1 acres to be acquired by the city in the next twenty five years. This Parks Plan forecasts needs for the next ten years and concludes “if a desire exists to maintain the current level of service of 20.4 acres of parkland per 1,000 residents, and if population projections are accurate, then it is estimated the City will need to acquire a maximum of 30 additional acres in the next decade. However, the decision to acquire additional park land will be influenced by the location of future residential developments and whether those developments are constructed inside or outside existing park service areas. If growth occurs inside existing park service areas, the immediate need to purchase additional acreage will be reduced. If growth occurs outside of existing park service areas, the immediate need to purchase additional acreage will increase. As a result, depending on the variables of service levels and the increase and location of population growth, it is estimated the City will need to acquire between 15 – 30 acres of additional parkland in the next 10 years.”*

Changes to Section 1.3 have been attached to the back of this memo for review.

2. Separating Caswell from the Plan: As a result, staff will present two items for approval to the City Council. The first will be the Draft Parks Plan with the Caswell Complex additions removed. The second will be an addendum to the plan that includes the Caswell indoor concept.

## Feedback received from Citizen Focus Groups

The following notes represent feedback provided by the attendants of the Draft Parks Plan Open House held at the North Mankato Police Annex on February 9, 2015.

1. Some of the participants were concerned with the entire structure of Park System funding.
2. All participants agreed that the Caswell Complex have at least its own chapter, perhaps even its own plan.
3. There was concern for adequate funding being dispersed for the Trails System; specifically funding for bike lanes.
4. One participant would like to see more pocket parks (mini-parks) like Storybook around the community.
5. Some mentioned that they would like to update the historical aspect of the plan for individual parks; specific items would include a renovation of the band shell in Wheeler Park to show elements of the brickyard heritage that used to occupy the site as well as the addition of a reflecting pool in honor of Veterans. This would also include the consolidation of all memorials in the park to grand memorial.
6. Some discussed displeasure with the play structure in Benson Park and would like to see it removed and replaced with the proposed earthen play structure in the Benson Park Master Plan.
7. All would like to see the reinstatement of the Parks and Open Spaces Committee as they thought it was highly beneficial to the community.

The following list represents comments on the Draft Parks Plan provided by the public via the City website. These are desired changes to the parks.

1. **Bluff Park:**
  - a. Play structure for children to use while adults walk.
  - b. Buckthorn needs to be removed and controlled.
  - c. Get rid of the turf lawn in the middle. Create a prairie to support the pollinators and butterflies that are being decimated by monoculture.
  - d. Would like to see a bigger finished lookout area at Bluff Park and repair road.
2. **King Arthur Park:**
  - a. Additional benches
3. **The Reserve Park:**
  - a. Current playground equipment is intended for older children and not intended for children under the age of 8 or 10 without an adult standing right there guiding and holding the child. Several of the residents wish for the addition of playground equipment to accommodate children from 2-6 years old.
4. **Forest Heights Park:**
  - a. Reinstall the trash barrel on Parkside Lane in the park.
5. **Pleasant View Park:**
  - a. Off-street parking is missing
6. **Caswell Park Complex:**
  - a. Should be removed from the plan; I do not want to see my property taxes go skyrocket because the City is committed to supporting a sports facility. I will move out of the City if I see rising property taxes as a potential consequence of undertaking this project.
7. **Spring Lake Park:**

- a. More trees and bushes replaced on the west side of Spring Lake. I liked the feeling of being in an area surrounded by natural environment.
- b. Make dog friendly, at least on a leash. Especially because Spring Lake had trails throughout it to get to other parts of town.
- c. Would like to see an area of the pool be deeper and with large waterslide.

**8. Other Comments:**

- a. Make sure they are connected
- b. Increase the density around the parks to get the most of them.
- c. Hope that someday there will be a splash pad at one of the parks in Mankato or North Mankato. We have visited one in St. Cloud and our kids love it.
- d. More walking areas in parks for pets to walk with you on paths.

Other items to be added to the Draft Parks Plan are as follows:

1. Wheeler Park: Shelter for the Horse Shoe Area; estimated cost = \$150,000
2. Fallentien Field (Miracle Field): Proposed ADA compliant play structure to be added into the Caswell Complex Plan. Site design and layout as well as costs associated with this addition are in progress.

Please contact us with any further questions.

## Changes to Draft Parks Plan

### 1.3 - GROWTH OF THE COMMUNITY

In 2000, North Mankato's total population was 11,798. This number has grown to 13,591 since and is projected to increase to approximately 15,270 by 2025 (Figure 3). This shows a 1.2% annual growth rate representing the addition of 167.9 residents to the community per year over the next decade.

2010 estimates revealed the city had 5,580 households of which 3,553 were family occupied. This is an increase from 4,744 households in 2000 of which 3,178 were family occupied. This increase indicates that

North Mankato remains a desirable city to raise a family and the need to provide parks for family usage increases simultaneously. Seniors, who represented 11.9% of the population in 2010, are increasingly taking advantage of recreational opportunities as life span increases. As a result, demographics indicate a demand exists for continued commitment to recreation.

As the City plans to accommodate the addition of 1,679 residents to the community in 10 years, the need to assess how park acreage will serve those additional residents is necessary. The Comprehensive Land Use Plan for the City of North Mankato calls for an additional 35.1 acres to be acquired by the city in the next twenty five years. This Parks Plan forecasts needs for the next ten years and concludes "if a desire exists to maintain the current level of service of 20.4 acres of parkland per 1,000 residents, and if population projections are accurate, then it is estimated the City will need to acquire a maximum of 30 additional acres in the next decade. However, the decision to acquire additional park land will be influenced by the location of future residential developments and whether those developments are constructed inside or outside existing park service areas. If growth occurs inside existing park service areas, the immediate need to purchase additional acreage will be reduced. If growth occurs outside of existing park service areas, the immediate need to purchase additional acreage will increase. As a result, depending on the variables of service levels and the increase and location of population growth, it is estimated the City will need to acquire between 15 – 30 acres of additional parkland in the next 10 years.

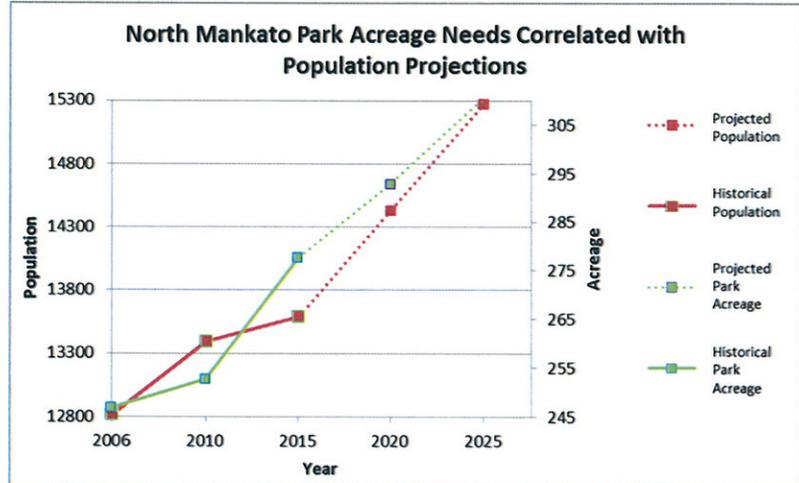


Figure 1. Projected park acreage represents those acreage amounts needed to maintain greater than 20 acres per 1,000 residents. This is shown in correlation with projected population growth referenced from the North Mankato Comprehensive Plan.

Population projections were provided by the creators of the North Mankato Comprehensive Plan, WSB & Associates, Inc. WSB found that there was an average of 73 building permits issued per year for residential dwelling units. Projections were derived through multiplying the average building permit issuance of 73 per year by the existing ratio of residents per household (2.3). Applying this rate to future years allowed for a reasonable calculation of population growth trends.

If this additional acreage comes to fruition, North Mankato’s park acreage will maintain its current status of over 20 acres per 1,000 residents, continuing to exceed today’s national standards. An explanation of adequate acreage can be observed in Section 1.4. The current Park Service Area and Neighborhood Population Change maps are appended to the back of this document to supplement this section of the plan.

#### 1.4 – NATIONAL BENCHMARKING DATA

The National Recreation and Park Association (NRPA) is a non-profit organization focusing on local level advancement of public parks, recreation and conservation. The NRPA also provides a national recreation and parks database as well as tools for analyzing and comparing performance and facilities through comparative benchmarking with national parks and recreation agencies ([www.nrpa.org](http://www.nrpa.org)). The benchmarking data provided by the NRPA serves as standards for municipal park systems to aspire to.

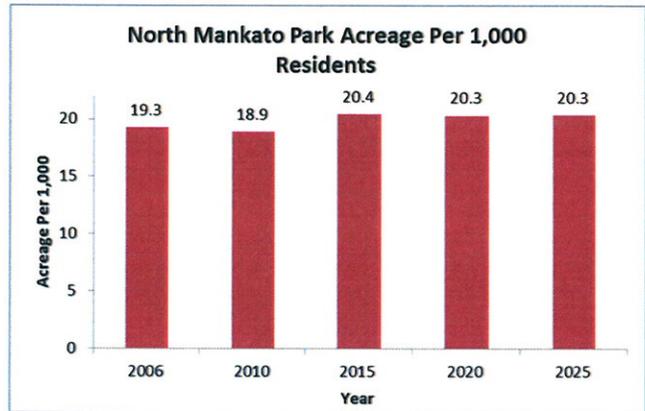


Figure 2. Projected Park acreage per 1,000 population.

NRPA benchmarking data identifies park acreage per 1,000 population as an appropriate measure of municipal park adequacy in a given municipality. According to the NRPA, the national median of park acreage per 1,000 population was 10.8 in 2014. When observing North Mankato, it is quite evident that the City is committed to providing ample outdoor recreational opportunities for citizens of all ages. Currently there are 20.4 acres of parkland per 1,000 in population. Park acreage is projected to increase as well contingent upon future residential development and annexation. The city has proposed approximately 15 -30 acres to meet growing development needs as outlined in Section 1.3. Figure 4 outlines existing and projected park acreage per 1,000 residents. As stated previously, by aiming for 20.4 acres per 1,000 residents the City will maintain the current level of service to the community.

Figure 5 shows the standing of North Mankato among comparable cities that are in close proximity. Using existing acres per 1,000 residents as a measurement, North Mankato is number two among these neighboring cities.

PARK ACREAGE COMPARISON	NORTH MANKATO	MANKATO	NORTHFIELD	EAGLE LAKE	WASECA	ST. PETER	NEW ULM	NATIONAL MEDIAN
2015 POPULATION	13,591	40,183	20,373	2,540	9,427	11,503	13,418	
EXISTING PARK ACREAGE	277.7	764	333	34.17	195.1	93.75	175	
EXISTING ACRES PER 1,000 POPULATION	20.43	19.01	16.35	13.45	20.70	8.15	13.04	10.80

Figure 3. 2014 Park Acreage Comparison: North Mankato and surrounding cities. Figures were derived from individual city park plans.

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