

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 January 4, 2016. Mayor Dehen 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: Mayor Dehen, Council Members Steiner, Norland, Freyberg and Spears, City Administrator Harrenstein, Finance Director Thorne, City Planner Fischer, Public Works Director Swanson and City Clerk Van Genderen. Absent: Attorney Kennedy.

Approval of Agenda

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

Approval of Minutes

Council Member Norland moved, seconded by Council Member Steiner to approve the minutes of the Council meeting of December 21, 2015. Vote on the motion: Steiner, Norland, Freyberg, Spears and Dehen aye; no nays. Motion carried.

Public Hearing, 7 pm-Complete Streets Resolution.

With no one appearing Mayor Dehen closed this portion of the meeting.

Consent Agenda

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

- A. Bills and Appropriations.
- B. Res. No. 01-16 Approving Donations/Contributions/Grants.
- C. Approved Parade Permit for the Miracle League of North Mankato Gorilla 5K Fun Run, Caswell Park on April 30, 2016 from 12:30 p.m. to 2:00 p.m.
- D. Approved Large Group and Audio Permit for the Miracle League of North Mankato Gorilla 5K Fun Run at Caswell Park on April 30, 2016 from 12:30 p.m. to 7 p.m.
- E. Approved Large Group and Audio Permit for MS Society Walk at Spring Lake Park on April 30, 2016 from 8:00 a.m. to 10 a.m.
- F. Approved Application for a 2 day Temporary On-Sale Liquor License for Business on Belgrade at Spring Lake Park on February 6 and 7, 2016 for the 8th Annual Anthony Ford Pond Hockey Classic.
- G. Res. No. 02-16 Setting Gas Mileage Reimbursement Rate for 2016.
- H. Res. No. 03-16 Designating Official Newspaper.
- I. Res. No. 04-16 Designating Depositories for the City of North Mankato.
- J. Res. No. 05-16 Setting Public Hearing on January 19, 2016 at 7 pm to Consider Mankato Clinic's Request to Amend Comprehensive Plan Figure 3-2: Future Land Use.
- K. Res. No. 06-16 Setting Public Hearing on January 19, 2016 at 7 pm to Consider Richard Lundin's Request to Amend Comprehensive Plan Figure 3-2: Future Land Use.

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

Public Comments

None

Business Items

Res. No. 07-16 Adopting Complete Streets Policy. Administrator Harrenstein stated two changes were made from the information presented at the December 21, 2015 Council Meeting. The word plan was struck from the Resolution because a plan is not being presented for adoption and a second paragraph has been added to the policy addressing concerns discussed at the previous Council Meeting. Council Member Spears stated he opposed the resolution as it adds expense to the construction and reconstruction of streets by becoming the default approach to street construction. Mayor Dehen stated he understood Council Member Spears concerns but indicated the policy would help direct future Councils to help maintain trails and sidewalks. Council Member Spears reported the process would still add engineering fees to the planning. Council Member Freyberg stated those concerns were addressed in the second paragraph of the policy where it states the Council has the ability to not comply with the streets policy. Mayor Dehen stated if the plan is adopted staff will be provided the opportunity to direct engineering on whether or not to comply with the Complete Streets Policy. Council Member Spears questioned the need for the policy when Staff can already direct engineering. Mayor Dehen stated the plan also allows the City to apply for Statewide Health Improvement Plan (SHIP) grant money. If the City has a Complete Streets Policy in place, SHIP money is more readily available with fewer steps for the grant application. Council Member Spears requested clarification on if the MAPO plan would cover this requirement. City Engineer Sarff reported the MAPO plan would not apply as a local plan is required to reduce the application procedure requirements if a plan is not in place. Council Member Spears expressed concern about using the policy on streets such as Roe Crest Drive and if trees would be sacrificed for bike trails or sidewalks. Council Member Norland reported citizens on Roe Crest Drive were interested in the possibility of improved pedestrian and bike access on Roe Crest Drive and SHIP's goal is to improve health through the expansion of exercise opportunities in cities. Administrator Harrenstein stated several options will be presented to citizens. Administrator Harrenstein indicated the policy would not change the Council's ability to determine how roads are reconstructed. City Engineer Sarff stated the policy mandates that we consider options not that we have to implement them. **Council Member Freyberg moved, seconded by Council Member Spears to adopt Res. No. 07-16 Adopting Complete Streets Policy. Vote on the motion: Steiner, Norland, Freyberg and Dehen aye; Spears nay. Motion carried.**

Res. No. 08-16 Authorizing Funding Application for the Commerce Drive Improvement Project. City Engineer Sarff stated federal funding is available through the Surface Transportation Program (STP) for the improvement of streets and bridges in cities in District 7 with population greater than 5,000. It is a competitive grant but there are only eight eligible cities in MnDOT District 7. If the project is selected it will be placed on the Statewide Transportation Improvement Program (STIP) and funded in Fiscal year 2020. Up to 80% of the eligible project costs will be reimbursed with federal funds. The remaining 20% along with the engineering costs would be paid for by the City. City Engineer Sarff reported that it was determined that funding applications for improvements to Commerce Drive between Lookout Drive and LorRay Drive would be submitted for funding under the current solicitation. The project would include a partial reconstruction of Commerce Drive between Lookout Drive and Lee Boulevard. The estimated total cost is \$1,984,200 with federal funding covering \$1,380,300 and the City covering \$603,900. Council Member Spears requested clarification on where Commerce Drive was located in the Pavement Management Plan. Public Works Director Swanson indicated the road was near the top as far as needing improvement. He stated with the available funding staff decided to apply for the grant and adjust the Pavement Management Plan as needed. **Council Member Freyberg moved, seconded by Council Member Norland to adopt Res.**

08-16 Authorizing Funding Application for the Commerce Drive Improvement Project. Vote on the motion: Steiner, Norland, Freyberg, Spears and Dehen aye; no nays. Motion carried.

Receive Special Assessment Policy. Administrator Harrenstein informed the Council that the Special Assessment Policy being presented was a draft update of the City's Assessment Policy that was written in 1976. He reported that the draft policy included an assessment policy for mil and overlays. This policy was included to provide future Councils the means to assess mil and overlay work if it would become fiscally necessary. City Engineer Sarff presented a PowerPoint highlighting the information covered in the policy. He reported the methods of distributing assessments, payment options, what improvements are assessable in the wastewater system, water system, storm sewer, street and sidewalk and how they are assessed. In general, assessable projects are assessable up to 40% to the homeowner with 60% to the City. Administrator Harrenstein indicated that the 40% assessment is arrived at by past practice and the City Council has the ability to cap the assessment to reflect the actual benefit to the residents. City Engineer Sarff reported that the City Council placed an assessment cap on the Belgrade Avenue Hill project of \$7,000 plus driveway assessment. He stated the proposed cap for 2016 was \$8,000 including driveway assessment. Council Member Spears requested clarification on how the street overlay assessment policy would be included and still allow mil and overlay projects to be paid out of the General Fund. Administrator Harrenstein indicated he would work on the language. Council Member Spears requested clarification on how a sidewalk district would be implemented. City Engineer Sarff reported additional research would be conducted to explain how a district could be implemented if the Council desires. Administrator Harrenstein stated the Special Assessment Policy would be addressed after Council had time to review the proposed policy.

Res. No. 09-16 Regarding the 2016 Legislative Session. Administrator Harrenstein reported that since Resolution 07-15 Requesting Extension of Local Sales and Use Tax was passed last year, a lot of work by both North Mankato and Mankato has occurred with lobbying at the State Legislature. Last year also saw community discussion concerning a regional recreation center. A report from the steering committee should be presented to Council in February. Administrator Harrenstein stated that in consideration of the amount of money the City is seeking, the resolution presented seeks added direction to act in the best interest for the City of North Mankato. The resolution ensures an equitable playing field at the State Legislature. **Council Member Freyberg moved, seconded by Council Member Steiner to adopt Res. No. 9-16 Regarding the 2016 Legislative Session. Vote on the motion: Steiner, Norland, Freyberg, Spears and Dehen aye; no nays. Motion carried.**

Res. No. 10-16 Creating the "Greater Mankato Cities Water Quality Coalition." Administrator Harrenstein reported the resolution included Madison Lake and Eagle Lake with four goals for the coalition. First, to advocate for Water Quality Initiatives & Projects in the Greater Mankato Area. Second, to increase transparency in budgeting, capital improvement planning, and billings for costs associated with the Mankato Wastewater Treatment Plan. Third, to ensure state bonding requests for water quality issues are adequately proportioned in their benefit to the region. Finally, to advocate for regional oversight and ownership of the Mankato Wastewater Treatment Plant. Administrator Harrenstein indicated the goal would be to work together to improve regional water quality and waste management. Mayor Dehen congratulated Administrator Harrenstein on taking steps to improve local partnerships. Council Member Norland questioned Mankato's response to the coalition. Administrator Harrenstein indicated Mankato looked forward to additional information and partnerships. **Council member Spears moved, seconded by Council Member Norland to adopt**

Res. No. 10-16 Creating the “Greater Mankato Cities Water Quality Coalition.” Vote on the motion: Steiner, Norland, Freyberg, Spears and Dehen aye; no nays. Motion carried.

City Administrator and Staff Comments

Administrator Harrenstein wished the Council, Staff, and North Mankato Citizens a Happy New Year.

Mayor and Council Comments

Mayor Dehen reported Coffee with the Council will be held on January 9th at 10 a.m. at the Realtor’s Association of Southern Minnesota office located at 2115 Rolling Green Lane.

Public Comments

Matthias Leyrer, 526 Wall Street, appeared before Council and requested clarification on if the City of North Mankato informed residents that when streets are being rebuilt they can have work done on their lines. Public Works Director Swanson reported that the City informs residents that they can work on their lines at the same time as street reconstruction is occurring. Mr. Leyrer requested clarification on if residents who live on cul de sacs are assessed more because their roads serve no purpose other than to service the residents living on the cul de sac and the roads do not degrade as quickly because there is less traffic. Mr. Leyrer applauded the Council for adopting the Complete Streets Policy because it has the potential to slow traffic and save lives due to reduced speed.

There being no further business, on a motion by Council Member Steiner, seconded by Council Member Norland, the meeting adjourned at 8:30 p.m.

Mayor

City Clerk

NOTICE OF PUBLIC HEARING FOR
COMPREHENSIVE PLAN AMENDMENT
FIGURE 3-2: FUTURE LAND USE
CITY OF NORTH MANKATO

Notice is hereby given that the City Council of the City of North Mankato will meet in the Council Chambers of the Municipal Building, 1001 Belgrade Avenue, North Mankato, at 7 p.m. on the 19th day of January to hold a public hearing to consider an amendment to the Comprehensive Plan Figure 3-2: Future Land Use. The amendment would change the zoning for parts of Lot 1, Block 1, Camelot II Subdivision from R-3, Limited Multiple Dwelling to M-2 Heavy Industrial.

Such persons as desire to be heard with reference to this issue should appear at this meeting. Public comments may be sent to the North Mankato Municipal Building, 1001 Belgrade Avenue, North Mankato, MN 56001.

Dated this 4th day of January 2016.

April Van Genderen
City Clerk
City of North Mankato, Minnesota

AFFIDAVIT OF PUBLICATION

State of Minnesota, ss.
County of Blue Earth

John T. Elchert, being duly sworn, on oath says that he is the publisher or authorized agent and employee of the publisher of the newspaper known as The Free Press and The Land, and has full knowledge of the facts which are stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a legal newspaper, as provided by Minnesota Statute 331.02, 331.06, and other applicable laws, as amended.

(B) The printed _____ Notice _____

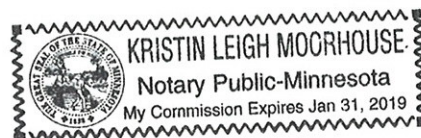
which is attached was cut from the columns of said newspaper, and was printed and published once each week, for 1 successive weeks; it was first published on Wednesday, the 6 day of January, 2016, and was thereafter printed and published on every Wednesday to and including Wednesday, the 6 day of January, 2016; and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

abcdefghijklmnopqrstuvwxyz

By: John T. Elchert
Publisher

Subscribed and sworn to before me on this 6 day of January, 2016.

Kristin Moorhouse
Notary Public



January 6, 2016
NOTICE OF
PUBLIC HEARING FOR
COMPREHENSIVE PLAN
AMENDMENT FIGURE 3-2:
FUTURE LAND USE
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Notice is hereby given that the City Council of the City of North Mankato will meet in the Council Chambers of the Municipal Building, 1001 Belgrade Avenue, North Mankato, at 7 p.m. on the 19th day of January to hold a public hearing to consider an amendment to the Comprehensive Plan Figure 3-2: Future Land Use. The amendment would change the zoning for Lots 31-41, Pleasant View Subdivision from B-1, Neighborhood Business to B-2, Community Business. Such persons as desire to be heard with reference to this issue should appear at this meeting. Public comments may be sent to the North Mankato Municipal Building, 1001 Belgrade Avenue, North Mankato, MN 56001.
Dated this 4th day of January 2016.
April Van Genderen
City Clerk
City of North Mankato, Minnesota

COMPREHENSIVE PLAN AMENDMENT NO. 2

A REQUEST FROM THE MANKATO CLINIC

THE CITY OF NORTH MANKATO

SUBJECT: Comprehensive Plan Amendment

APPLICANT: Mankato Clinic

LOCATION: 1575 Lookout Drive

EXISTING ZONING: B-1, Neighborhood Business

DATE OF HEARING: January 14, 2016

DATE OF REPORT: December 28, 2015

REPORTED BY: Michael Fischer, City Planner

APPLICATION SUBMITTED

Request to amend Figure 3-2: Future Land Use, within the Comprehensive Plan

COMMENT

The Mankato Clinic operates a 7,356 sq. ft. medical clinic at 1575 Lookout Drive. The current zoning of the property is B-1, Neighborhood Business. While medical clinics are a permitted use in this district, according to the Zoning Code, business establishments are restricted to a maximum area of 5,000 sq. ft.

The applicant is proposing to construct a new facility on the site and demolish the existing building. The new facility would have a floor area of 20,000 sq. ft. with a potential second level totaling 40,000 sq. ft. As buildings in the B-1 zoning district are limited to 5,000 sq. ft., the applicant has made an application to rezone the property from B-1 to B-2, Community Business.

The current zoning of the property and surrounding area is shown on Exhibit A. The future land use map from the Comprehensive Plan is shown on Exhibit B. As shown on Exhibit B, the future land use of the property addressed as 1575 Lookout Drive is guided for Neighborhood Commercial. To accommodate the proposed redevelopment of the site including a building of up to 40,000 sq. ft. in size, the applicant is proposing to amend Figure 3-2 within the Comprehensive Plan guiding the property from Neighborhood Commercial to General Commercial. The amendment would then allow the applicant to pursue a rezoning of the property from B-1 to B-2 to accommodate redevelopment of the property.

As shown on Exhibit B, the property adjacent to the Mankato Clinic is guided for various future land uses ranging from Low Density Residential to Light Industrial. The Mankato Clinic has street frontage on Pleasant View Drive and Lookout Drive. The section of Lookout Drive near the Mankato Clinic has an average daily traffic volume of approximately 9,000 vehicles per day.

RECOMMENDATION

Staff recommends the approval of the request to amend the future land use on Figure 3-2 within the Comprehensive Plan from Neighborhood Commercial to General Commercial for the property addressed as 1575 Lookout Drive.



Mankato Clinic

December 22, 2015

Mike Fischer
City of North Mankato
1001 Belgrade Avenue
North Mankato, MN 56003

To: Mike Fischer, Community Development Director

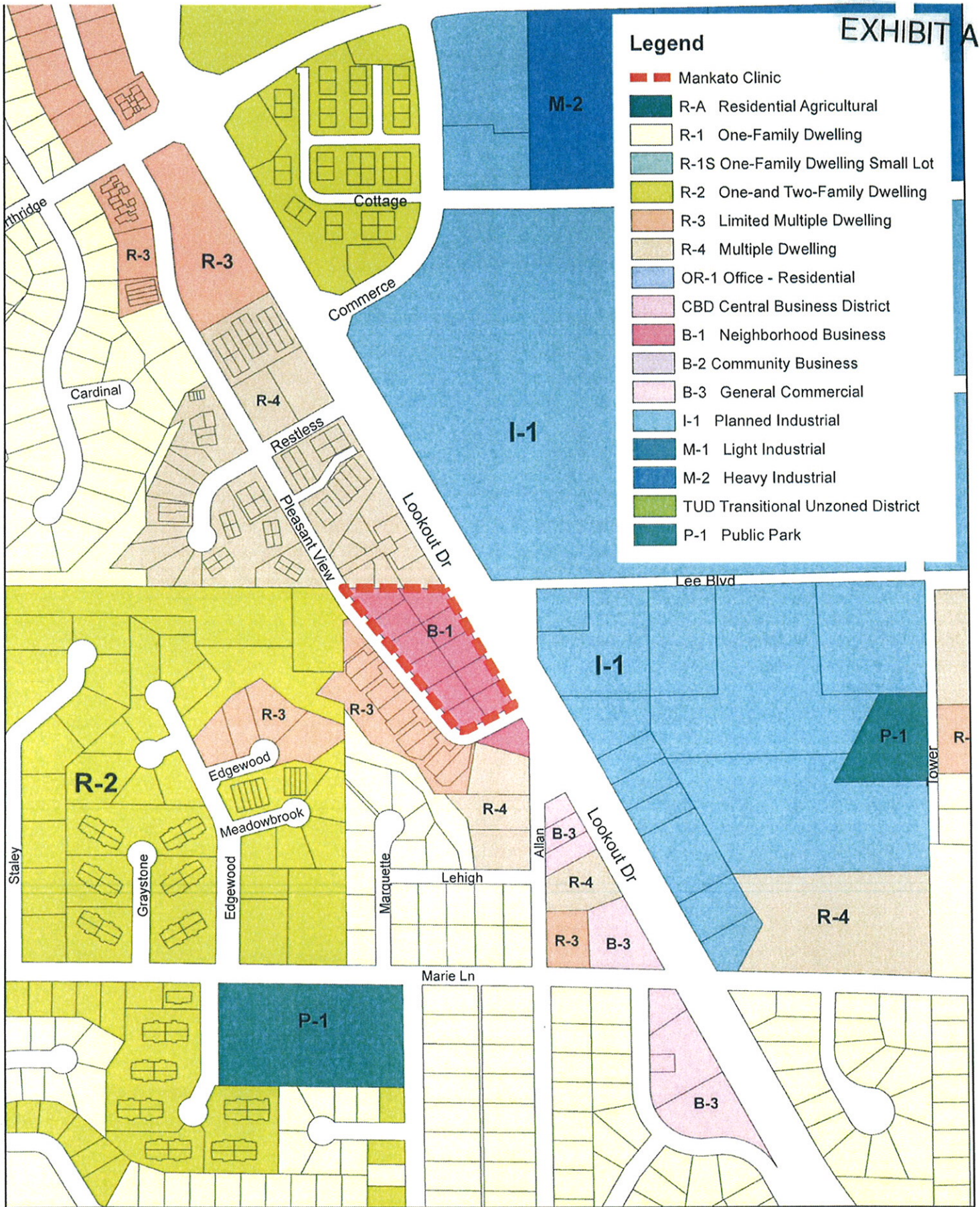
To accommodate future development on the property addressed as 1575 Lookout Drive, the Mankato Clinic is requesting to amend the future land use as stated in the Comprehensive Plan from Neighborhood Commercial to General Commercial.

We are proposing to replace the current clinic building with what we feel will be the clinic of the future. It will be built to accommodate our care model of a fully integrated multidisciplinary care team as well as emerging technologies. The newly constructed building will be a primary care clinic and will be built to accommodate other related medical services. We anticipate that the construction will be planned and built in phases with maximum square footage 40,000 square feet. Attached is a conceptual site plan. You will note that upon completion of the new clinic we will demolish and remove the existing building to accommodate future parking in compliance with city ordinances and requirements related to any future site development.

Thank you for your consideration to this request which will allow Mankato Clinic to better serve the needs of area residents.

Sincerely,

Steve Hatkin
Chief Financial Officer
Mankato Clinic



0 75 150 Meters



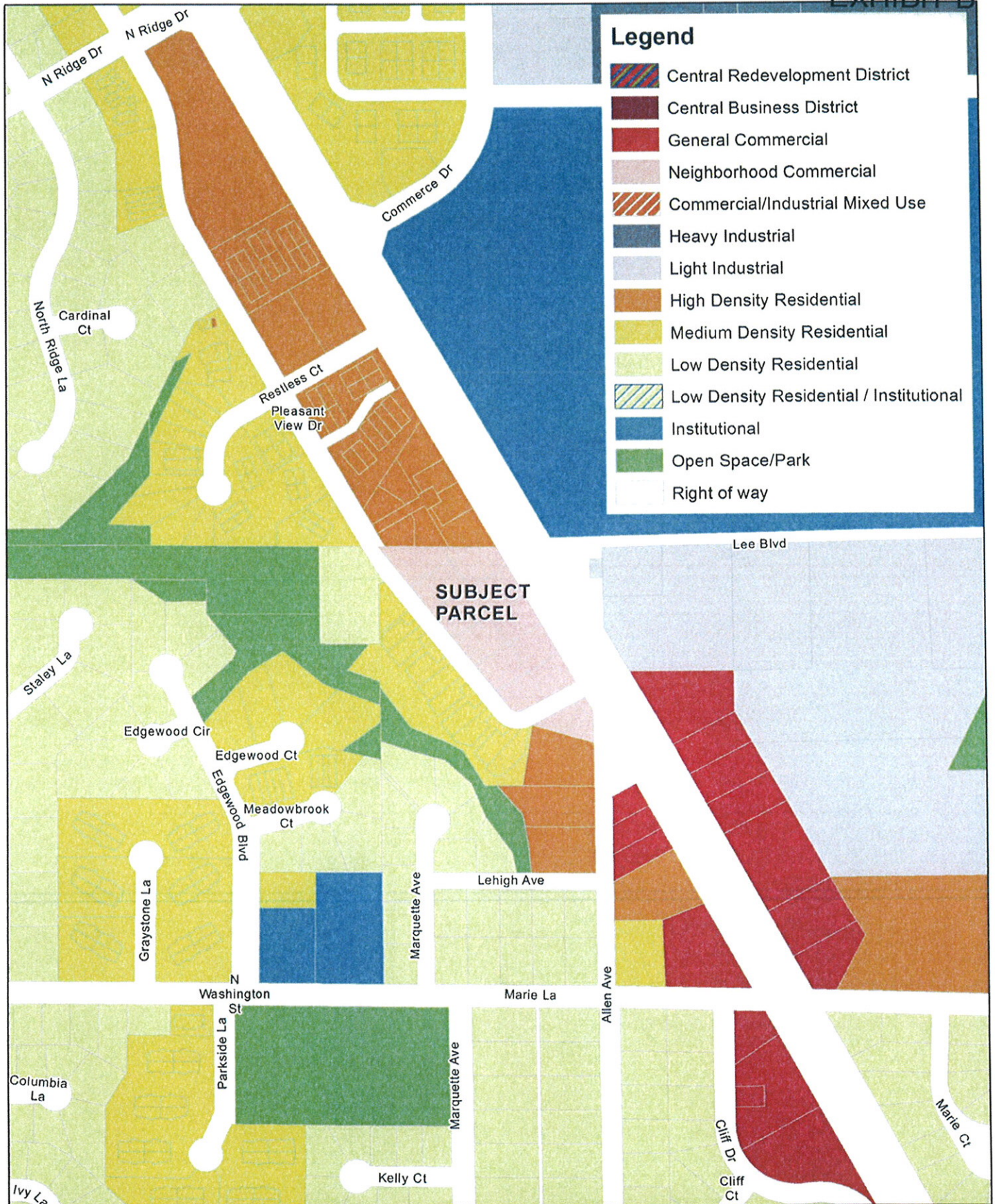


Figure 3-2: Future Land Use
North Mankato Comprehensive Plan

NOTICE OF PUBLIC HEARING FOR
COMPREHENSIVE PLAN AMENDMENT
FIGURE 3-2: FUTURE LAND USE
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Such persons as desire to be heard with reference to this issue should appear at this meeting. Public comments may be sent to the North Mankato Municipal Building, 1001 Belgrade Avenue, North Mankato, MN 56001.

Dated this 4th day of January 2016.

April Van Genderen
City Clerk
City of North Mankato, Minnesota

AFFIDAVIT OF PUBLICATION

State of Minnesota, ss.
County of Blue Earth

John T. Elchert, being duly sworn, on oath says that he is the publisher or authorized agent and employee of the publisher of the newspaper known as The Free Press and The Land, and has full knowledge of the facts which are stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a legal newspaper, as provided by Minnesota Statute 331.02, 331.06, and other applicable laws, as amended.

(B) The printed _____ Notice _____

which is attached was cut from the columns of said newspaper, and was printed and published once each week, for ¹_____ successive weeks; it was first published on _____^{Wednesday}, the ⁶_____ day of _____^{January}, 20¹⁶, and was thereafter printed and published on every _____^{Wednesday} to and including _____^{Wednesday}, the ⁶_____ day of _____^{January}, 20¹⁶; and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

abcdefghijklmnopqrstuvwxyz

By: John T. Elchert
Publisher

Subscribed and sworn to before me on this _____⁶
day of _____^{January}, 20¹⁶.

Kristin Moorhouse
Notary Public

January 6, 2016
NOTICE OF
PUBLIC HEARING FOR
COMPREHENSIVE PLAN
AMENDMENT FIGURE 3-2:
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Such persons as desire to be heard with reference to this issue should appear at this meeting. Public comments may be sent to the North Mankato Municipal Building, 1001 Belgrade Avenue, North Mankato, MN 56001.
Dated this 4th day of January 2016.
April Van Genderen
City Clerk
City of North Mankato, Minnesota



COMPREHENSIVE PLAN AMENDMENT NO. 3

A REQUEST FROM RICHARD LUNDIN

THE CITY OF NORTH MANKATO

SUBJECT: Comprehensive Plan Amendment

APPLICANT: Richard Lundin

LOCATION: Part of Lot 1, Block 1, Camelot II Subdivision

EXISTING ZONING: R-3, Limited Multiple Dwelling

DATE OF HEARING: January 14, 2016

DATE OF REPORT: December 30, 2015

REPORTED BY: Michael Fischer, City Planner

APPLICATION SUBMITTED

Request to amend Figure 3.2: Future Land Use, within the Comprehensive Plan

COMMENT

The applicant is the owner of the Avalon Manufactured Home Park which is located in an R-3, Limited Multiple Dwelling zoning district. Within the park, there are existing storage units which by conditional use permit, can only be rented to persons living within the park. It is the intent of the applicant to make the storage units available to the general public. According to the Zoning Code, storage units are permitted within any industrial zoning district. As the existing storage units are permitted by a conditional use permit, they would not otherwise be permitted within a residential zoning district. Therefore, as part of a rezoning application, the applicant is requesting to amend Figure 3.2: Future Land Use within the Comprehensive Plan by changing the future zoning classification of two areas of land within Avalon Park from Medium Density Residential to Heavy Industrial. Specifically, the area where the storage units are located and the main office. The formal request is shown on Exhibit A. Figure 3.2 is shown on Exhibit B and the existing area zoning is shown on Exhibit C.

RECOMMENDATION

Staff recommends approval of the request to amend the future land use on Figure 3-2 within the Comprehensive Plan from Medium Density to Heavy Industrial.

Avalon

2101 Excalibur Road
North Mankato, MN 56003
(507) 388-7714

December 22, 2015

To: Planning Commission → City Council

I wish to request to amend the future land use map within the Comprehensive Plan to facilitate the rezoning of land which I own. Specifically, amending the future land use in which both my storage units and office property are located from Medium Density Residential to Industrial. This change will allow me to rezone the property to allow the rental of the existing storage units to/by the general public.

As mentioned in my previous letter to you dated December 11, 2015 the mini storage area is fenced with security lighting and is a short distance from the main entrance into Avalon which makes it quickly & easily accessible.

I would also like to point out the rental office is located right at the Avalon entrance so it will be easy for the general public to locate and access to rent any of the available mini storage units.

Thank you again for your time in this endeavor.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard C. Lundin", with a long, sweeping flourish extending from the end of the signature.

Richard C. Lundin

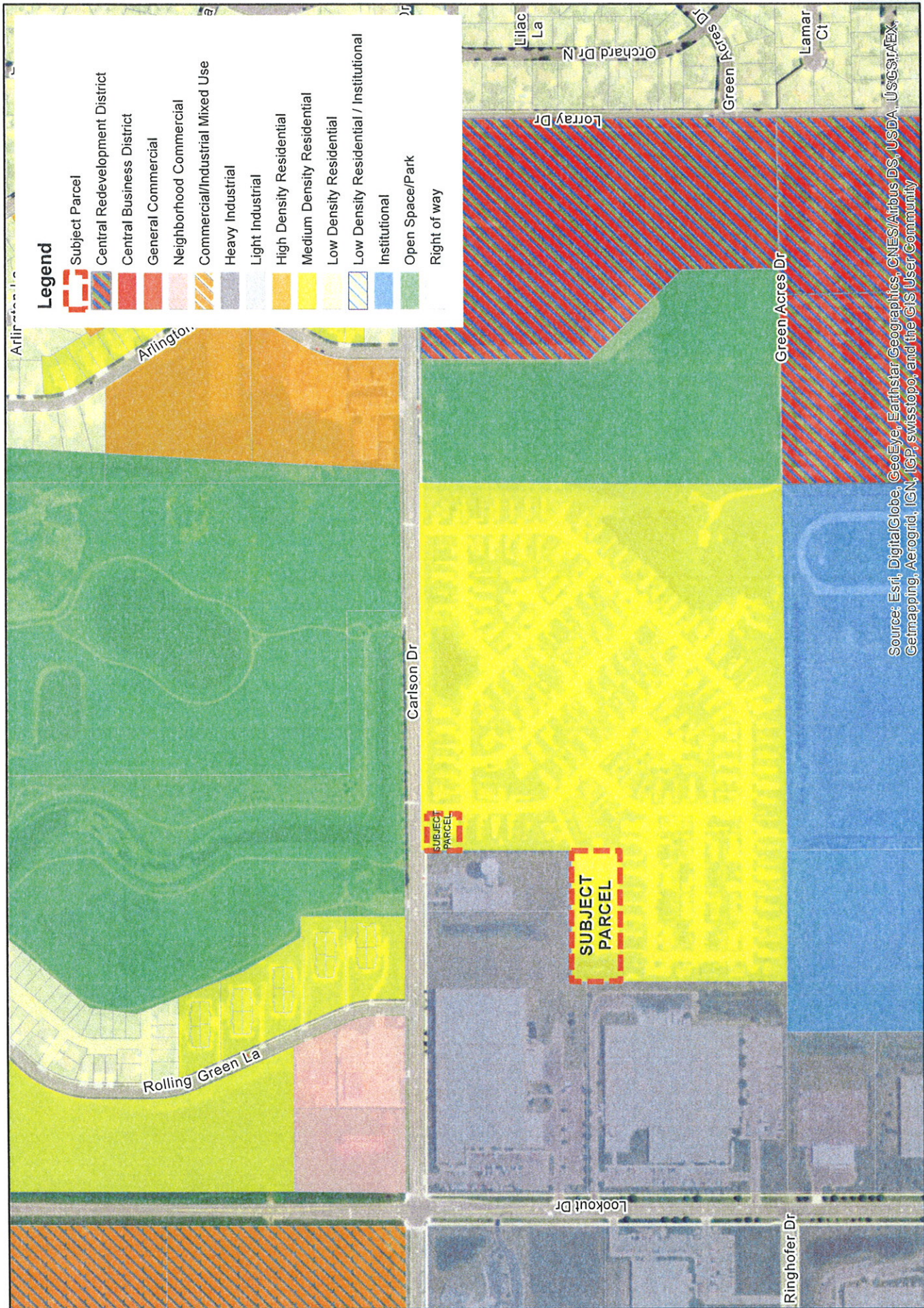
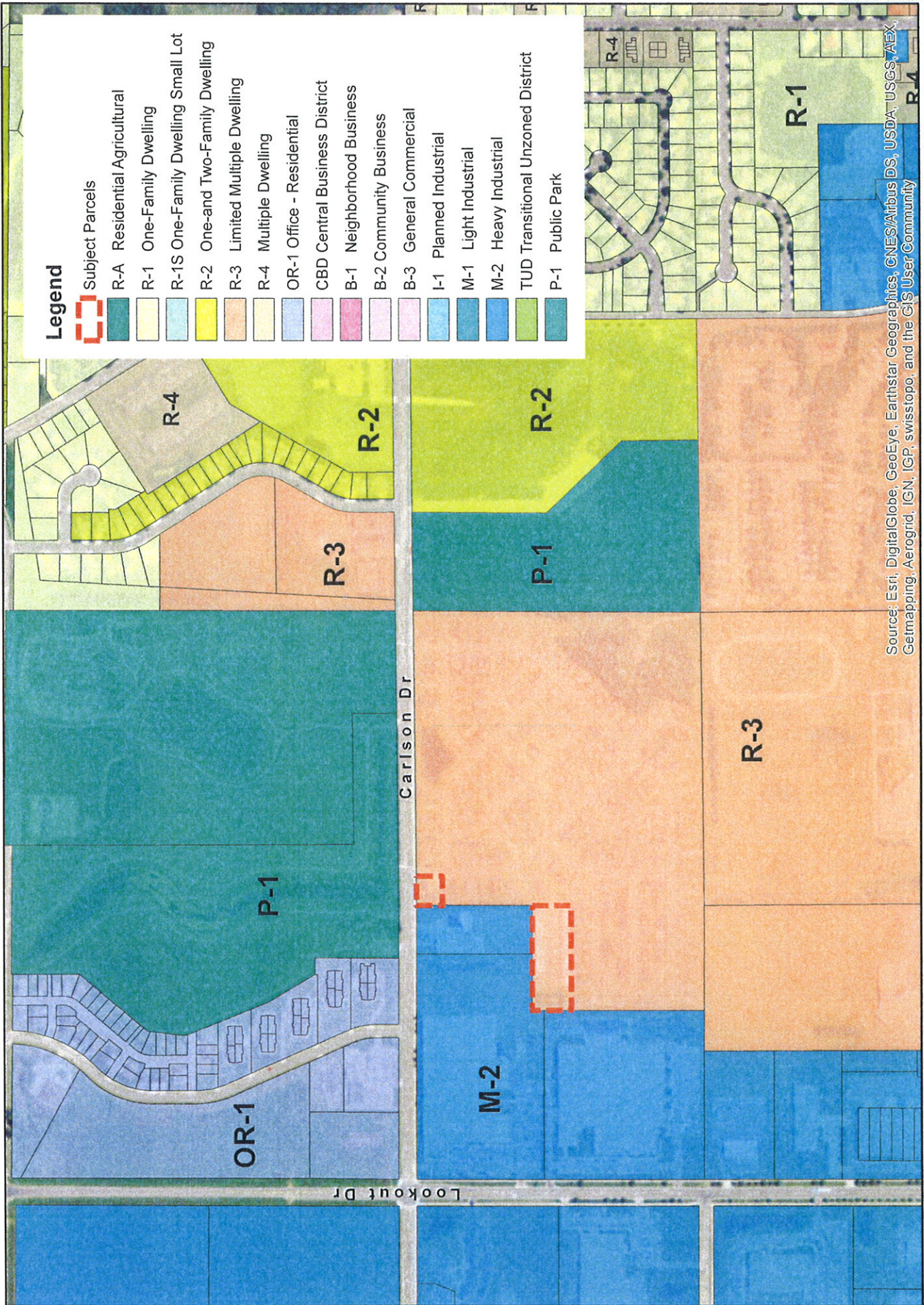


Figure 3-2: Future Land Use
North Mankato Comprehensive Plan



CITY OF
NORTH MANKATO





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

2015 Zoning

City of North Mankato





City of North Mankato, MN

Claims List - Regular

By Vendor Name

1/19/2016

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-APBNK						
	Void	01/06/2016	Regular	0	-	83765
	Void	01/06/2016	Regular	0	-	83768
	Void	01/07/2016	Regular	0	-	83771
	Void	01/07/2016	Regular	0	-	83772
	Void	01/07/2016	Regular	0	-	83773
	Void	01/07/2016	Regular	0	-	83774
	Void	01/19/2016	Regular	0	-	83819
00009	A-1 KEY CITY LOCKSMITHS, INC	01/19/2016	Regular	0	319.80	83784
00029	AG SPRAY EQUIPMENT	01/19/2016	Regular	0	182.38	83785
00546	AJ HENRY FENCE CO.	01/19/2016	Regular	0	2,000.00	83786
00050	ALPHA WIRELESS COMMUNICATIONS	01/19/2016	Regular	0	245.56	83787
00102	AUDIO EDITIONS	01/19/2016	Regular	0	137.57	83788
00113	BAKER & TAYLOR	01/19/2016	Regular	0	57.20	83789
00137	BENCO ELECTRIC COOPERATIVE	01/06/2016	Regular	0	26,599.57	83764
00142	BETHANY LUTHERAN COLLEGE	01/06/2016	Regular	0	42,250.00	83766
00154	BLUE EARTH COUNTY	01/07/2016	Regular	0	20.75	83769
00170	BOENING BROTHERS CONSTRUCTION SERV LLI	01/19/2016	Regular	0	40,600.00	83790
00187	BRANDT, INC.	01/19/2016	Regular	0	35.00	83791
00200	BROWN TRAFFIC PRODUCTS, INC.	01/19/2016	Regular	0	400.00	83792
00212	BUSINESS ON BELGRADE	01/19/2016	Regular	0	10,000.00	83793
00216	C & S SUPPLY CO, INC.	01/19/2016	Regular	0	348.62	83794
00221	CARGILL, INC.	01/19/2016	Regular	0	5,949.84	83795
00227	CARQUEST AUTO PARTS STORE	01/19/2016	Regular	0	64.75	83796
00232	CEMSTONE CONCRETE MATERIALS, LLC	01/19/2016	Regular	0	316.00	83797
00241	CHARTER COMMUNICATIONS	01/12/2016	Regular	0	373.97	83779
00258	CITY OF MANKATO-WATER BILL	01/19/2016	Regular	0	22.20	83798
00270	CMI, INC.	01/19/2016	Regular	0	115.00	83799
02058	CONSOLIDATED COMMUNICATIONS	01/12/2016	Regular	0	3,485.18	83780
00310	CRYSTEEL TRUCK EQUIPMENT, INC	01/19/2016	Regular	0	265.00	83800
00322	DALCO	01/19/2016	Regular	0	48.74	83801
00348	DIRT MERCHANT, INC.	01/19/2016	Regular	0	84,951.96	83802
00401	EXPRESS SERVICES, INC.	01/19/2016	Regular	0	167.83	83803
00408	FEEDING OUR COMMUNITIES PARTNERS	01/19/2016	Regular	0	1,500.00	83804
00409	FERGUSON ENTERPRISES, INC #1657	01/19/2016	Regular	0	6.17	83805
00443	FRANDSEN BANK & TRUST	01/19/2016	Regular	0	10.00	83806
00447	FREE PRESS	01/19/2016	Regular	0	102.13	83807
00459	FULL CIRCLE ORGANICS LLC	01/19/2016	Regular	0	800.00	83808
00462	G & K SERVICES	01/19/2016	Regular	0	112.71	83809
00463	G & L AUTO SUPPLY, LLC	01/13/2016	Regular	0	57.89	83783
00463	G & L AUTO SUPPLY, LLC	01/19/2016	Regular	0	242.83	83810
00482	GMS INDUSTRIAL SUPPLIES, INC.	01/19/2016	Regular	0	37.08	83811
00493	GOODWIN, TONY	01/19/2016	Regular	0	462.50	83812
00494	GOPHER STATE ONE-CALL	01/19/2016	Regular	0	116.40	83813
00544	HENDRICKSON, CHRISTOPHER	01/19/2016	Regular	0	155.00	83814
00560	HILDI, INC.	01/19/2016	Regular	0	2,200.00	83815
00572	HOFFMAN, EDWARD	01/19/2016	Regular	0	50.00	83816
00577	HOLTMEIER CONSTRUCTION	01/19/2016	Regular	0	209,109.49	83817
00600	ICMA RETIREMENT TRUST ROTH IRA	01/07/2016	Regular	0	450.00	83777
00601	ICMA RETIREMENT TRUST-457	01/07/2016	Regular	0	2,835.00	83775
00608	INGRAM LIBRARY SERVICES	01/19/2016	Regular	0	1,122.03	83818
00609	INMAN, RICH	01/19/2016	Regular	0	516.00	83820
00680	J.J. KELLER & ASSOCIATES, INC.	01/19/2016	Regular	0	502.50	83821
00624	JM PROMOTIONS	01/19/2016	Regular	0	423.00	83822
00657	JT SERVICES	01/19/2016	Regular	0	4,758.00	83823
00691	KENNEDY & KENNEDY LAW OFFICE	01/19/2016	Regular	0	9,123.00	83824
00733	LAKES GAS CO #10	01/19/2016	Regular	0	106.40	83825
00743	LARKSTUR ENGINEERING & SUPPLY, INC.	01/19/2016	Regular	0	12.50	83826

00747	LAW ENFORCEMENT TECHNOLOGY GROUP, LL	01/19/2016	Regular	0	12,986.00	83827
00776	LLOYD LUMBER CO.	01/07/2016	Regular	0	70.66	83778
00776	LLOYD LUMBER CO.	01/19/2016	Regular	0	743.40	83828
02119	MAGNEY CONSTRUCTION, INC.	01/19/2016	Regular	0	231,260.40	83829
00812	MANKATO BEARING COMPANY	01/19/2016	Regular	0	39.68	83830
00815	MANKATO CLINIC, LTD.	01/19/2016	Regular	0	95.22	83831
00819	MANKATO FORD, INC.	01/19/2016	Regular	0	1,058.96	83832
00847	MATHESON TRI-GAS, INC.	01/19/2016	Regular	0	167.98	83833
00857	MC GOWAN WATER CONDITIONING, INC.	01/19/2016	Regular	0	51.30	83834
00874	MENARDS-MANKATO	01/19/2016	Regular	0	1,198.88	83835
00875	METRO SALES, INC.	01/19/2016	Regular	0	129.00	83836
00883	MID-STATES ORGANIZED CRIME	01/19/2016	Regular	0	150.00	83837
00890	MII LIFE, INC. - VEBA	01/12/2016	Regular	0	30,125.10	83781
00892	MII LIFE, INC. - HEALTH SAVINGS ACCOUNT	01/12/2016	Regular	0	1,625.00	83782
00963	MINNESOTA BUREAU OF CRIMINAL APPREHEN	01/19/2016	Regular	0	270.00	83838
00923	MINNESOTA DEPARTMENT OF LABOR & INDU	01/19/2016	Regular	0	100.00	83839
00935	MINNESOTA PIPE & EQUIPMENT	01/19/2016	Regular	0	3,934.60	83840
00904	MINNESOTA STATE FIRE CHIEFS ASSOCIATION	01/19/2016	Regular	0	400.00	83841
00905	MINNESOTA STATE FIRE DEPT ASSOCIATION	01/19/2016	Regular	0	315.00	83842
02238	MINNESOTA STATE PATROL, CMV SECTION	01/19/2016	Regular	0	48.00	83843
00910	MINNESOTA VALLEY TESTING LAB, INC.	01/19/2016	Regular	0	224.25	83844
00956	MINNESOTA WASTE PROCESSING CO.	01/19/2016	Regular	0	21,982.17	83845
01000	MULCAHY COMPANY	01/19/2016	Regular	0	10,682.59	83846
01025	NEOPOST USA, INC.	01/19/2016	Regular	0	971.40	83847
01036	NICOLLET COUNTY RECORDER/ABSTRACTER	01/19/2016	Regular	0	92.00	83848
01057	NORTH MANKATO MOTOR VEHICLE REGISTRA	01/07/2016	Regular	0	35.00	83770
01062	NORTHERN SAFETY TECHNOLOGY, INC.	01/19/2016	Regular	0	351.98	83849
01083	OVERDRIVE, INC.	01/19/2016	Regular	0	11,071.42	83850
01090	PARAGON PRINTING, MAILING & SPECIALTIES	01/19/2016	Regular	0	3,403.45	83851
01093	PAULSON, ANDREAS	01/19/2016	Regular	0	150.00	83852
02231	PERSONNEL CONCEPTS	01/19/2016	Regular	0	144.85	83853
01099	PET EXPO DISTRIBUTORS	01/19/2016	Regular	0	62.50	83854
01106	PETTY CASH	01/19/2016	Regular	0	37.19	83855
01142	PREMIER VETERINARY CENTER - MANKATO	01/19/2016	Regular	0	1,225.14	83856
01160	QUALITY OVERHEAD DOOR CO, INC	01/19/2016	Regular	0	5,885.00	83857
01263	SCHWICKERT'S TECTA AMERICA LLC	01/19/2016	Regular	0	98.15	83858
01281	SIGN PRO	01/19/2016	Regular	0	70.00	83859
01286	SKARPOHL PRESSURE WASHER SALES	01/19/2016	Regular	0	51.24	83860
02240	SNAP ON TOOLS	01/19/2016	Regular	0	274.95	83861
01323	SPS COMPANIES, INC.	01/19/2016	Regular	0	103.43	83862
01335	STAPLES ADVANTAGE	01/19/2016	Regular	0	96.60	83863
01091	STOREY KENWORTHY & MATT PARROTT	01/19/2016	Regular	0	162.97	83864
01381	THATE, GREG	01/19/2016	Regular	0	50.00	83865
01386	THEUNINCK WILSON PROPERTIES	01/19/2016	Regular	0	8,475.27	83866
01402	TIRE ASSOCIATES	01/19/2016	Regular	0	180.50	83867
01433	TYLER TECHNOLOGIES	01/19/2016	Regular	0	600.00	83868
01443	UNITED STATES POSTAL SERVICE	01/19/2016	Regular	0	2,000.00	83869
01445	UNITED WAY INC	01/07/2016	Regular	0	52.00	83776
01470	VERIZON WIRELESS	01/19/2016	Regular	0	480.64	83870
01477	VIKING ELECTRIC SUPPLY, INC.	01/19/2016	Regular	0	1,784.83	83871
01489	VOYAGEUR WEB	01/19/2016	Regular	0	925.00	83872
01503	WASSMAN PLUMBING & HEATING LLC	01/19/2016	Regular	0	137.50	83873
01515	WELLS FARGO BANK, N.A.	01/19/2016	Regular	0	1,600.00	83874
01517	WELLS FARGO CORPORATE TRUST SERVICE	01/19/2016	Regular	0	2,831,239.99	83875
01557	XCEL ENERGY	01/06/2016	Regular	0	18,485.01	83767
01562	ZAHL EQUIPMENT SERVICE, INC.	01/19/2016	Regular	0	10.50	83876

Bank Code APBNK Summary

	Payable	Payment		
Payment Type	Count	Count	Discount	Payment
Regular Checks	297	106	0.00	3,661,734.25
Manual Checks	0	0	0.00	0.00
Voided Checks	0	7	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	297	113	0.00	3,661,734.25

Authorization Signatures

All Council

The above manual and regular claims lists are approved by:

MARK DEHEN- MAYOR

KIM SPEARS- COUNCIL MEMBER

DIANE NORLAND- COUNCIL MEMBER

WILLIAM STEINER- COUNCIL MEMBER

ROBERT FREYBERG- COUNCIL MEMBER

Pd



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:	Minnesota Valley Action Council - Ann Macgregor		
Address:	706 N Victory Dr		
City:	Mankato	State:	MN Zip: 56001
Telephone:	345-0459		
Sponsoring Organization:	MVAC		
Address:	same		
City:		State:	
Telephone:			
Occasion for Parade:	5K fun Run		
Date of Parade:	9/10/16	Estimated Length of Parade:	5K
Estimated Starting Time:	6:00	Estimated Finish Time:	7:30
Estimated Number of Participants:	unsure		
General Composition of Parade:	Runners/walkers		

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

12/29/15
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.

#701
Chief of Police

01-07-16
Date

COMMENTS/ADDITIONAL STIPULATIONS:

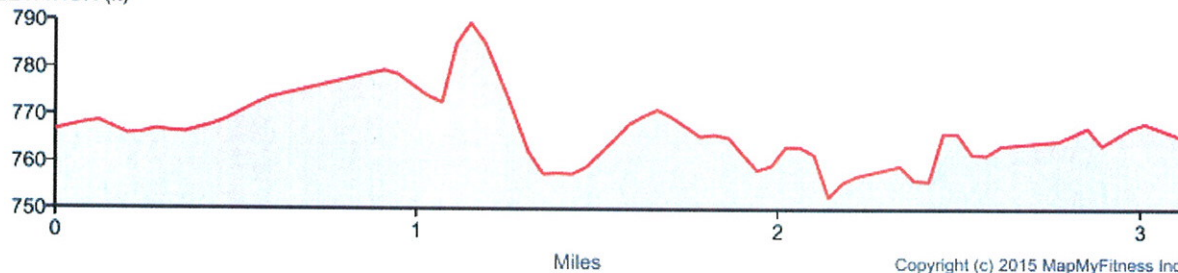


Ran 3.23 mi on 8/29/15
Distance: 3.13 mi
Elevation: 38.66 ft (Max: 789.47 ft)

mapmyrun



ELEVATION (ft)



Copyright (c) 2015 MapMyFitness Inc.

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item: 9C	Department: City Planner	Council Meeting Date: 01/19/16																																	
TITLE OF ISSUE: Consider Setting Public Hearing for February 1, 2016 at 7 pm for Street and Alley Easements Vacation, Block 4, Hodapp's Addition.																																			
BACKGROUND AND SUPPLEMENTAL INFORMATION: It is necessary to set a public hearing for the vacation of certain street and alley easements vacation at Block 4, Hodapp's Addition. The proposed public hearing date is February 1, 2016 at 7 p.m.																																			
<i>If additional space is required, attach a separate sheet</i>																																			
REQUESTED COUNCIL ACTION: Set Public Hearing to Consider Street and Alley Easements Vacation, Block 4, Hodapp's Addition.																																			
For Clerk's Use: Motion By: _____ Second By: _____ <table style="width: 100%; border: none;"> <tr> <td style="width: 15%;">Vote Record:</td> <td style="width: 10%; text-align: center;">Aye</td> <td style="width: 10%; text-align: center;">Nay</td> <td></td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Norland</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Freyberg</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Spears</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Steiner</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Dehen</td> </tr> </table>	Vote Record:	Aye	Nay			_____	_____	Norland		_____	_____	Freyberg		_____	_____	Spears		_____	_____	Steiner		_____	_____	Dehen	SUPPORTING DOCUMENTS ATTACHED <table style="width: 100%; border: none;"> <tr> <td style="width: 20%;">Resolution</td> <td style="width: 20%;">Ordinance</td> <td style="width: 20%;">Contract</td> <td style="width: 20%;">Minutes</td> <td style="width: 20%;">Map</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> Other (specify) <u>Petition, Notice of Public Hearing</u> _____ _____ _____ _____	Resolution	Ordinance	Contract	Minutes	Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<table style="width: 100%; border: none;"> <tr> <td style="width: 20%; text-align: center;"><input type="checkbox"/></td> <td style="width: 80%;">Workshop</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Regular Meeting</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>Special Meeting</td> </tr> </table>	<input type="checkbox"/>	Workshop	<input checked="" type="checkbox"/>	Regular Meeting	<input type="checkbox"/>	Special Meeting	<table style="width: 100%; border: none;"> <tr> <td style="width: 20%; text-align: center;"><input type="checkbox"/></td> <td style="width: 80%;">Refer to: _____</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>Table until: _____</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>Other: _____</td> </tr> </table>	<input type="checkbox"/>	Refer to: _____	<input type="checkbox"/>	Table until: _____	<input type="checkbox"/>	Other: _____																						
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**NOTICE OF HEARING ON STREET AND ALLEY
EASEMENTS VACATION
BLOCK 4, HODAPP'S ADDITION**

NOTICE IS HEREBY GIVEN that the City Council of the City of North Mankato, Minnesota, will hold a public hearing on Monday, February 1, 2016, commencing at 7:00 p.m. in the Council Chambers of the Municipal Building, 1001 Belgrade Avenue to consider the vacation of the following street and alley easements vacation of Block 4, Hodapp's Addition:

The alley lying westerly of Lot 3 and the street easement between Lots 2 and 3 and the adjoining street easement 15 feet by 33 feet west of Lots 2 and 3, Subdivision of Block 4, Hodapp's Addition.

April Van Genderen
City Clerk
City of North Mankato, Minnesota

PETITION FOR VACATION

The undersigned property owner hereby petitions the City Council of the City of North Mankato, Minnesota, to vacate the following described street and alley easements.

The alley lying westerly of Lot 3 and the street easement between Lots 2 and 3 and the adjoining street easement 15 feet by 33 feet west of Lots 2 and 3, Subdivision of Block 4, Hodapp's Addition.

Dated this 7th day of January 2016.

Heather Anderson

Witness

Thomas P. Hagen

Thomas P. Hagen

Received by City Clerk:

1/7/16

Date

April J. Van Zener

City Clerk

WAIVER
AGREEMENT

THIS AGREEMENT hereby made between the CITY OF NORTH MANKATO, (hereinafter referred to as "City") and SOUTHERN MINNESOTA CONSTRUCTION COMPANY, (hereinafter referred to as "SMC"), who agree as follows:

WHEREAS, the City of North Mankato is a municipal corporation under the law of the State of Minnesota; and

WHEREAS, SMC is a corporation under the law of the state of Minnesota; and

WHEREAS, SMC provides snow removal services to businesses in the City of North Mankato, and has equipment that exceeds the provisions; and

WHEREAS, the equipment used by SMC may exceed the Size, Height and Weight Restriction under Minnesota Statute 169.80; and

WHEREAS, under Minnesota Statute 169.86 the City of North Mankato has the ability to issue a waiver upon a written application and a showing of good cause; and

WHEREAS, SMC has made the written application required; and

WHEREAS, City wishes to condition approval of such use upon the signing of this Release and Indemnification Agreement;

NOW, THEREFORE, the parties agree as follows:

1. City hereby agrees to issue a waiver to SMC to allow it to use the streets of the City of North Mankato to transport its snow removal equipment.

2. SMC acknowledges and agrees that there are certain dangers inherent in operating vehicles that exceed the vehicle restrictions under Minnesota Statue. SMC is assuming the hazard of risk upon SMC. SMC further represents and warrants to City that SMC has full knowledge of the nature and extent of all the risks associated with operating over-sized equipment.

3. In consideration of SMC being permitted to use the streets and road of City, SMC expressly agrees that all use of such property shall be undertaken at SMC's sole risk and that the City and its employees shall not be liable for any claims, demands, injuries, damages, actions, or causes of action, whatsoever. SMC does hereby expressly forever release and discharge the City and its employees from all such claims, demands, injuries, damages, actions, or causes of action, and from any and all acts of active or passive negligence on the party of City and its employees.

4. In consideration of SMC being permitted to use the streets and roads, further agrees to indemnify and hold harmless the City and its employees (including without limitation reasonable attorney fees incurred by City and its employees and any increase in liability insurance premiums incurred by the City as the result of any claim made for loss suffered by SMC use of such oversized equipment on the streets and road of the city, such indemnity to be of and from any nature whatsoever arising out of or in any way related to SMC's use of the oversized vehicle.

5. SMC hereby represents and warrants to City that SMC is legally competent to sign this Waiver and Release and that the person signing on behalf of SMC has authority to do so and to bind SMC. SMC further understands that the terms of this Waiver and Release are legally binding and SMC certifies that SMC is signing the

Waiver and Release after having carefully read and understanding it and having the opportunity to have it reviewed by legal counsel of their choice.

6. This Waiver and Release is a Minnesota contract and SMC consents to the jurisdiction and venue of any action relating to this Waiver and Release as being in Nicollet County, Minnesota, regardless of SMC's residence of domicile.

SMC

By: _____

Its: _____

This instrument was acknowledged before me this _____ day of _____, 2016, by _____ the _____ of SMC, on behalf of SMC.

Notary Public

NORTH MANKATO

By: _____

It's _____

This instrument was acknowledged before me this _____ day of _____, 2016, by _____ the _____ of the City of North Mankato.

Notary Public

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #11A	Department: City Planner	Council Meeting Date: 1/19/16																												
TITLE OF ISSUE: Consider Approval of Resolution Amending Comprehensive Plan Figure 3-2: Future Land Use.																														
BACKGROUND AND SUPPLEMENTAL INFORMATION: A Public Hearing was held earlier in the evening to discuss amending the Comprehensive Plan. The request was made from the Mankato Clinic to change the land use designation of 1575 Lookout Drive from B-1 Neighborhood Business to B-2, Community Business as demonstrated in Exhibit A and Exhibit B.																														
<i>If additional space is required, attach a separate sheet</i>																														
REQUESTED COUNCIL ACTION: Adopt Resolution Approving an Amendment to the Comprehensive Plan Figure 3-2: Future Land Use.																														
For Clerk's Use: Motion By: _____ Second By: _____ Vote Record: <table style="margin-left: 40px; border: none;"> <tr> <td style="text-align: center;">Aye</td> <td style="text-align: center;">Nay</td> <td></td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Norland</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Freyberg</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Spears</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Steiner</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Dehen</td> </tr> </table>	Aye	Nay		_____	_____	Norland	_____	_____	Freyberg	_____	_____	Spears	_____	_____	Steiner	_____	_____	Dehen	SUPPORTING DOCUMENTS ATTACHED <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Resolution</td> <td style="text-align: center;">Ordinance</td> <td style="text-align: center;">Contract</td> <td style="text-align: center;">Minutes</td> <td style="text-align: center;">Map</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> Other (specify) <u>Planning Commission Report</u> _____ _____ _____		Resolution	Ordinance	Contract	Minutes	Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<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 AN AMENDMENT

TO THE COMPREHENSIVE PLAN FIGURE 3-2: FUTURE LAND USE

WHEREAS, the City of North Mankato, pursuant to Minnesota State Statute 462.355, adopted a Comprehensive Plan on March 2, 2015 following extensive public participation; and

WHEREAS, Mankato Clinic has submitted a request to change the land use designation of Lots 31 through 41, Pleasant View Subdivision from B-1 Neighborhood Business to B-2, Community Business on Figure 3-2:Future Land Use adopted by the City of North Mankato as part of the Comprehensive Plan; and

WHEREAS, the Planning Commission has reviewed the proposed amendment and finds it is internally consistent with the vision for the City of North Mankato and recommended the City Council approve the amendment to the Comprehensive Plan; and

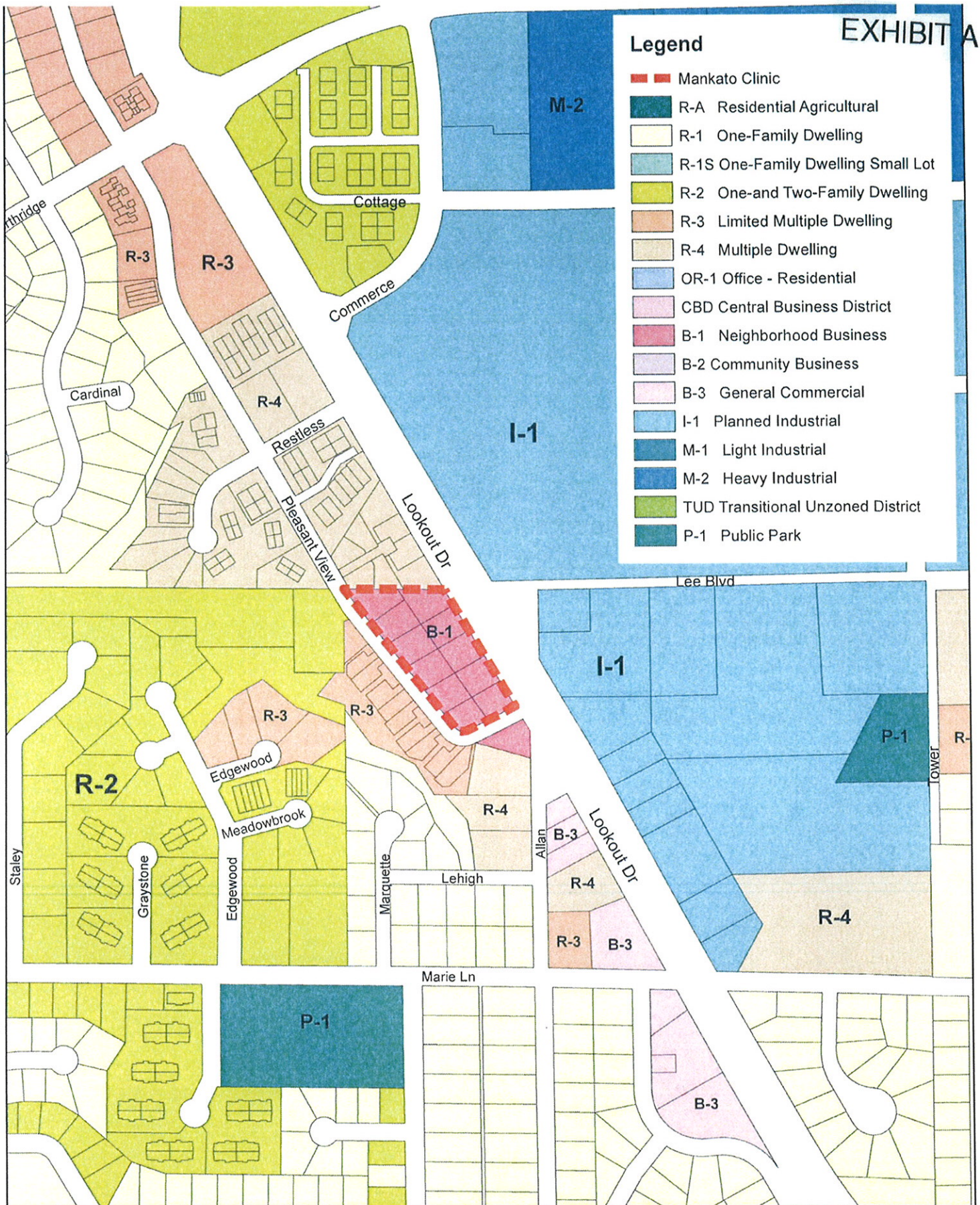
WHEREAS, the City of North Mankato has duly noticed and held a Public Hearing on the proposed amendment.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Minnesota State Statute 462.355, the City of North Mankato hereby approves the proposed amendment to the Comprehensive Plan Figure 3-2: Future Land Use as shown in Exhibit B.

Mayor

ATTEST:

City Clerk



0 75 150 Meters

Zoning 2015 City of North Mankato



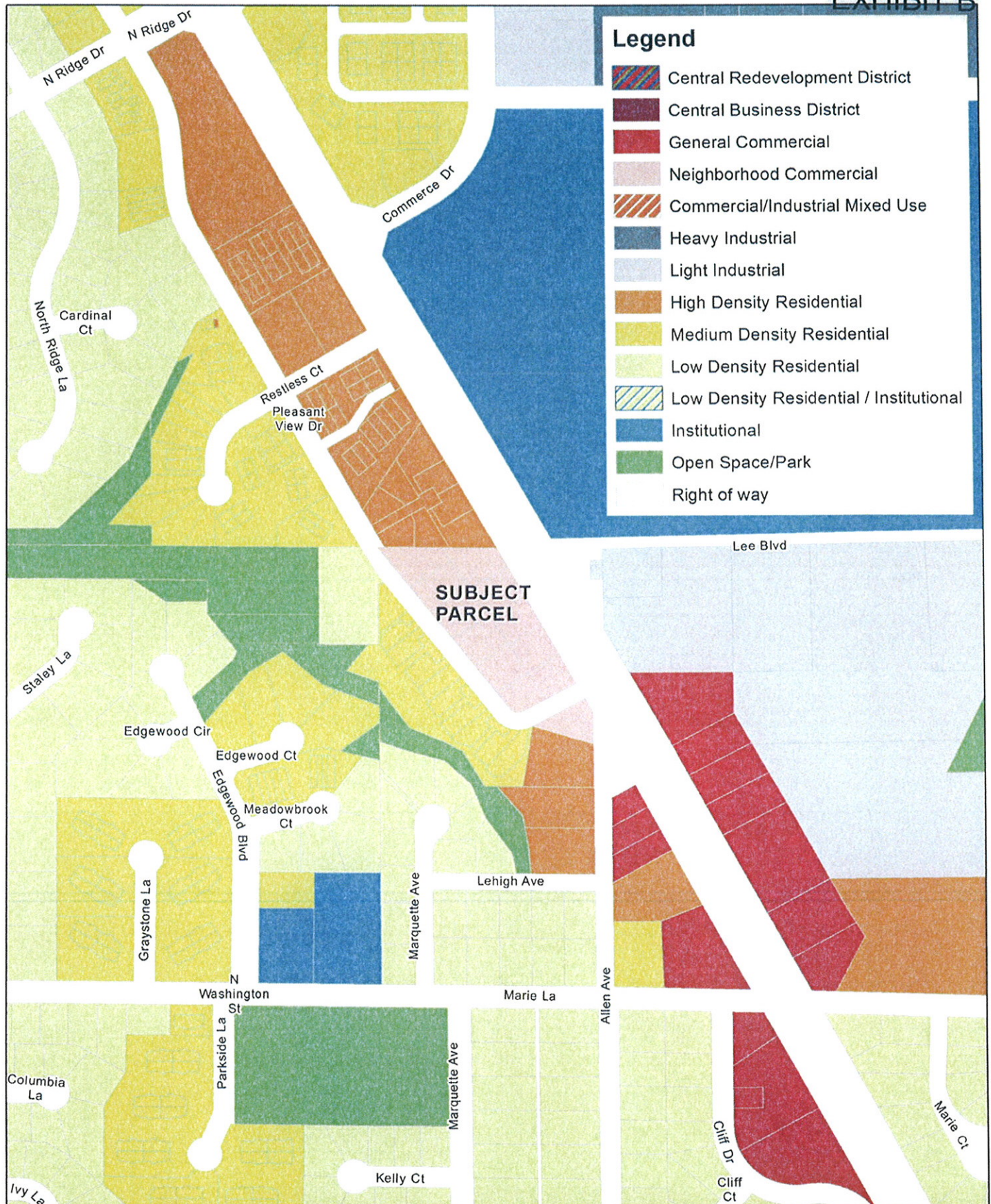


Figure 3-2: Future Land Use
North Mankato Comprehensive Plan

COMPREHENSIVE PLAN AMENDMENT NO. 2

A REQUEST FROM THE MANKATO CLINIC

THE CITY OF NORTH MANKATO

SUBJECT: Comprehensive Plan Amendment

APPLICANT: Mankato Clinic

LOCATION: 1575 Lookout Drive

EXISTING ZONING: B-1, Neighborhood Business

DATE OF HEARING: January 14, 2016

DATE OF REPORT: December 28, 2015

REPORTED BY: Michael Fischer, City Planner

APPLICATION SUBMITTED

Request to amend Figure 3-2: Future Land Use, within the Comprehensive Plan

COMMENT

The Mankato Clinic operates a 7,356 sq.ft. medical clinic at 1575 Lookout Drive. The current zoning of the property is B-1, Neighborhood Business. While medical clinics are a permitted use in this district, according to the Zoning Code, business establishments are restricted to a maximum area of 5,000 sq. ft.

The applicant is proposing to construct a new facility on the site and demolish the existing building. The new facility would have a floor area of 20,000 sq. ft. with a potential second level totaling 40,000 sq. ft. As buildings in the B-1 zoning district are limited to 5,000 sq. ft., the applicant has made an application to rezone the property from B-1 to B-2, Community Business.

The current zoning of the property and surrounding area is shown on Exhibit A. The future land use map from the Comprehensive Plan is shown on Exhibit B. As shown on Exhibit B, the future land use of the property addressed as 1575 Lookout Drive is guided for Neighborhood Commercial. To accommodate the proposed redevelopment of the site including a building of up to 40,000 sq. ft. in size, the applicant is proposing to amend Figure 3-2 within the Comprehensive Plan guiding the property from Neighborhood Commercial to General Commercial. The amendment would then allow the applicant to pursue a rezoning of the property from B-1 to B-2 to accommodate redevelopment of the property.

As shown on Exhibit B, the property adjacent to the Mankato Clinic is guided for various future land uses ranging from Low Density Residential to Light Industrial. The Mankato Clinic has street frontage on Pleasant View Drive and Lookout Drive. The section of Lookout Drive near the Mankato Clinic has an average daily traffic volume of approximately 9,000 vehicles per day.

RECOMMENDATION

Staff recommends the approval of the request to amend the future land use on Figure 3-2 within the Comprehensive Plan from Neighborhood Commercial to General Commercial for the property addressed as 1575 Lookout Drive.



Mankato Clinic

December 22, 2015

Mike Fischer
City of North Mankato
1001 Belgrade Avenue
North Mankato, MN 56003

To: Mike Fischer, Community Development Director

To accommodate future development on the property addressed as 1575 Lookout Drive, the Mankato Clinic is requesting to amend the future land use as stated in the Comprehensive Plan from Neighborhood Commercial to General Commercial.

We are proposing to replace the current clinic building with what we feel will be the clinic of the future. It will be built to accommodate our care model of a fully integrated multidisciplinary care team as well as emerging technologies. The newly constructed building will be a primary care clinic and will be built to accommodate other related medical services. We anticipate that the construction will be planned and built in phases with maximum square footage 40,000 square feet. Attached is a conceptual site plan. You will note that upon completion of the new clinic we will demolish and remove the existing building to accommodate future parking in compliance with city ordinances and requirements related to any future site development.

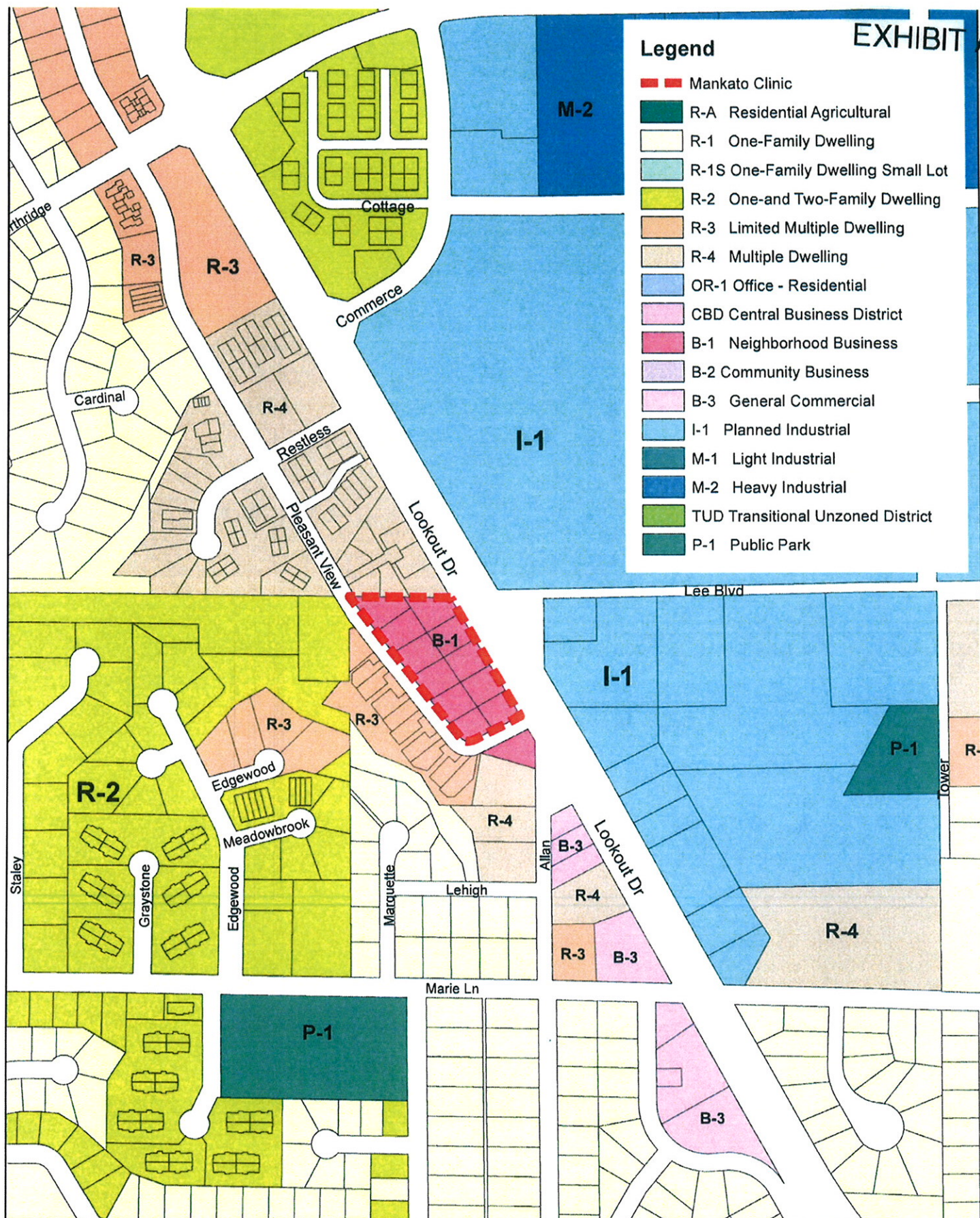
Thank you for your consideration to this request which will allow Mankato Clinic to better serve the needs of area residents.

Sincerely,

Steve Hatkin
Chief Financial Officer
Mankato Clinic

Legend

- | | |
|---|------------------------------------|
|  | Mankato Clinic |
|  | R-A Residential Agricultural |
|  | R-1 One-Family Dwelling |
|  | R-1S One-Family Dwelling Small Lot |
|  | R-2 One-and Two-Family Dwelling |
|  | R-3 Limited Multiple Dwelling |
|  | R-4 Multiple Dwelling |
|  | OR-1 Office - Residential |
|  | CBD Central Business District |
|  | B-1 Neighborhood Business |
|  | B-2 Community Business |
|  | B-3 General Commercial |
|  | I-1 Planned Industrial |
|  | M-1 Light Industrial |
|  | M-2 Heavy Industrial |
|  | TUD Transitional Unzoned District |
|  | P-1 Public Park |



Zoning 2015
City of North Mankato



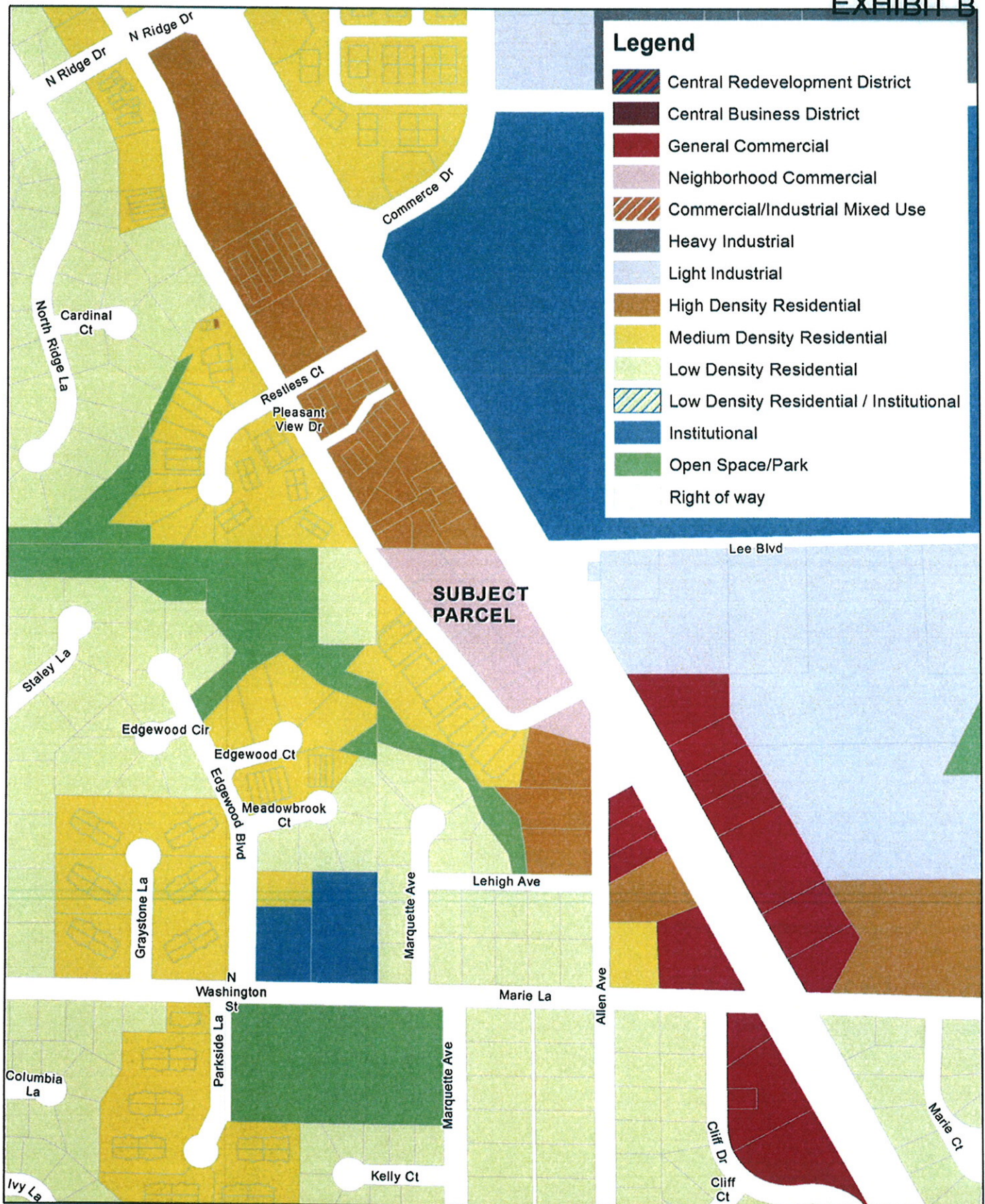


Figure 3-2: Future Land Use
North Mankato Comprehensive Plan

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #11B	Department: City Planner	Council Meeting Date: 1/19/16																												
TITLE OF ISSUE: Z-1-16, a Request to Rezone 1575 Lookout Drive from B-1, Neighborhood Business to B-2, Community Business.																														
BACKGROUND AND SUPPLEMENTAL INFORMATION: Please review the attached report.																														
<i>If additional space is required, attach a separate sheet</i>																														
REQUESTED COUNCIL ACTION: Approval of Z-1-16, Request to Rezone 1575 Lookout Drive from B-1, Neighborhood Business to B-2, Community Business. Adopt Ordinance No. 72, Fourth Series, Rezoning Lots 31 through 41, Pleasant View Subdivision from B-1, Neighborhood Business to B-2, Community Business.																														
Motion By: _____ Second By: _____ Vote Record: <table style="margin-left: 40px; border: none;"> <tr> <td style="text-align: center;">Aye</td> <td style="text-align: center;">Nay</td> <td></td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Norland</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Freyberg</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Spears</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Steiner</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Dehen</td> </tr> </table>	Aye	Nay		_____	_____	Norland	_____	_____	Freyberg	_____	_____	Spears	_____	_____	Steiner	_____	_____	Dehen	<div style="text-align: center; border-bottom: 1px solid black; margin-bottom: 10px;"> SUPPORTING DOCUMENTS ATTACHED </div> <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Resolution</td> <td style="text-align: center;">Ordinance</td> <td style="text-align: center;">Contract</td> <td style="text-align: center;">Minutes</td> <td style="text-align: center;">Map</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> Other (specify) <u>Z-1-16 Report from the Planning Commission</u> _____ _____ _____ _____		Resolution	Ordinance	Contract	Minutes	Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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ORDINANCE NO. 72, FOURTH SERIES
AN ORDINANCE OF THE CITY OF NORTH MANAKTO, 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 Lots 31 through 41, Pleasant View Subdivision from B-1, Neighborhood Business to B-2, Community Business.

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 19th day of January 2016.

Mayor

ATTEST:

City Clerk

Z-1-16

MANKATO CLINIC-1575 LOOKOUT DRIVE

A REQUEST FROM THE MANKATO CLINIC

THE CITY OF NORTH MANKATO

SUBJECT: Z-1-16

APPLICANT: Mankato Clinic

LOCATION: 1575 Lookout Drive

EXISTING ZONING: B-1, Neighborhood Business

DATE OF HEARING: January 14, 2015

DATE OF REPORT: December 28, 2015

REPORTED BY: Michael Fischer, City Planner

APPLICATION SUBMITTED

Request to rezone Lots 31 through 41, Pleasant View Subdivision from B-1, Neighborhood Business to B-2, Community Business

COMMENT

As shown on Exhibit A, the Mankato Clinic owns several lots addressed at 1575 Lookout Drive which are currently zoned B-1, Neighborhood Business. The existing 7,356 sq. ft. clinic building and parking are located on the north side of the property and there is vacant property on the south side. To accommodate future redevelopment of the site, Exhibit B is a request to rezone the properties from B-1 to B-2, Community Business. The proposed redevelopment of the property is shown on Exhibit C. The redevelopment consists of a new medical clinic building on the south side of the property and demolition of the current building.

According to the Zoning Code, in B-1 zoning districts, business establishments are restricted to a maximum floor area of 5,000 sq. ft. As proposed, redevelopment shown on Exhibit C consists of a new building having 20,000 sq. ft. on one level and a potential second level for a total of 40,000 sq. ft. As the proposed size of the building greatly exceeds the square foot building restrictions in a B-1 district, the applicant is requesting the rezoning of the properties from B-1 to B-2. Medical Clinics are permitted in B-2 zoning districts and there are no restrictions on the maximum floor area. As proposed, the redevelopment project conforms with all applicable zoning code regulations related to size, height, setbacks, parking and ground coverage.

Exhibit D shows the existing zoning of the Mankato Clinic properties including existing area zoning. Based on existing area zoning, guided future zoning and Lookout Drive traffic volumes, the rezoning request is reasonable.

RECOMMENDATION

Pending successful amendment to the future guided land use for the subject properties, staff recommends approval of Z-1-16. As part of any rezoning approval, it is necessary for the applicant to make an application to replat the properties to create one lot.

EXHIBIT A



- Legend**
- City Limits
 - Medians
 - Roadways
 - Parcels (6-1-2015)
 - Lakes & Ponds
 - Minnesota River



Disclaimer:
This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of North Mankato is not responsible for any inaccuracies herein contained.



0 159 Feet

© Bolton & Menk, Inc. - Web GIS 12/23/2015 10:08 AM



Mankato Clinic

December 18, 2015

Mike Fischer
City of North Mankato
1001 Belgrade Avenue
North Mankato, MN 56003

To: Mike Fischer, Community Development Director

To accommodate construction of a new medical clinic, Mankato Clinic is requesting to rezone Lots 31 through 41, Pleasant View Subdivision from B-1, Neighborhood Business to B-2, Community Business. The property is currently addressed as 1575 Lookout Drive. The purpose of the rezoning is to permit the future construction of a new medical clinic which exceeds 5,000 sq. ft. in size.

We are proposing to replace the current clinic building with what we feel will be the clinic of the future. It will be built to accommodate our care model of a fully integrated multidisciplinary care team as well as emerging technologies. The newly constructed building will be a primary care clinic and will be built to accommodate other related medical services. We anticipate that the construction will be planned and built in phases with maximum square footage 40,000 square feet. Attached is a conceptual site plan. You will note that upon completion of the new clinic we will demolish and remove the existing building to accommodate future parking in compliance with city ordinances and requirements related to any future site development.

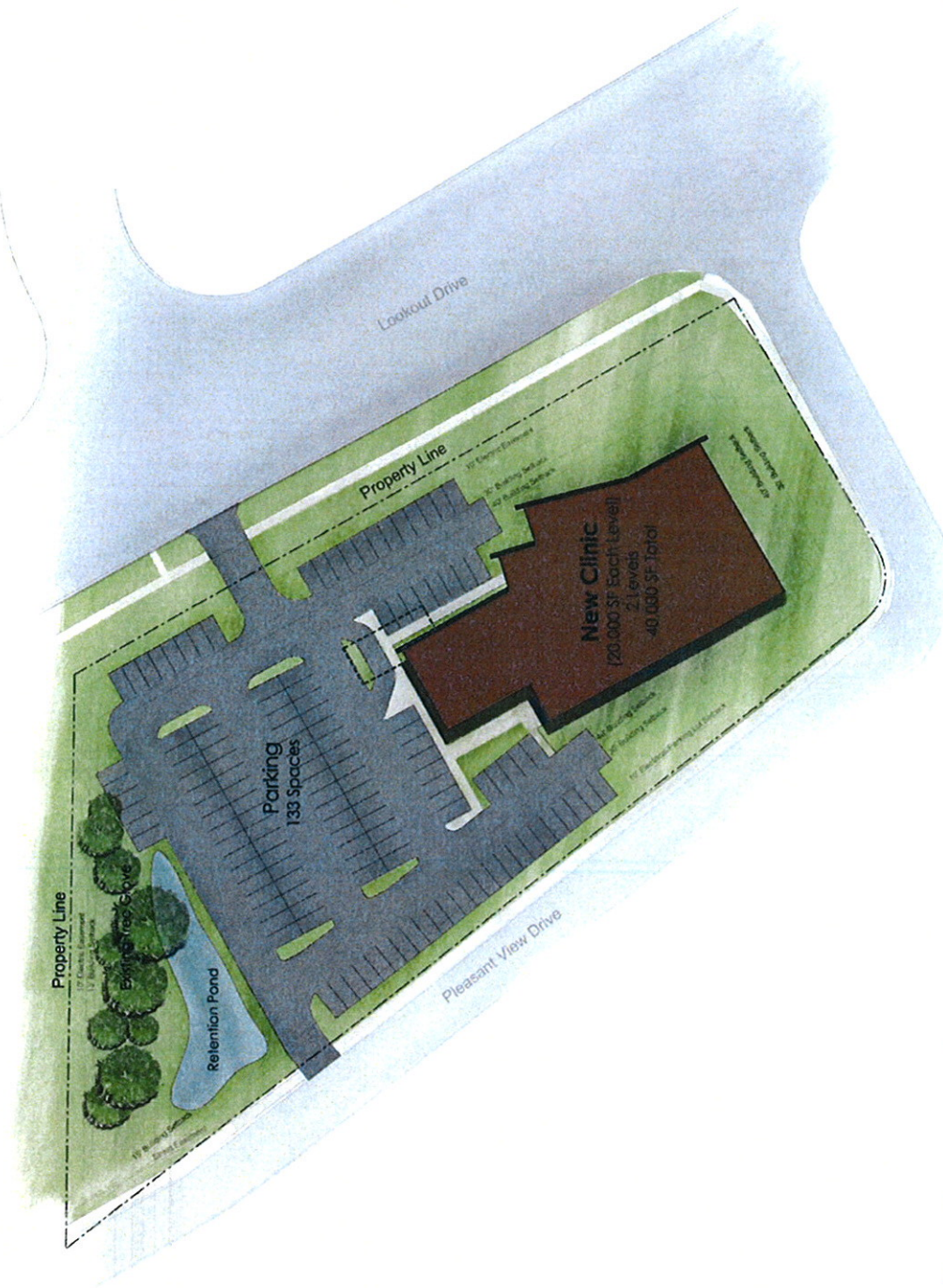
Thank you for your consideration to this request which will allow Mankato Clinic to better serve the needs of area residents.

Sincerely,

Steve Hatkin
Chief Financial Officer
Mankato Clinic

EXHIBIT C

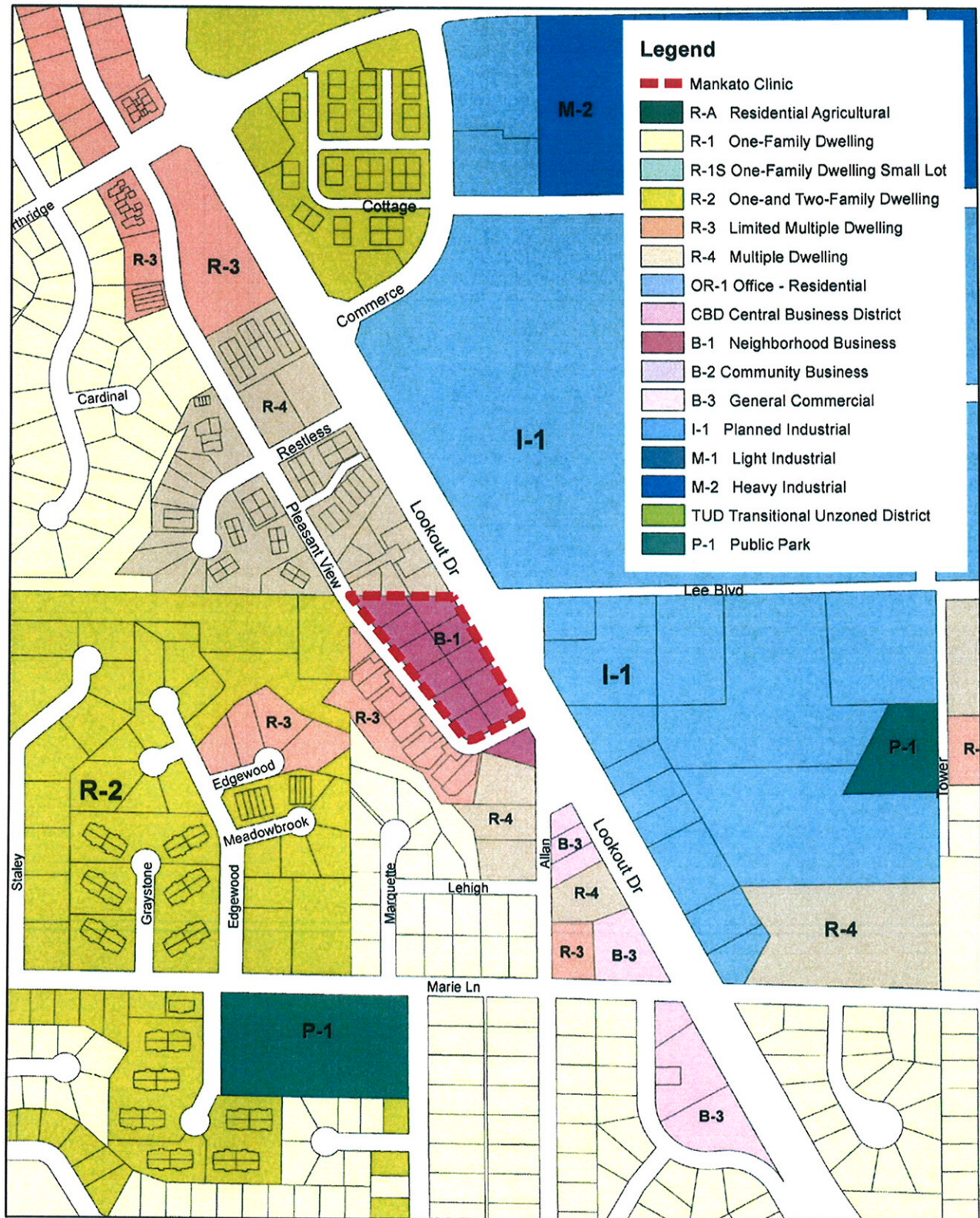
wild
architecture
crg
construction



1 Site Concept

1/64" = 1'-0"

EXHIBIT D



0 75 150 Meters

Zoning 2015
City of North Mankato





December 31, 2015

Dear Resident:

The City of North Mankato has received requests from the Mankato Clinic located at 1575 Lookout Drive to amend the guided future land use for this property and rezone it from B-1, Neighborhood Business to B-2, Community Business. The location of the property and area zoning is shown on the attached map. In summary, the Mankato Clinic is proposing to construct a new facility on the property and demolish the existing building. The proposed building would exceed the size restrictions within the current B-1 zoning district.

These requests will be considered by the Planning Commission on January 14, 2016 and by the City Council on January 19, 2016. Both meetings begin at 7:00 p.m. in the Municipal Building Council Chambers located at 1001 Belgrade Avenue. As a nearby property owner, you have the opportunity to comment on these requests. You may send written comments by January 14, 2016 or appear at either or both meetings.

Sincerely,

THE CITY OF NORTH MANKATO

Michael Fischer
Community Development Director

Enc



Julie A. Carlberg
1925 Lee Boulevard
North Mankato, MN 56003

Keith B. & Diane M. Brekke
1533 Pleasant View Drive
North Mankato, MN 56003

United Communications Corp
1570 Lookout Drive
North Mankato, MN 56003

Marlin A. Peterson
1535 Pleasant View Drive
North Mankato, MN 56003

Michelle M. & Patrick A.
O'Connor
113 Marquette Avenue
North Mankato, MN 56003

David A. & Donna J. Dunlop
Rev Fam Trust
1529 Pleasant View Drive
North Mankato, MN 56003

Douglas A. & Katheryn S. Nelson
1531 Pleasant View Drive
North Mankato, MN 56003

Andrew A. & Anne W. Willaert
1519 Pleasant View Drive
North Mankato, MN 56003

John L. Marson
17310 E Alta Loma
Fountain Hills, AZ 85268-4080

Consolidated Communications
P.O. Box 3248
Mankato, MN 56002-3248

MN Higher Education Board &
South Central Technical College
1920 Lee Boulevard
North Mankato, MN 56003

Carolyn L. Heiden
11 Pleasant View Trail
North Mankato, MN 56003

Rolland C. & Linda J. Rowe
1458 Lookout Drive
North Mankato, MN 56003

Judy N. Jackson
1527 Pleasant View Drive
North Mankato, MN 56003

Ronald B. & Julaine R. Larson
1515 Pleasant View Drive
North Mankato, MN 56003

Gerald R. & Judith Mosca
1540 Pleasant View Drive #302
North Mankato, MN 56003

Christopher W. & Mary L. Ehrke
1523 Pleasant View Drive
North Mankato, MN 56003

Daniel R. Personen
1539 Pleasant View Drive #104
North Mankato, MN 56003

Robert L. & Deloris A. Singelstad
1540 Pleasant View Drive #102
North Mankato, MN 56003

Michael A. Haga
28 Edgewood Court #5
North Mankato, MN 56003

Shirley M. Davis
138 S Skyline Drive
Mankato, MN 56001

Fisher Group of Mankato, Inc.
1961 Premier Dr; Suite 404
Mankato, MN 56001

Dorothy B. Andring
1551 Pleasant View Drive #204
North Mankato, MN 56003

Robert E. & Joyce A. Dracy
1551 Pleasant View Drive #201
North Mankato, MN 56003

Kelly J. Waldron
15 Pleasant View Trail
North Mankato, MN 56003

Katherine C. Zini
19 Pleasant View Trail
North Mankato, MN 56003

Daniel A. Levin
23 Pleasant View Trail
North Mankato, MN 56003

Donald E. & Gloria A. Adermann
27 Pleasant View Trail
North Mankato, MN 56003

Layman Limited Partnership
22 Summer Hills Road
Mankato, MN 56001

Carol Dutler
2003 Cottage Trail
North Mankato, MN 56003

Ka-Wah Wong & Qijie Cai
1539 Pleasant View Drive #101
North Mankato, MN 56003

Thomas Peter DePuydt
1562 Lookout Drive
North Mankato, MN 56003

Steven W. & Carol J. Hayes
Market Properties Management
1036 Oak Terrace Drive
North Mankato, MN 56003

Arthur W. & Phyllis N. Rosin
1540 Pleasant View Drive #201
North Mankato, MN 56003

Vern O. & Lois Berglin
1503 Pleasant View Drive
North Mankato, MN 56003

Jane B. Perkins, Trustee
1511 Pleasant View Drive
North Mankato, MN 56003

Cari J. & Thomas W. Middelkamp
1540 Pleasant View Drive #401
North Mankato, MN 56003

Kevin N. & Carol A. Bredesen
1540 Pleasant View Drive #101
North Mankato, MN 56003

Ronald W. & Diane L. Volden
1540 Pleasant View Drive #301
North Mankato, MN 56003

Norman N. & Leona A. Garman
1540 Pleasant View Drive #203
North Mankato, MN 56003

Thomas F. Orne & Patricia Funk
1551 Pleasant View Drive #203
North Mankato, MN 56003

Lee W. Baringer
1551 Pleasant View Drive #202
North Mankato, MN 56003

Joanne G. Kvasnicka, Trustee
121 Shilo Court
Mankato, MN 56001

Larry E. Ulmen &
Laurie A. Kersten-Ulmen
117 Marquette Avenue
North Mankato, MN 56003

Rhonda A. Rastedt
410 LeHigh Avenue
North Mankato, MN 56003

David G. & Barbara J.
Muellerleile
122 Marquette Avenue
North Mankato, MN 56003

Allan Avenue LLC
50301 230th Lane
Lake Crystal, MN 56055

Willard C. Frederick
1539 Pleasant View Drive #102
North Mankato, MN 56003

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 # 31-41 Block # _____
 Subdivision Pleasant View Subdivision Address 1575 Lookout Drive

APPLICANT:

Name Mankato Clinic Address 1575 Lookout Drive Phone (507) 625-1811
North Mankato, MN 56003

PROPERTY OWNER (If Other Than Applicant):

Name _____ Address _____ Phone _____

CURRENT ZONING: B-1 CURRENT USE OF PROPERTY: Medical Clinic

PROPOSED ZONING: B-2, Community Business

REASON ZONING CHANGE NEEDED: Construction of new clinic

REQUEST PREVIOUSLY CONSIDERED? Yes _____ No X If Yes, date _____

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 \$ 335.00

Notice Charge # 48 @ \$ 2.00 = \$ 96.00

Total Fee \$ 431.00 Receipt # _____

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

Signature of Applicant _____ Date _____

Michael Fischer, Community Development Director, City of North Mankato

1001 Belgrade Ave. PO Box 2055, No. Mankato, Mn. 56002-2055

Dear Michael,

Thank you for your letter of December 31, and we appreciate knowing what is taking place on the property of the Mankato Clinic, 1575 Lookout Drive. Yes, we are concerned regarding the rezonement....being our home is across the street at 1507 Pleasant View Drive. The Mankato Clinic has always been a great neighbor the last 18 years that we have lived there.

Our concern, being, the Clinic has operated as a single facility caring for patients at this location, but knowing their growth and.. presently having satilite locations for their labs, urgent care, etc, they no doubt are planning for the future, to build a larger facility to accomodate their needs in a central area....such as Lookout Drive.across the street from nine family residences namely.... Pleasant View Drive. Rezonement concerns that could alter the neighborhood. Some of which are:

Added Trafficwhere would the driveways into clinic.. be located. (This could be a problem to our homes)

Trees.....At present, there are trees, lining the street that add to our area....belonging to the clinic, would these be torn down..(I Hope not)

Runners and Walkers.....This has become handy and accessable to many of the residents in the area that live in the local apartments and townhomes...running, walking, strolling, skating, pushing strollers, walking dogs etc. And this seems to increase as younger people are moving into the area.

Thank you again, I wish we could attend the meeting on January 19.

Rosemarie and John Marso

cc: Chris & Mary Lee Ehrke

Les & Jane Perkins

Vern & Lois Berglin

Ron Larson

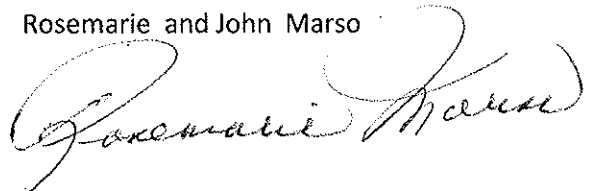
Judy Jackson

Donna Dunlop

Kathy Nelson

Andy & Anne Willaert

Mark Dehen, Mayor of North Mankato

A handwritten signature in cursive script, appearing to read "Rosemarie Marso", is written over the printed name.

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #11C	Department: City Planner	Council Meeting Date: 1/19/16																												
TITLE OF ISSUE: Consider Approval of Resolution Amending Comprehensive Plan Figure 3-2: Future Land Use.																														
BACKGROUND AND SUPPLEMENTAL INFORMATION: A Public Hearing was held earlier in the evening to discuss amending the Comprehensive Plan land use designation of Part of Lot 1, Block 1, Camelot II Subdivision from R-3, Limited Multiple Dwelling zoning district to Heavy Industrial on Figure 3-2: Future Land Use.																														
<i>If additional space is required, attach a separate sheet</i>																														
REQUESTED COUNCIL ACTION: Adopt Resolution Approving an Amendment to the Comprehensive Plan Figure 3-2: Future Land Use.																														
For Clerk's Use: Motion By: _____ Second By: _____ Vote Record: <table style="margin-left: 40px; border: none;"> <tr> <td style="text-align: center;">Aye</td> <td style="text-align: center;">Nay</td> <td></td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Norland</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Freyberg</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Spears</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Steiner</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Dehen</td> </tr> </table>	Aye	Nay		_____	_____	Norland	_____	_____	Freyberg	_____	_____	Spears	_____	_____	Steiner	_____	_____	Dehen	SUPPORTING DOCUMENTS ATTACHED <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Resolution</td> <td style="text-align: center;">Ordinance</td> <td style="text-align: center;">Contract</td> <td style="text-align: center;">Minutes</td> <td style="text-align: center;">Map</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> Other (specify) <u>Planning Commission Report</u> _____ _____ _____		Resolution	Ordinance	Contract	Minutes	Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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RESOLUTION NO.

RESOLUTION APPROVING AN AMENDMENT

TO THE COMPREHENSIVE PLAN FIGURE 3-2: FUTURE LAND USE

WHEREAS, the City of North Mankato, pursuant to Minnesota State Statute 462.355, adopted a Comprehensive Plan on March 2, 2015 following extensive public participation; and

WHEREAS, Richard Lundin has submitted a request to change the land use designation of a part of Lot 1, Block 1, Camelot II Subdivision from R-3, Limited Multiple Dwelling zoning district to Heavy Industrial on Figure 3-2:Future Land Use adopted by the City of North Mankato as part of the Comprehensive Plan; and

WHEREAS, the Planning Commission has reviewed the proposed amendment and finds it is internally consistent with the vision for the City of North Mankato and recommended the City Council approve the amendment to the Comprehensive Plan; and

WHEREAS, the City of North Mankato has duly noticed and held a Public Hearing on the proposed amendment.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Minnesota State Statute 462.355, the City of North Mankato hereby approves the proposed amendment to the Comprehensive Plan Figure 3-2: Future Land Use.

Mayor

ATTEST:

City Clerk

COMPREHENSIVE PLAN AMENDMENT NO. 3

A REQUEST FROM RICHARD LUNDIN

THE CITY OF NORTH MANKATO

SUBJECT: Comprehensive Plan Amendment

APPLICANT: Richard Lundin

LOCATION: Part of Lot 1, Block 1, Camelot II Subdivision

EXISTING ZONING: R-3, Limited Multiple Dwelling

DATE OF HEARING: January 14, 2016

DATE OF REPORT: December 30, 2015

REPORTED BY: Michael Fischer, City Planner

APPLICATION SUBMITTED

Request to amend Figure 3.2: Future Land Use, within the Comprehensive Plan

COMMENT

The applicant is the owner of the Avalon Manufactured Home Park which is located in an R-3, Limited Multiple Dwelling zoning district. Within the park, there are existing storage units which by conditional use permit, can only be rented to persons living within the park. It is the intent of the applicant to make the storage units available to the general public. According to the Zoning Code, storage units are permitted within any industrial zoning district. As the existing storage units are permitted by a conditional use permit, they would not otherwise be permitted within a residential zoning district. Therefore, as part of a rezoning application, the applicant is requesting to amend Figure 3.2: Future Land Use within the Comprehensive Plan by changing the future zoning classification of two areas of land within Avalon Park from Medium Density Residential to Heavy Industrial. Specifically, the area where the storage units are located and the main office. The formal request is shown on Exhibit A. Figure 3.2 is shown on Exhibit B and the existing area zoning is shown on Exhibit C.

RECOMMENDATION

Staff recommends approval of the request to amend the future land use on Figure 3-2 within the Comprehensive Plan from Medium Density to Heavy Industrial.

Avalon

2101 Excalibur Road
North Mankato, MN 56003
(507) 388-7714

December 22, 2015

To: Planning Commission & City Council

I wish to request to amend the future land use map within the Comprehensive Plan to facilitate the rezoning of land which I own. Specifically, amending the future land use in which both my storage units and office property are located from Medium Density Residential to Industrial. This change will allow me to rezone the property to allow the rental of the existing storage units to/by the general public.

As mentioned in my previous letter to you dated December 11, 2015 the mini storage area is fenced with security lighting and is a short distance from the main entrance into Avalon which makes it quickly & easily accessible.

I would also like to point out the rental office is located right at the Avalon entrance so it will be easy for the general public to locate and access to rent any of the available mini storage units.

Thank you again for your time in this endeavor.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard C. Lundin", with a long, sweeping flourish extending from the end of the signature.

Richard C. Lundin

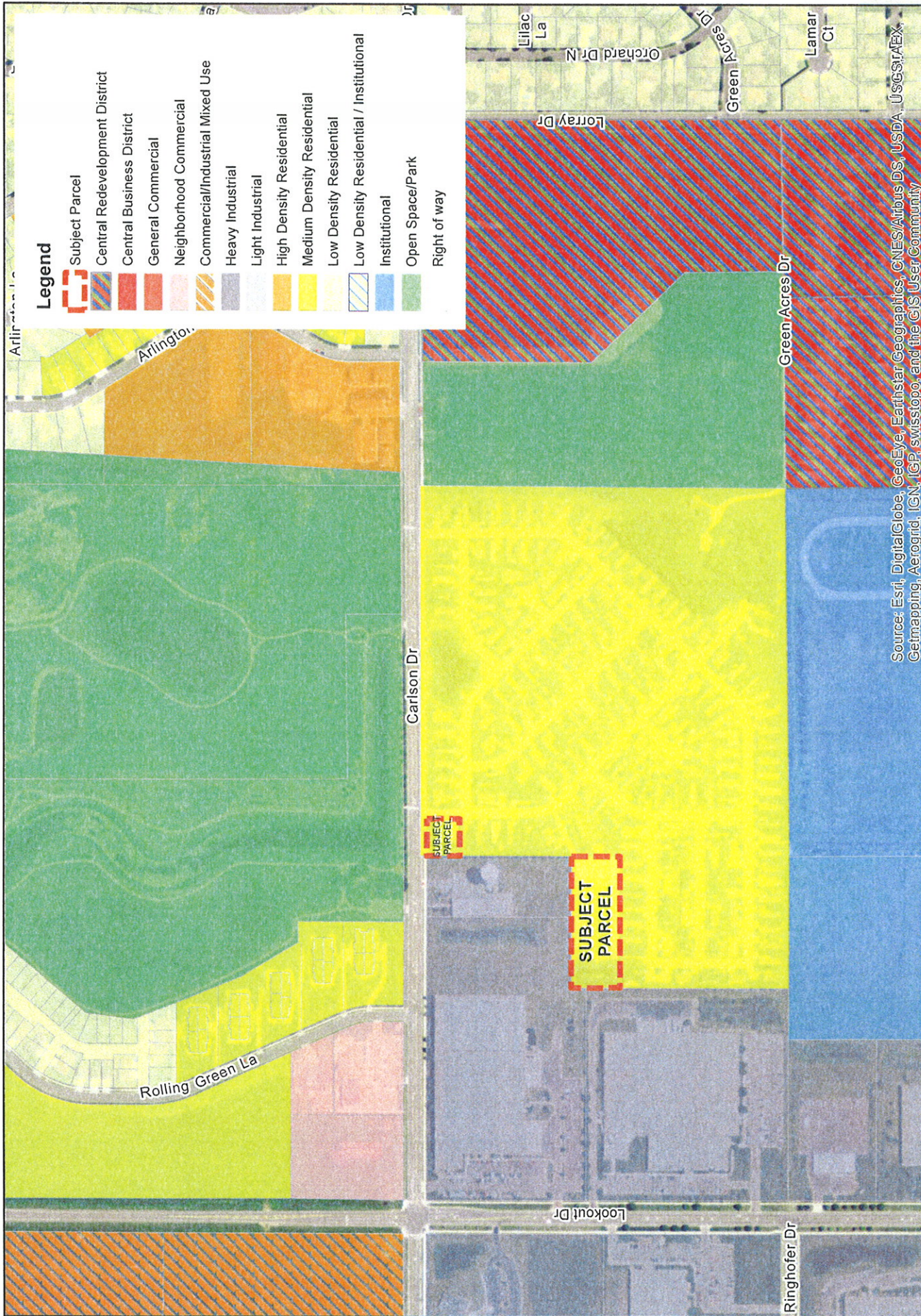
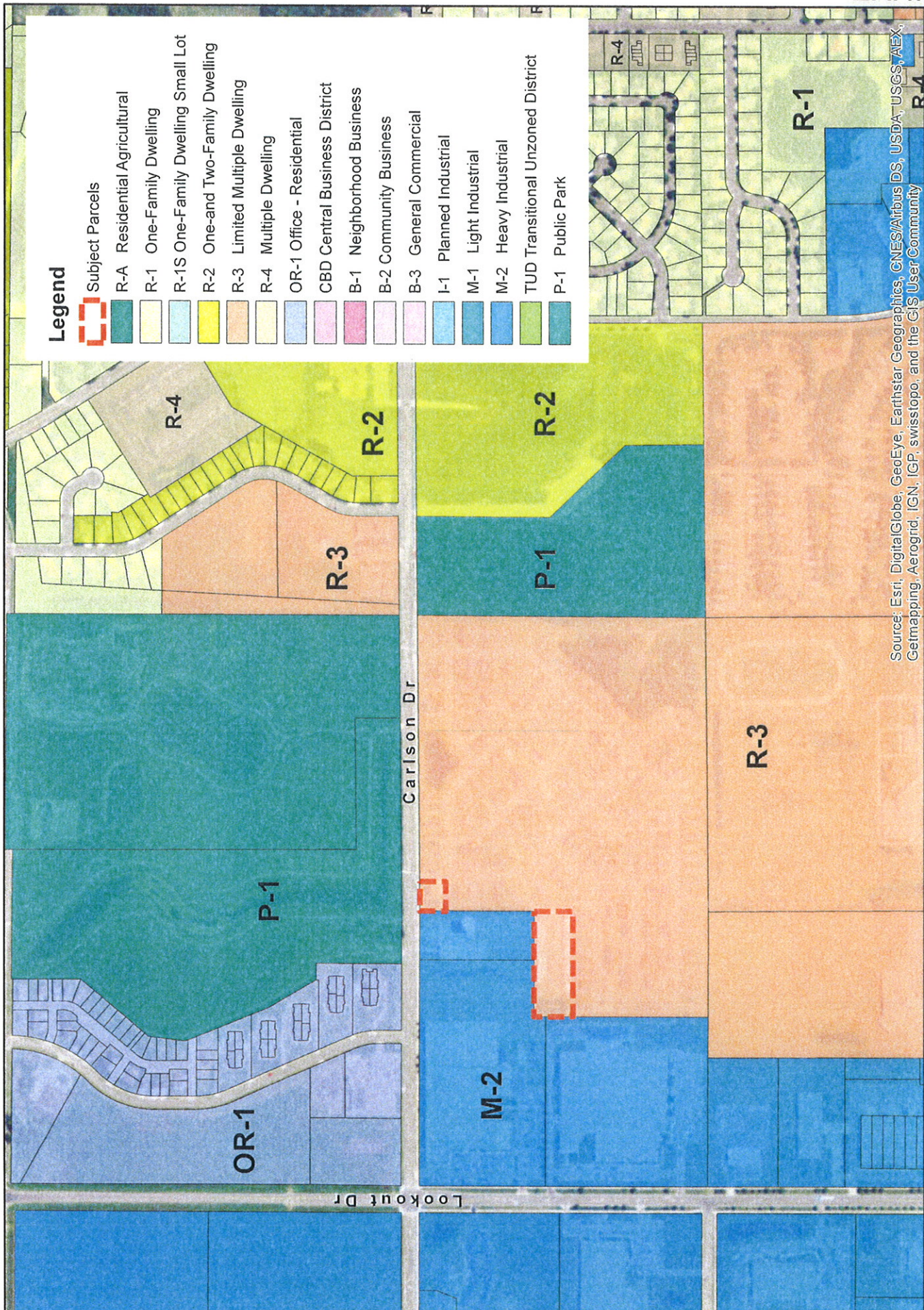


Figure 3-2: Future Land Use
North Mankato Comprehensive Plan



CITY OF
NORTH MANKATO





2015 Zoning City of North Mankato

0 125 250 Meters



CITY OF NORTH MANKATO
REQUEST FOR COUNCIL ACTION



Agenda Item #11D	Department: City Planner	Council Meeting Date: 1/19/16									
TITLE OF ISSUE: Z-2-16, a Request to Rezone a part of Lot 1, Block 1, Camelot II Subdivision from R-3, Limited Multiple dwelling to M-2 Heavy Industrial.											
BACKGROUND AND SUPPLEMENTAL INFORMATION: Please review the attached report.											
<i>If additional space is required, attach a separate sheet</i>											
REQUESTED COUNCIL ACTION: Approval of Z-2-16, Request to Rezone a part of Lot 1, Block 1, Camelot II Subdivision from R-3, Limited Multiple dwelling to M-2 Heavy Industrial. Adopt Ordinance No. 73, Fourth Series, Rezoning a part of Lot 1, Block 1, Camelot II Subdivision from R-3, Limited Multiple dwelling to M-2 Heavy Industrial.											
<div style="border-bottom: 1px solid black; margin-bottom: 5px;">Motion By: _____</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Second By: _____</div> <div style="display: flex; justify-content: space-between;"> <div style="width: 30%;">Vote Record:</div> <div style="width: 40%;"> <div style="display: flex; justify-content: space-around; margin-bottom: 5px;"> Aye Nay </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 40%;"> <div style="border-bottom: 1px solid black; margin-bottom: 2px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 2px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 2px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 2px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 2px;"></div> </div> <div style="width: 60%;"> <div style="margin-bottom: 2px;">Norland</div> <div style="margin-bottom: 2px;">Freyberg</div> <div style="margin-bottom: 2px;">Spears</div> <div style="margin-bottom: 2px;">Steiner</div> <div style="margin-bottom: 2px;">Dehen</div> </div> </div> </div> </div> <td style="width: 55%; padding: 5px; vertical-align: top;"> <div style="text-align: center; border-bottom: 1px solid black; margin-bottom: 10px;"> SUPPORTING DOCUMENTS ATTACHED </div> <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 20%; text-align: left; padding: 5px;">Resolution</th> <th style="width: 20%; text-align: left; padding: 5px;">Ordinance</th> <th style="width: 20%; text-align: left; padding: 5px;">Contract</th> <th style="width: 20%; text-align: left; padding: 5px;">Minutes</th> <th style="width: 20%; text-align: left; padding: 5px;">Map</th> </tr> <tr> <td style="text-align: center; padding: 10px 5px;"><div style="border: 1px solid black; width: 40px; height: 20px; margin: 0 auto;"></div></td> <td style="text-align: center; padding: 10px 5px;"><div style="border: 1px solid black; width: 40px; height: 20px; margin: 0 auto; text-align: center;">X</div></td> <td style="text-align: center; padding: 10px 5px;"><div style="border: 1px solid black; width: 40px; height: 20px; 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RESOLUTION NO.

RESOLUTION APPROVING AN AMENDMENT

TO THE COMPREHENSIVE PLAN FIGURE 3-2: FUTURE LAND USE

WHEREAS, the City of North Mankato, pursuant to Minnesota State Statute 462.355, adopted a Comprehensive Plan on March 2, 2015 following extensive public participation; and

WHEREAS, Richard Lundin has submitted a request to change the land use designation of a part of Lot 1, Block 1, Camelot II Subdivision from R-3, Limited Multiple Dwelling zoning district to Heavy Industrial on Figure 3-2: Future Land Use adopted by the City of North Mankato as part of the Comprehensive Plan; and

WHEREAS, the Planning Commission has reviewed the proposed amendment and finds it is internally consistent with the vision for the City of North Mankato and recommended the City Council approve the amendment to the Comprehensive Plan; and

WHEREAS, the City of North Mankato has duly noticed and held a Public Hearing on the proposed amendment.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Minnesota State Statute 462.355, the City of North Mankato hereby approves the proposed amendment to the Comprehensive Plan Figure 3-2: Future Land Use.

Mayor

ATTEST:

City Clerk

Z-2-16

AVALON MANUFACTURED HOME PARK

A REQUEST FROM RICHARD LUNDIN

THE CITY OF NORTH MANKATO

SUBJECT: Z-2-16

APPLICANT: Richard Lundin

LOCATION: Parts of Camelot Subdivision No. 2

EXISTING ZONING: R-3, Limited Multiple Dwelling

DATE OF HEARING: January 14, 2016

DATE OF REPORT: January 7, 2016

REPORTED BY: Michael Fischer, City Planner

APPLICATION SUBMITTED

Request to rezone parts of Camelot Subdivision No. 2 from R-3, Limited Multiple Dwelling to M-2, Heavy Industrial

COMMENT

The applicant owns and operates the Avalon Manufactured Home Park located adjacent to Carlson Drive. The location is shown on Exhibit A. Avalon is private park and all streets within were constructed privately and are maintained privately. Within the park, there are 186 dwelling units, three storage buildings and a park office. The property is zoned R-3, Limited Multiple Dwelling and all uses are permitted by a conditional use permit. One of the conditions within the conditional use permit is that the storage units are only rented to residents within Avalon. As described on Exhibit B, the applicant is requesting to rezone the area where the storage units are and the park office building from R-3 to M-2, Heavy Industrial to allow the rental of the storage units to the general public. According to the zoning code, storage units for use by the general public are permitted within industrial zoning districts.

The current area zoning and the locations of the areas to be rezoned are shown on Exhibit C. As shown, the areas proposed to be rezoned are adjacent to areas currently zoned M-2. Access to the storage buildings is through the main park entrance on Excalibur Road, which is a private road. Therefore, access to the storage units by the general public would be on a private road.

RECOMMENDATION

Pending successful amendment to the future guided land use for the subject areas, staff recommends approval of Z-2-16

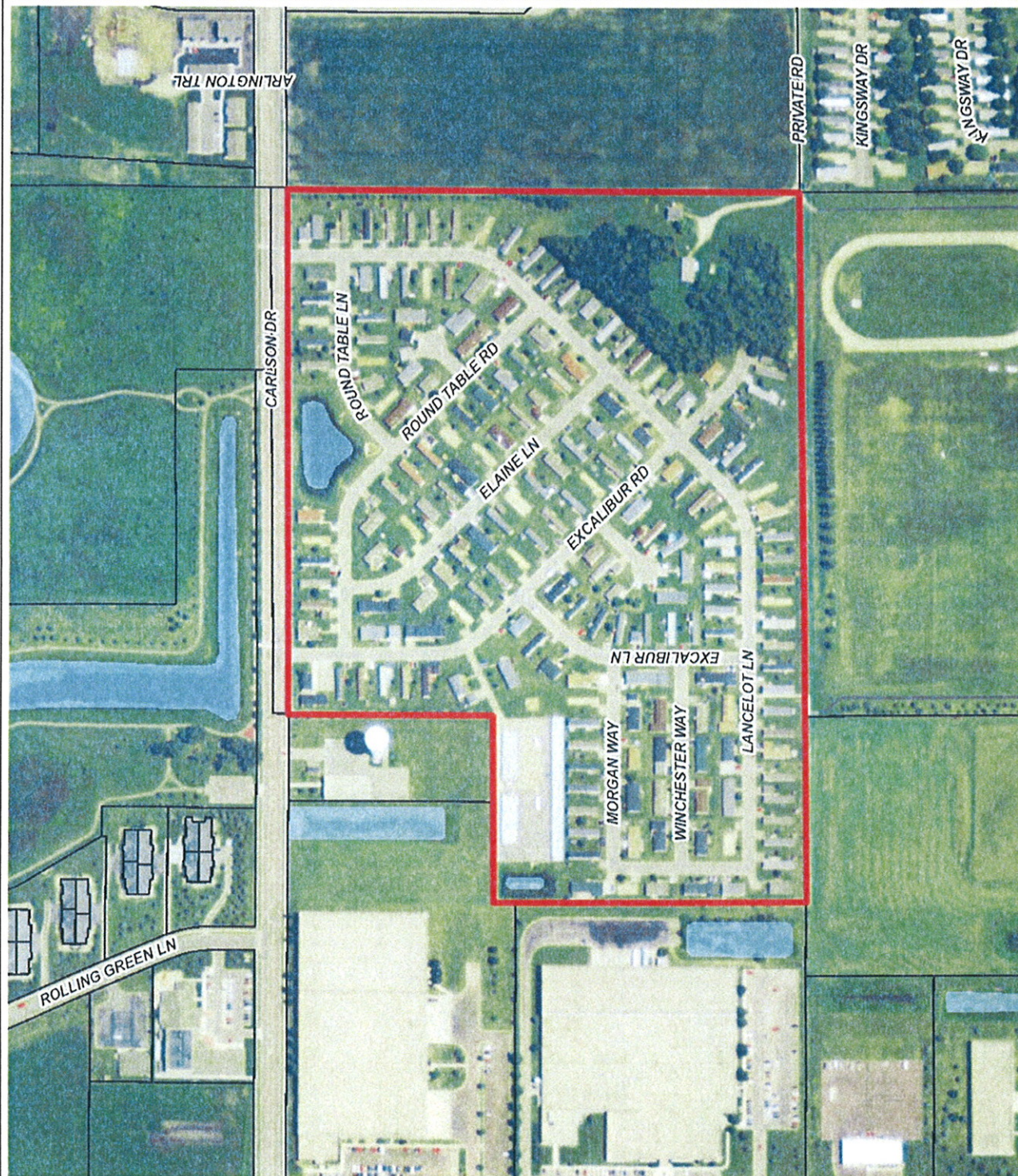
EXHIBIT A



- Legend**
- City Limits
 - Medians
 - Roadways
 - Parcels (6-1-2015)
 - Lakes & Ponds
 - Minnesota River



Disclaimer:
This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of North Mankato is not responsible for any inaccuracy herein contained.



0 343 Feet

© Bolton & Menk, Inc. - Web GIS 1/7/2016 9:29 AM

Avalon

2101 Excalibur Road
North Mankato, MN 56003
(507) 388-7714

December 10, 2015

To: Planning Commission of City Council

I wish to rezone two parcels of property located within Camelot Subdivision No. 2 from R-3, Limited Multiple Dwelling to M-2, Heavy Industrial. The rezoning request is needed to permit the use of existing storage units to be rented by the general public. Such use is permitted in the M-2 zoning district. As leasing would occur within the existing office building, it is my request to rezone that parcel as well.

Mankato and North Mankato are growing and the need for storage units is growing with them.

Our mini storage area is fenced with security lighting and is a short distance from the main entrance into Avalon which makes it quickly & easily accessible.

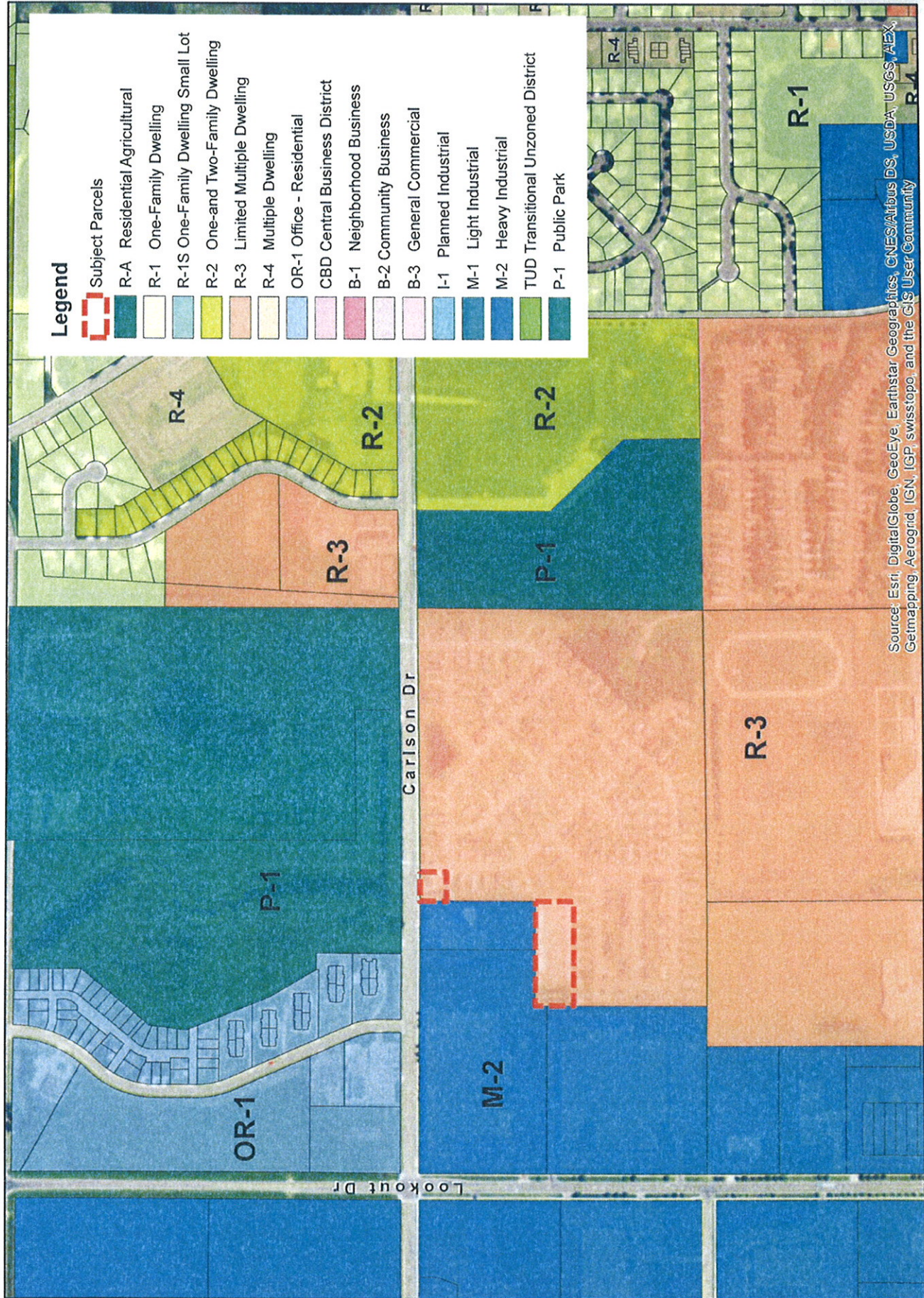
We take pride in our properties. I own two manufactured home parks (Avalon & Camelot) and I have a wonderful management team that keeps both my properties the safest and best-kept manufactured home parks in the area.

Thank you for your time & consideration.

Sincerely,



Richard C. Lundin



2015 Zoning City of North Mankato

0 125 250 Meters



December 31, 2015

Dear Resident:

The City of North Mankato has received requests from the Avalon Manufactured Home Park to amend the guided future land use for portions of the park and rezone portions from R-3, Limited Multiple Dwelling to M-2, Heavy Industrial. The requests are being made to permit the rental of the current storage units to the general public. Attached is a map showing the locations within the park which are proposed to be rezoned.

These requests will be considered by the Planning Commission on January 14, 2016 and by the City Council on January 19, 2016. Both meetings begin at 7:00 p.m. in the Municipal Building Council Chambers located at 1001 Belgrade Avenue. As a nearby property owner, you have the opportunity to comment on these requests. You may send written comments by January 14, 2016 or appear at either or both meetings.

Sincerely,

THE CITY OF NORTH MANKATO

Michael Fischer
Community Development Director

Enc



Janis Vennemann
1900 Lancelot Lane
North Mankato, MN 56003

Julie Schoettler
1901 Lancelot Lane
North Mankato, MN 56003

Joe Broze
1903 Lancelot Lane
North Mankato, MN 56003

Janet Chicos
1905 Lancelot Lane
North Mankato, MN 56003

Mike Bidwell
1906 Lancelot Lane
North Mankato, MN 56003

Christian Anderson
1907 Lancelot Lane
North Mankato, MN 56003

Staci Carlson
1908 Lancelot Lane
North Mankato, MN 56003

Wendy Lindberg
1909 Lancelot Lane
North Mankato, MN 56003

Jerold and Roberta Hellic
1910 Lancelot Lane
North Mankato, MN 56003

Jim Kulseth
1911 Lancelot Lane
North Mankato, MN 56003

Rick DeRee
1914 Round Table Lane
North Mankato, MN 56003

Jeff Yock
1915 Round Table Lane
North Mankato, MN 56003

Seth and Brooke Jacoby
1916 Lancelot Lane
North Mankato, MN 56003

James Schutz
1919 Round Table Lane
North Mankato, MN 56003

Jesse White
1921 Lancelot Lane
North Mankato, MN 56003

Jerry Billings
1922 Round Table Lane
North Mankato, MN 56003

Mark and Deb Lovelace
1924 Lancelot Lane
North Mankato, MN 56003

Jeff Sorum
1925 Lancelot Lane
North Mankato, MN 56003

Joel and Tammy Fienen
1926 Round Table Lane
North Mankato, MN 56003

Joshua and Amy McCabe
1927 Round Table Lane
North Mankato, MN 56003

Shannon Tietema
1929 Lancelot Lane
North Mankato, MN 56003

Jeff and Pam Wesley
1933 Lancelot Lane
North Mankato, MN 56003

Gail Kitt
1936 Lancelot Lane
North Mankato, MN 56003

Cristina Flores
1937 Lancelot Lane
North Mankato, MN 56003

Keith Snyder
1941 Lancelot Lane
North Mankato, MN 56003

Barb Langworthy
1944 Lancelot Lane
North Mankato, MN 56003

Sheila Phipps
1945 Lancelot Lane
North Mankato, MN 56003

Jason Shaw
1949 Lancelot Lane
North Mankato, MN 56003

Bev Olson
1952 Lancelot Lane
North Mankato, MN 56003

Daniel Krause
1957 Lancelot Lane
North Mankato, MN 56003

Juan Rodriguez and Laura Alba
1962 Lancelot Lane
North Mankato, MN 56003

Jamie Danberry
1963 Lancelot Lane
North Mankato, MN 56003

Sean and Rebecca Kelly
1966 Lancelot Lane
North Mankato, MN 56003

Taylor Menke
1967 Lancelot Lane
North Mankato, MN 56003

Randy and Dawn Laven
1975 Lancelot Lane
North Mankato, MN 56003

Alex Bouchier and Alisa Burgess
1979 Lancelot Lane
North Mankato, MN 56003

Ron Olsen
1980 Lancelot Lane
North Mankato, MN 56003

Dan Rigdon
1983 Lancelot Lane
North Mankato, MN 56003

Jared Ebbenga
1986 Lancelot Lane
North Mankato, MN 56003

Anthony and Nicole Engesser
1987 Lancelot Lane
North Mankato, MN 56003

Sheldon Bratsch
1990 Lancelot Lane
North Mankato, MN 56003

Paul Stevens
1995 Lancelot Lane
North Mankato, MN 56003

Tammy Davis
2001 Lancelot Lane
North Mankato, MN 56003

Doug Lueck and Brad Wolfe
2002 Round Table Road
North Mankato, MN 56003

Brenda Smith
2004 Round Table Road
North Mankato, MN 56003

JoAnne Beck
2006 Round Table Road
North Mankato, MN 56003

Paul Guffey
2010 Round Table Road
North Mankato, MN 56003

James Molenaar
2011 Round Table Road
North Mankato, MN 56003

Jared Seery and Rachel Berndt
2015 Round Table Road
North Mankato, MN 56003

Eric Berlin
2017 Lancelot Lane
North Mankato, MN 56003

Dave Genelin
2019 Winchester Way
North Mankato, MN 56003

Virgil and Mary Peterson
2020 Winchester Way
North Mankato, MN 56003

Virginia Norton
2021 Morgan Way
North Mankato, MN 56003

Bill Swalve and Megan Lust
2023 Round Table Road
North Mankato, MN 56003

Filiberto and Juan Castro
2025 Lancelot Lane
North Mankato, MN 56003

Kristi Rigdon
2027 Round Table Road
North Mankato, MN 56003

Mark and Rebekah Midler
2028 Round Table Road
North Mankato, MN 56003

Troy Peterson
2030 Morgan Way
North Mankato, MN 56003

Lea Neuenfelt
2031 Round Table Road
North Mankato, MN 56003

Mary Blackstad
2032 Round Table Road
North Mankato, MN 56003

Michael and Gillian Roberts
2033 Lancelot Lane
North Mankato, MN 56003

Keisha Moniz and James Donald
2034 Lancelot Lane
North Mankato, MN 56003

Stephen and Linda Gurney
2035 Winchester Way
North Mankato, MN 56003

Todd Oliver
2036 Winchester Way
North Mankato, MN 56003

Dan Mether
2037 Morgan Way
North Mankato, MN 56003

Dan Groebner
2038 Morgan Way
North Mankato, MN 56003

Donald and Cindy Burnett
2039 Round Table Road
North Mankato, MN 56003

Richard and Charlotte Tate
2040 Cadbury Court
North Mankato, MN 56003

Melissa Johnson
2041 Lancelot Lane
North Mankato, MN 56003

Kurt Richardson
1731 Orchid Drive N
North Mankato, MN 56003

Alfredo Apolinar
2044 Cadbury Court
North Mankato, MN 56003

Jose Castro
2047 Round Table Road
North Mankato, MN 56003

Carmen Trudeau
2048 Round Table Road
North Mankato, MN 56003

Mike and Rhonda Ruff
2049 Lancelot Lane
North Mankato, MN 56003

Lon Ahlness
13166 170th Avenue
Hanska, MN 56041

Sharon Hanson
2051 Winchester Way
North Mankato, MN 56003

James Gardner
2052 Winchester Way
North Mankato, MN 56003

Monica Miller
2053 Morgan Way
North Mankato, MN 56003

Chad and Danica Gessner
2054 Morgan Way
North Mankato, MN 56003

Kristi and Jason Ring
2055 Round Table Road
North Mankato, MN 56003

Daniel Doehling
2056 Round Table Road
North Mankato, MN 56003

Cody Fenner
2057 Lancelot Lane
North Mankato, MN 56003

Chris Graves
2058 Excalibur Lane
North Mankato, MN 56003

Roberta Anton
2059 Excalibur Lane
North Mankato, MN 56003

Vickie Oachs
2062 Morgan Way
North Mankato, MN 56003

Dan Larson
2063 Excalibur Lane
North Mankato, MN 56003

Morissa Anderson
2064 Excalibur Lane
North Mankato, MN 56003

Richard Ernst
2065 Lancelot Lane
North Mankato, MN 56003

Jim and Lori Winter
2067 Winchester Way
North Mankato, MN 56003

Joseph Gilbert
2068 Winchester Way
North Mankato, MN 56003

Edwin and Kathleen Haag
2069 Morgan Way
North Mankato, MN 56003

George Reibling
2070 Morgan Way
North Mankato, MN 56003

Ron Guappone
2071 Excalibur Lane
North Mankato, MN 56003

Tiffany Zwig
2072 Excalibur Lane
North Mankato, MN 56003

Alex and Luke Frandle
2073 Lancelot Lane
North Mankato, MN 56003

Melissa Fallenstein
2076 Excalibur Lane
North Mankato, MN 56003

Molly Gehler
2077 Excalibur Lane
North Mankato, MN 56003

Scott Borneke
2078 Morgan Way
North Mankato, MN 56003

Troy Janssen
2080 Excalibur Lane
North Mankato, MN 56003

Kristeen Singleton
2081 Lancelot Lane
North Mankato, MN 56003

Mark Cousins
2083 Lancelot Lane
North Mankato, MN 56003

Jared Juliar
2084 Excalibur Lane
North Mankato, MN 56003

Osama Freitekh
2085 Excalibur Lane
North Mankato, MN 56003

Elizabeth Olson
2086 Morgan Way
North Mankato, MN 56003

Dennis and Maxine McCabe
2087 Lancelot Lane
North Mankato, MN 56003

Nicole Skweres
2088 Excalibur Lane
North Mankato, MN 56003

Robert Bracken
2091 Lancelot Lane
North Mankato, MN 56003

Jada Raymond
2100 Excalibur Road
North Mankato, MN 56003

Brad and Karen Nielsen
2105 Excalibur Road
North Mankato, MN 56003

Joan Pearson
2106 Excalibur Road
North Mankato, MN 56003

Ryan and Lisa (Mock) Stump
2107 Excalibur Road
North Mankato, MN 56003

Kathleen Thompson
2109 Excalibur Road
North Mankato, MN 56003

Christopher Martin
2111 Excalibur Road
North Mankato, MN 56003

Gerrit and Jean Molenaar
2112 Excalibur Road
North Mankato, MN 56003

Charlie Ternes, Jr.
2113 Excalibur Road
North Mankato, MN 56003

Christine Griffith
2115 Excalibur Road
North Mankato, MN 56003

Tiffany Cazares
2117 Excalibur Road
North Mankato, MN 56003

Philip Marks
2119 Elaine Lane
North Mankato, MN 56003

Heather Rossow
2120 Excalibur Road
North Mankato, MN 56003

Caroline and Isaac Nino
2121 Excalibur Road
North Mankato, MN 56003

Renea Baker
2122 Elaine Lane
North Mankato, MN 56003

Nicole Enge
2124 Excalibur Road
North Mankato, MN 56003

Darrold and Cynthia Schall
2125 Elaine Lane
North Mankato, MN 56003

Rhett Johnson
2129 Elaine Lane
North Mankato, MN 56003

Carol Meier
2130 Elaine Lane
North Mankato, MN 56003

Kendra Hotovec
2131 Excalibur Road
North Mankato, MN 56003

Mary Kuemper
2132 Excalibur Road
North Mankato, MN 56003

Mike and Joni Pratt
2133 Elaine Lane
North Mankato, MN 56003

Courtney (Huebl)Vrtacnik
2134 Elaine Lane
North Mankato, MN 56003

Lynn Howley
2135 Excalibur Road
North Mankato, MN 56003

Travis Studer and Jolene Robran
2136 Excalibur Road
North Mankato, MN 56003

Maron and Dawn Cantrell
2137 Elaine Lane
North Mankato, MN 56003

Bernie and Denise Cline
2138 Elaine Lane
North Mankato, MN 56003

James Could and Cara Chavie
2139 Celtic Court
North Mankato, MN 56003

Patricia Pryor
2141 Elaine Lane
North Mankato, MN 56003

Brad and Beth Wilson
2143 Celtic Court
North Mankato, MN 56003

Kellie Dirkson
2146 Elaine Lane
North Mankato, MN 56003

John and Nancy Ganger
2147 Celtic Court
North Mankato, MN 56003

Lavon Winslow
2148 Excalibur Road
North Mankato, MN 56003

Duane Brinkman
2149 Elaine Lane
North Mankato, MN 56003

Stacy Wiech
2150 Elaine Lane
North Mankato, MN 56003

Wayne and Randi Lines
2153 Elaine Lane
North Mankato, MN 56003

Janna Ites
2154 Elaine Lane
North Mankato, MN 56003

Laura Breeden
2155 Celtic Court
North Mankato, MN 56003

Steve and Sue Kind
2157 Elaine Lane
North Mankato, MN 56003

Andy McKillip
2158 Elaine Lane
North Mankato, MN 56003

Ciara Pearson
2159 Celtic Court
North Mankato, MN 56003

Aurelio Roman
2161 Elaine Lane
North Mankato, MN 56003

Matt and Robyn James
2163 Excalibur Road
North Mankato, MN 56003

Tony Goff
2164 Excalibur Road
North Mankato, MN 56003

Craig and Kim Fortin
2168 Excalibur Road
North Mankato, MN 56003

Emilio Menjivar
2169 Excalibur Road
North Mankato, MN 56003

Brittany Lang
2170 Excalibur Road
North Mankato, MN 56003

Joe Klaseus
2171 Excalibur Road
North Mankato, MN 56003

John Lynch
2173 Excalibur Road
North Mankato, MN 56003

Erin Schlosser
2174 Excalibur Road
North Mankato, MN 56003

Jerry Pischke
2175 Excalibur Road
North Mankato, MN 56003

Jeff Schimek
2177 Excalibur Road
North Mankato, MN 56003

James Santori
2102 Rolling Green Lane
North Mankato, MN 56003

School District #77
P.O. Box 8741
Mankato, MN 56002-8741

Alliance Pipeline
605 5 Avenue SW
Suite 800
Calgary, Alberta T2P 3H5

Evangelical Covenant Church
354 Carol Court
North Mankato, MN 56003

Taylor Corporation
P.O. Box 3728
North Mankato, MN 56003

Craig Theuninck
1424 Shoreway Drive
Kasota, MN 56050

Shane Scarset
98 Kingsway Drive
North Mankato, MN 56003

Shigeyuki Yach
c/o Jeff Ringer
230 5th Avenue N (B-4)
St. Cloud, MN 56303

Dean and Suzanne Harris
104 Kingsway Drive
North Mankato, MN 56003

David and Cheryl Endersbee
105 Kingsway Drive
North Mankato, MN 56003

Dale and Carol Holbrook
106 Kingsway Drive
North Mankato, MN 56003

Alan Selby
108 Kingsway Drive
North Mankato, MN 56003

Laura Grau-Danials
109 Kingsway Drive
North Mankato, MN 56003

Paul and Barb Wendt
110 Kingsway Drive
North Mankato, MN 56003

Herminia Saucedo
111 Kingsway Drive
North Mankato, MN 56003

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 # See attached legal descriptions Block # _____

Subdivision _____ Address _____

APPLICANT:

Name Richard Lundin Address 2100 Excalibur Road Phone (507) 388-7714
North Mankato, MN 56003

PROPERTY OWNER (If Other Than Applicant):

Name _____ Address _____ Phone _____

CURRENT ZONING: R-3 CURRENT USE OF PROPERTY: Manufactured Home Park

PROPOSED ZONING: M-2, Heavy Industrial

REASON ZONING CHANGE NEEDED: Allow rental of storage units to the general public

REQUEST PREVIOUSLY CONSIDERED? Yes _____ No x If Yes, date _____

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 \$ 335.00

Notice Charge # 164 @ \$ 2.00 = \$ 328.00

Total Fee \$ 663.00 Receipt # _____

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

Signature of Applicant _____ Date _____

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #11E	Department: City Engineer	Council Meeting Date: 1/19/16																												
TITLE OF ISSUE: Consider Resolution Receiving Preliminary Engineering Report and Calling for Hearing on Improvement Project No. 15-02 ABCDE Roe Crest Drive Improvement.																														
BACKGROUND AND SUPPLEMENTAL INFORMATION: Please review the attached report.																														
<i>If additional space is required, attach a separate sheet</i>																														
REQUESTED COUNCIL ACTION: Adopt Resolution Receiving Preliminary Engineering Report and Calling for Hearing on Improvement Project No. 15-02 ABCDE Roe Crest Drive Improvement.																														
Motion By: _____ Second By: _____ Vote Record: <table style="margin-left: 40px; border: none;"> <tr> <td style="text-align: center;">Aye</td> <td style="text-align: center;">Nay</td> <td></td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Norland</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Freyberg</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Spears</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Steiner</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Dehen</td> </tr> </table>	Aye	Nay		_____	_____	Norland	_____	_____	Freyberg	_____	_____	Spears	_____	_____	Steiner	_____	_____	Dehen	<div style="text-align: center; border-bottom: 1px solid black; margin-bottom: 10px;"> SUPPORTING DOCUMENTS ATTACHED </div> <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Resolution</td> <td style="text-align: center;">Ordinance</td> <td style="text-align: center;">Contract</td> <td style="text-align: center;">Minutes</td> <td style="text-align: center;">Map</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> Other (specify) <u>Report, Notice of Public Hearing</u> _____ _____ _____		Resolution	Ordinance	Contract	Minutes	Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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RESOLUTION NO.

RESOLUTION RECEIVING PRELIMINARY ENGINEERING REPORT AND
CALLING HEARING ON IMPROVEMENT
PROJECT NO. 15-02ABCDE
2016 ROE CREST DRIVE IMPROVEMENT PROJECT

WHEREAS, pursuant to resolution of the council adopted October 5, 2015, a report has been prepared by the City Engineer with reference to proposed street and surface improvements, sanitary sewer improvements, watermain improvements and storm sewer improvements on Roe Crest Drive from Marie Lane to Lee Boulevard, and this report was received by the council on January 19, 2016, and

WHEREAS, the report provides information regarding whether the proposed improvement is necessary, cost-effective, and feasible; whether it should best be made as proposed or in connection with some other improvement; the estimated cost of the improvement as recommended; and a description of the methodology used to calculate individual assessments for affected parcels.

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

1. The council will consider the street and surface improvements, sanitary sewer improvements, watermain improvements and storm sewer improvements on Roe Crest Drive from Marie Lane to Lee Boulevard in accordance with the report and the assessment of abutting property for all or a portion of the cost of the improvement pursuant to Minnesota Statutes, Chapter 429 at an estimated total cost of the improvement of \$1,516,700.
2. A public hearing shall be held on such proposed improvements at 7:00 p.m. on the 16th day of February 2016 in the Council Chambers of the North Mankato Municipal Building, and the City Clerk shall give mailed and published notice of such hearing and improvement as required by law.

Adopted by the City Council this 19th day of January 2016.

Mayor

Attest:

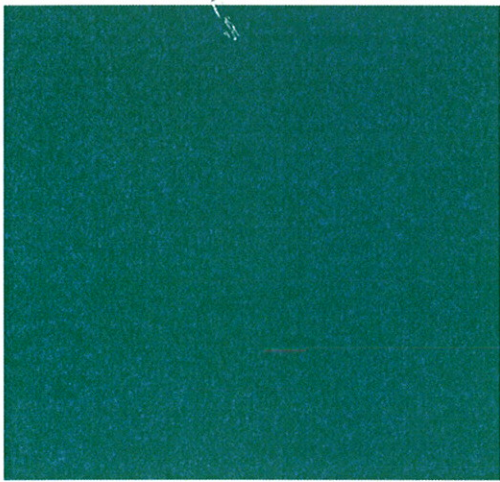
City Clerk

NOTICE OF HEARING ON IMPROVEMENT

Notice is hereby given that the City Council of the City of North Mankato will meet in the Council Chambers of the Municipal Building, 1001 Belgrade Avenue, at 7:00 p.m. on Tuesday, February 16, 2016 to consider Project No. 15-02ABCDE 2016 Roe Crest Drive Improvement Project pursuant to Minn. Stat § 429. The area proposed to be assessed for such improvement is the street and surface, sanitary sewer, watermain and storm sewer improvements on Roe Crest Drive from Marie Lane to Lee Boulevard. The estimated cost of the improvement is \$1,516,700. A reasonable estimate of the impact of the assessment will be available at the hearing. Such persons as desire to be heard with reference to the proposed improvement will be heard at this meeting.

Dated this 19th day of January 2016.

/s/ April Van Genderen
April Van Genderen
City Clerk



Preliminary Engineering Report

2016 Roe Crest Drive Improvements Project

City of North Mankato

Project No. 15-02ABCDE

Submitted by:

Bolton & Menk, Inc.
1960 Premier Drive
Mankato, MN 56001
P: 507-625-4171
F: 507-625-4177

Certification

PRELIMINARY ENGINEERING REPORT

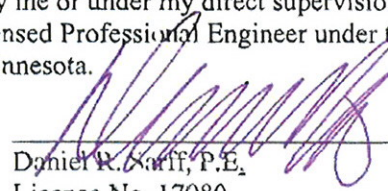
2016 Roe Crest Drive Improvement Project
City Project No. 15-02ABCDE

City of North Mankato, Minnesota
M18.110603

January 2016

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

By:


Daniel R. Staff, P.E.
License No. 17080

Date:

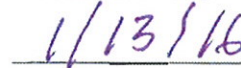

1/13/16



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Appendix

- Appendix A – Existing Conditions
- Appendix B – Safe Routes to School Excerpt
- Appendix C –Proposed Utility Improvements
- Appendix D –Street and Surface Improvement Options
- Appendix E – Neighborhood Meetings
- Appendix F – Detailed Cost Estimate

I. PROJECT INTRODUCTION

The reconstruction of Roe Crest Drive, from Lee Boulevard to Marie Lane has been included in the City of North Mankato's Capital Improvements Plan for 2016. In accordance with Minnesota Statutes, Chapter 429, the City Council has authorized the preparation of a preliminary engineering report to define the scope and determine the feasibility of the proposed project. The specific objectives of this preliminary engineering report are to:

- 1. Evaluate the need for the project.**
- 2. Determine the necessary improvements.**
- 3. Provide information on the estimated costs for the proposed project.**
- 4. Determine the project schedule.**
- 5. Determine the feasibility of the proposed project.**


The project as proposed would consist of reconstructing two blocks, or approximately 1500-feet, of Roe Crest Drive. Specific items of construction along Roe Crest Drive may consist of:

- 1. Removal of existing pavement and curb and gutter.**
- 2. Removal and replacement of sanitary sewer.**
- 3. Removal and replacement of watermain.**
- 4. Installation of storm sewer.**
- 5. Installation of bituminous pavement with concrete curb and gutter.**
- 6. Installation of concrete sidewalk and driveway aprons.**
- 7. Restoration of all disturbed lawn areas and other miscellaneous items of construction.**

II. EXISTING CONDITIONS

A. Sanitary Sewer

The sanitary sewer along Roe Crest Drive consists of 8-inch vitrified clay pipe (VCP) and 12-inch concrete pipe, originally constructed over 50-years ago. As was typical for the construction of sanitary sewers 50 years ago, the VCP and concrete sewer pipes were constructed using relatively short pipe sections without gasketed joints. The 8-inch sanitary sewer starts at a manhole approximately 110-feet south of Lee Boulevard and flows south to a manhole at Clare Drive. The 12-inch sanitary sewer starts at a manhole at Marie Lane and flows north to a manhole at Clare Drive. The 12-inch line was utilized as a trunk sanitary sewer for the Marie Lane area until 1997, when a new interceptor was constructed from a manhole at the Roe Crest Drive and Marie Lane intersection, along Roe Crest Court, and then down the ravine to the old Belgrade Avenue interceptor sewer. In the fall of 2015, video inspection of the sanitary sewer along Roe Crest Drive was conducted. The sewer televising revealed that, in general, the pipe are in reasonably good structural condition given their age. However, other deficiencies were observed, including offset joints, sags, and calcium deposits, which are an indication of infiltration. Since the services were installed the same



time as the mainline, the services are expected to be in the same fair to poor condition.

The existing sanitary sewer system is shown on Figure 1 in Appendix A.

B. Watermain

The existing water distribution system along Roe Crest Drive, constructed over 50-years ago, consists of 6-inch cast iron watermain with 6-inch gate valves to isolate different sections of watermain for shut-off purposes. Cast iron watermain of this age is expected to be corroded and in fair to poor condition. Since the services were installed the same time as the mainline, the services are expected to be in the same fair to poor condition. In 1997, 6-inch ductile iron watermain and a 6-inch gate valve were stubbed out approximately 25-feet from Marie Lane to the north as part of the Marie Lane sanitary interceptor sewer project in 1997.

The existing watermain system is shown on Figure 1 in Appendix A.

C. Storm Sewer

Currently, the only storm sewer along Roe Crest Drive is at the intersections with Marie Lane and Clare Drive. Storm water along Roe Crest Drive from Lee Boulevard to Clare Drive generally ponds and drains slowly from Lee Boulevard to Clare Drive. The current grade of Roe Crest Drive along this portion is approximately 0.20%, which is not adequate to provide positive drainage without isolated ponding. The minimum grade needed to avoid isolated ponding is 0.50%. Along Roe Crest Drive from Marie Lane to Clare Drive, storm water splits at a mid-block high point, ponds and slowly drains to the respective intersections with Marie Lane and Clare Drive. The grade along this portion of Roe Crest Drive is approximately 0.20%.

Several low areas on the radio station property frequently result in localized ponding of water along the back yards of the properties on the west side of Roe Crest Drive. The ponding water creates an aesthetic nuisance and has the potential to create water problems for the adjacent homes. An existing storm sewer runs from Roe Crest Drive to the west line of the Hoover School property through an easement between 2063 Roe Crest Drive and 2063 Roe Crest Drive. This storm sewer has been extended north into the radio station property, but the storm sewer pipe does not have inlets to collect the water at the low points.

The existing storm water drainage system is shown on Figure 1 in Appendix A.

D. Street and Surface

Roe Crest Drive was originally constructed over 50-years ago. It is currently designated as a part of the City's Municipal State Aid (MSA) Street System. Roe Crest Drive is currently a concrete paved street, 44-feet wide with concrete curb and gutter on both sides of the street. There have been numerous bituminous patches to repair the existing concrete pavement. The concrete pavement, concrete driveway aprons, and curb and gutter are in fair to poor condition.

In the fall of 2015, North Mankato public works staff opened several exploratory holes at several locations along the street in order to verify the thickness of the existing concrete

pavement to examine and evaluate the condition of the underlying granular base materials and subgrade soils. The concrete pavement was determined to have a thickness of approximately 6 inches with little or no granular base. As expected, the subsurface soil is clay in nature and should provide a good sub-base for roadway construction.

Based on observations and information provided by the property owners in the area, Roe Crest Drive has fairly frequent pedestrian use, although not necessarily by children walking to school. While the existing width of the street provides for parking on both sides, the on-street parking is relatively infrequent much of the time. As such, pedestrians currently walk along the edges of the street.

The existing street layout is shown on Figure 1 in Appendix A.

The following are several photos of the existing conditions along Roe Crest Drive. Note the deteriorated condition of the roadway.



Photo 1 - View looking south from Lee Boulevard



Photo 2-View looking north from Clare Drive



Photo 3-View looking south from Clare Drive



Photo 4-View looking north from Marie Lane



Photo 5-Example of deteriorated pavement

E. Other Utilities

Other non-municipal owned utilities are present in the right-of-way. These include natural gas, electric, telephone and cable TV. Natural gas lines are present behind the curb on the west side of Roe Crest Drive. The electric lines and most of the cable TV lines are located overhead on wood poles located in the east side of the street. Most of the electrical services and cable TV services to the houses are also overhead. The street lights are also mounted on the utility poles. An underground telephone line is present behind the curb on the east side of Roe Crest Drive. The conditions of these utilities are unknown.

III. PEDESTRIAN AND BICYCLE ACCOMMODATIONS

A. Complete Streets:

On January 4, 2016, the North Mankato City Council adopted a Complete Streets Policy directing the examination of accommodations for pedestrian and bicycle travel in the preliminary design stage when existing streets are to be reconstructed. Pedestrian accommodations may include sidewalks (one side or both sides) or off-street multi-use trails. Bicycle accommodations may include designated on-street bike lanes, shared driving/bicycle lanes, or off-street multi-use trails.

B. Safe Routes to Schools

Safe Routes to School (SRTS) is a national program that assists communities and school districts in enabling and encouraging children to walk and bike to school and making it a safer, healthier, and more appealing transportation option. A Safe Routes to School (SRTS) Planning Study was prepared in 2014 and 2015 for the elementary schools located in North Mankato, including Hoover Elementary. Two of the strategies identified for Hoover Elementary in the SRTS Plan involved Roe Crest Drive:


- Strategy 2 - Reconfigure the Roe Crest Court/Marie Lane intersection to remove the wide curve in the intersection.
- Strategy 8 – Consider sidewalks as part of a reconstruction project on Roe Crest Drive due to higher traffic counts than on surrounding streets. If sidewalks are only feasible on one side of the street, the west side of the street is preferred, as it is on the side of the school. Consider changing the alignment of the crosswalk at Roe Crest and Lee Boulevard to line up with any new sidewalks.

An excerpt from the North Mankato Safe Routes to School Plan showing the proposed improvements in the areas surrounding Hoover Elementary School is provided in Appendix B.

IV. PROPOSED IMPROVEMENTS

A. Sanitary Sewer

Given the age and condition of the sanitary sewer along Roe Crest Drive, it is recommended that new sanitary sewer be installed. The existing sanitary sewer on Roe Crest Drive drains to the manhole at the Clare Drive intersection, down Clare Drive, and then into the upper end of the Belgrade Ravine Trunk Sanitary Sewer. To alleviate flow on the upper portion of the Belgrade Ravine Trunk Sanitary Sewer, it is proposed to redirect all the flow south to the manhole at Marie Lane which flows into a sanitary sewer that discharges to the Belgrade Ravine Trunk Sanitary Sewer at a point further downstream. The sanitary sewer at Clare Drive will still be connected to the Roe Crest Drive sanitary sewer to provide an emergency overflow. The existing 8-inch and 12-inch sanitary sewer pipes and manholes would be replaced with new 8-inch PVC pipes and concrete manholes. Given that Roe Crest Drive no longer serves as the trunk sewer for Marie Lane, an 8-inch pipe will have adequate capacity



to replace the 12-inch pipe. It is also proposed to lower the sanitary sewer between Lee Boulevard and Clare Drive from an existing depth of 8-feet to a depth of 10-feet to 12-feet, to allow easier access to gravity sewer for homes with basements.

New 4-inch sanitary service pipe will be constructed to the right-of-way line. It is recommended for each home that at the time of construction the service pipe from the right-of-way line to the home be inspected. If it is determined that the line is deteriorated and is a potential source of infiltration into the city's wastewater collection system, the service line will be condemned and ordered to be replaced at the homeowner's cost.

The proposed sanitary sewer construction is shown on Figure 2 in Appendix C.

B. Watermain

In order to provide proper fire protection, the current standard for minimum watermain size is 8-inch diameter pipe. Given the age, condition, and inadequate size of the existing watermain, it is recommended that the existing watermain be replaced along with the existing valves and hydrants. New 8-inch PVC watermain pipe will be installed from the 6-inch gate valve on Marie Lane to just south of the intersection of Roe Crest Drive and Lee Boulevard. New 8-inch PVC watermain will also be stubbed out approximately 40-feet along Clare Drive. In addition, new valves and hydrants will be installed at mid-block and at the intersections.


New 1-inch plastic or copper water service pipe will be constructed to the right-of-way for each home, and new curb stops will be installed. It is recommended at the time of construction that the service pipe from the right-of-way line to the home be inspected. If it is determined that the line is deteriorated, leaking, or contains lead, the service line will be condemned and ordered replaced at the homeowner's cost.

The proposed watermain construction is shown on Figure 2 in Appendix C.

C. Storm Sewer

Given the poor drainage conditions along Roe Crest Drive and in order to conform to Municipal State Aid standards for storm drainage, it is recommended that new storm sewer be installed. Storm sewer pipes ranging from 12-inch to 24-inch diameter will be constructed along this project at appropriate locations. Catch basins will be placed in low points and where necessary to intercept flow to provide adequate drainage and to prevent flooding. Manholes will be located at appropriate intervals to provide access for maintenance and cleaning. The storm sewer will outlet to the existing 24-inch storm sewer on Clare Drive. The mainline storm sewer north of Clare Drive will be oversized to provide capacity and an outlet for possible future storm sewer improvements along Lee Boulevard. The storm sewer system will be designed to accommodate a 10-year storm event.

A backyard drain system is proposed along the back lot line the properties on the west side of Roe Crest Drive throughout most of the limits of the Hoover School property. The back yard



drain system will improve surface drainage and will also provide an outlet for sump pump discharge lines. The improvement of the existing storm sewer and/or the construction of a new storm sewer along the east property line of the radio station property is also recommended to address the current issues with ponding water in that area and to provide storm sewer outlet for sump pump drains for the houses on the west side of Roe Crest Drive. For the lots on the east side of Roe Crest Drive a back yard drainage system is not feasible, so sump pump drain line will be provided on the front side of the houses, behind the curb. Sump pump service stubs will be extended from the sump pump drain line to the right-of way line. Extension and connection of the individual residential sump pump discharge lines to the service stubs would be the property owners' responsibility.

The proposed storm sewer construction is shown on Figure 2 in Appendix C.

D. Street and Surface Improvements

It is proposed that Roe Crest Drive be reconstructed as a bituminous surfaced street section, with concrete curb and gutter on both sides. The proposed pavement section will conform to MnDOT Municipal State Aid Standards and will consist of 4 inches of bituminous base/surfacing and 13 inches of Class 6 aggregate base, all placed on a prepared subgrade. It is anticipated that the existing concrete pavement will be removed, crushed and placed as recycled aggregate base. The construction of 6-inch diameter sub-drains along the back of the curb on both sides is proposed to provide subsurface drainage for the pavement section.

Boulevards will be restored with topsoil and seed in all disturbed areas. Trees, bushes, and other vegetation located in the construction zone will be protected where possible; however, some trees and bushes may need to be removed as a part of construction due to direct conflict with the proposed utilities, or due to unavoidable root damage. Any trees that are removed as a part of the project will be replaced with new trees suitable for use within the boulevard.

The intersection of Roe Crest Drive, Marie Lane, and Roe Crest Court has an unusual, large curb radius in the northeast corner. Intersection designs such as this can be confusing to drivers and can create challenges with respect to traffic control. However, due to the difficulty of relocating the existing driveway for 2112 Roe Crest Court, we recommend that the intersection be reconstructed in approximately the same geometric configuration as existing.

In consideration of the requirements of the Complete Streets Policy, four typical section options for were considered which would provide varying degrees of vehicular, parking, pedestrian and bicycle accommodations.

Option No. 1:

- Width: 44 feet
- Parking: Both sides
- Sidewalk: None
- Bicycle Accommodations: No designated bicycle lanes; street width accommodates shared lane markings ("sharrows")

- 
- Trees Removed: None

Option No. 2:

- Width: 42 feet
- Parking: Both sides
- Sidewalk: One side (west)
- Bicycle Accommodations: No designated bicycle lanes; street width accommodates shared lane markings (“sharrows”)
- Trees Removed: 1

Option No. 3:

- Width: 42 feet
- Parking: Parking on east side only; no parking on west side
- Sidewalk: One side (west)
- Bicycle Accommodations: Designated bicycle lanes on both sides
- Trees Removed: 1

Option No. 4:

- Width: 46 feet
- Parking: Both sides
- Sidewalk: One side (west)
- Bicycle Accommodations: Designated bicycle lanes on both sides
- Trees Removed: 9
- Would require relocation/removal of the power poles

The preliminary plan views and typical section for the four options described above are shown on Figure No. 3 through Figure No. 6, respectively, in Appendix D.

After evaluating the four options described above, we recommend that Option No. 2 be implemented for this project, based on the following justifications:

- Options No. 3 and 4 both include designated on-street bike lanes. Option No. 3 would require no parking on the east side of the street. Option No. 4 would maintain parking on both sides, but also includes sidewalk on the west side, and would require the removal of most of the existing trees within the right-of-way. In our opinion, the benefits of adding the designated on-street bike lanes in these options would not justify the adverse impacts (parking restrictions or the removal of trees). As such, Options No. 3 and No. 4 are not recommended.
- The 44-foot street width proposed in Option No. 1 and the 42-foot street width proposed in Option No. 2 both provide adequate width for shared vehicular/bicycle lanes in each direction and also provides for on-street parking on both sides.
- Option No. 1 does not include the construction of a new sidewalk. Since it has been acknowledged that pedestrians are currently using Roe Crest Drive as a walking route and will continue to do so after reconstruction, and also due to the proximity of Hoover Elementary School, it is our opinion that sidewalk on one side of the street should be included in the project, as provided in Option No. 2. Due to the location of the school, the preferred location for the sidewalk is on the west side of the street. It

is our opinion that the enhancements to pedestrian safety offered by a sidewalk would outweigh the adverse impacts and inconveniences to the residents.

E. Other Utilities

The design of the proposed improvements will be coordinated with the owners of private utilities such as natural gas, electric, telephone, and cable television. Discussions regarding the possibility of burying the existing overhead electric and cable TV lines have been initiated with Xcel Energy and Charter Communications. Design coordination meetings will be held with all private utility companies to identify those utilities that are in conflict with the proposed improvements. Private utility companies will be requested to submit proposed designs and construction schedules for any relocations. The construction schedule for the proposed improvements will be coordinated with the utility relocation schedule to avoid unnecessary delays.

V. NEIGHBORHOOD MEETINGS

All of the property owners within the project limits were invited to neighborhood meetings which were held on January 5th and January 7th. At the meetings, a presentation was made that provided an overview of the project background, existing conditions, proposed improvements, estimated project cost and funding, special assessments, project schedule and what to expect during construction. At the end of the meeting, a questionnaire/survey was distributed to gather information on the property owners' opinions and preferences regarding the proposed improvements and options presented. The meetings were attended by a total of 21 different people representing 16 of the 28 properties invited. Copies of presentation materials and the questionnaire/survey were mailed to the property owners not represented at the meetings. The following is a general summary of the input received at the neighborhood meetings:

- There was general consensus that this segment of Roe Crest Drive should be reconstructed.
- There was general consensus regarding the proposed sanitary sewer, watermain and storm sewer improvements.
- There was general consensus that on-street designated bicycle lanes are not justified or required and that bicycle traffic can be adequately accommodated by shared vehicle/bicycle lanes designated with sharrows.
- The vast majority of the property owners attending the meetings and who returned the surveys are opposed the elimination of parking on one or both sides of the street.
- The vast majority of the property owners attending the meetings and who returned the surveys are opposed the construction of a sidewalk. Some of the reasons provided include:
 - Some residents feel that this sidewalk would not connect to anything at either end, including the south side of Lee Boulevard and residential streets beyond Marie Lane
 - Some residents feel that it is not safe to cross Lee Boulevard at Roe Crest Drive

- Some residents feel that not many children use Roe Crest as a route for walking to school, and referenced existing sidewalks along Hoover Drive and the designated Lee Boulevard crossing
- Some residents feel that existing street is wide enough to be safe for pedestrians on the street
- Some residents expressed their concern regarding snow removal, loss of lawn area and the possible adverse impacts due to people using the sidewalk
- Some of the residents feel that a paved trail along the east side of the radio station property and the east side of the Hoover Elementary property may be an alternative to a sidewalk on Roe Crest Drive
- Some residents expressed their concern regarding the existing problems with drainage and ponding water on the radio station property and in the back yards of the properties west of Roe Crest

A copy of the meeting invitation, a blank copy of the questionnaire/survey, and a summary of the responses received is provided in Appendix E.

VI. RIGHT-OF-WAY AND EASEMENTS

Although the project will be designed to limit construction of the proposed improvements to within the existing 60-foot right-of-way, it is inevitable that minor disturbances to private property will occur during construction of sidewalks, driveways and services. Therefore, we recommend that temporary construction easements be obtained along the project frontage to accommodate these minor disturbances. An easement width of 10-feet is recommended. Easements would also be required from Independent School District No. 77 and the owner of the radio station property for the construction of the proposed back yard drain system.

VII. APPROVALS/PERMITS

Approvals and Permits are required from various agencies for the construction of the project. They include:

- Minnesota Department of Transportation (MnDOT) Municipal State Aid Plan Approval
- Minnesota Pollution Control Agency (MPCA) Sanitary Sewer Extension Permit
- Minnesota Pollution Control Agency (MPCA) General Construction Storm Water Permit
- Minnesota Department of Health (MDH) Plan Review

VIII. PROJECT COST ESTIMATE AND FINANCING

The estimated project costs are summarized below.

ESTIMATED PROJECT COSTS				
	Option No. 1	Option No. 2	Option No. 3	Option No. 4
STREET	\$840,000	\$888,000	\$897,100	\$911,400
STORM SEWER	\$269,300	\$269,300	\$269,300	\$269,300
SANITARY SEWER MAINLINE	\$102,200	\$102,200	\$102,200	\$102,200
SANITARY SEWER SERVICES	\$51,000	\$51,000	\$51,000	\$51,000
WATERMAIN MAINLINE	\$144,500	\$144,500	\$144,500	\$144,500
WATER SERVICES	\$61,700	\$61,700	\$61,700	\$61,700
TOTAL	\$1,468,700	\$1,516,700	\$1,525,800	\$1,540,100

A detailed breakdown of the cost estimate is included in Appendix F.

These cost estimates are based on public construction cost information from other recent projects similar in scope. A contingency factor has been included to compensate for incidental and unforeseen items of work which may not be readily identifiable during the preliminary design stage. The estimated costs of engineering, administration, legal and financing are also included. Since the cost estimates are dependent on the cost of labor, materials, competitive bidding process, weather conditions, and other factors affecting the cost of construction, all cost estimates are opinions for general information and no warranty or guarantee as to the accuracy of construction cost is made. Therefore, financing for this project should be based upon actual competitive bid prices with reasonable contingencies.

It is anticipated that funding for the proposed street and utility improvements would be provided by a combination of Municipal State Aid funds, special assessments, City enterprise funds and ad valorem taxes. According to the City's past practice for calculating assessments, the proposed improvements are assessable to the benefitting properties as follows:

- Street Reconstruction, Sanitary Sewer, Watermain, and Storm Sewer – 40% Assessable, 60% City Cost
- Sanitary Sewer Services– 100% Assessable
- Water Services – 100% Assessable
- Driveway Pavement – 100% Assessable

Street reconstruction, sanitary sewer, and watermain costs are assessed on a front footage basis, services on a unit basis, and driveways on a square footage basis. Applying these assessment rates to the project costs, results in the following unit costs for the assessable items within the Roe Crest Drive project limits:

- Sanitary Sewer Main Line (40%) – \$1,500/connection
- Watermain Mainline (40%) - \$2,100/connection

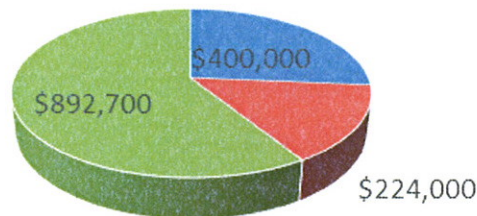
- Street & Storm Sewer Reconstruction - (40%) – \$160/foot
- Sanitary Sewer Services (100%) – \$1,800/connection
- Water Services (100%) – \$2,200/connection

The calculated total estimated assessment for the individual properties on Roe Crest Drive range from \$15,300 to \$26,900. The calculated assessment amounts appear to be unreasonably high. In accordance with the draft assessment policy and past practice, the Council can limit the total assessment for each property at a more reasonable level. The assessment cap used for the 2014 Belgrade Avenue Hill project, was \$7,000, not including a separate assessment for the construction of each driveway, which was added to the cap amount. The resulting average assessments for the Belgrade Avenue Hill project was approximately \$7,734. It is proposed that an assessment cap of \$8,000 including the driveway assessment be considered by the City Council for this project.

Assessment proceedings (hearings, notices, etc.) for the project would follow the requirements of Chapter 429. Detailed assessment rolls will be prepared once the Preliminary Engineering Report has been approved and a date has been set for the Improvement Hearing. However, preliminary calculations based on the estimated project costs show that assessment amounts for all of the properties proposed to be assessed on the project would reach the proposed \$8,000 assessment cap.

Approximately \$400,000 in Municipal State Aid Funds are available for use on this project. Assuming that the \$8,000 assessment cap is used, the following chart shows a breakdown of the proposed project funding:

2016 ROE CREST DRIVE IMPROVEMENT PROJECT PROPOSED FUNDING (Based on Option No. 2)



- ESTIMATED MUNICIPAL STATE AID FUNDS
- ESTIMATED ASSESSMENTS
- ESTIMATED GENERAL FUNDS/ENTERPRISE FUNDS

IX. PROPOSED PROJECT SCHEDULE

The following is the proposed schedule for the project.

Date	Task
October 5, 2015	Resolution Receiving Report and Calling For Hearing on Improvements
January 5 & January 7, 2016	Neighborhood Meeting
February 16, 2016	Improvement Hearing
February 16, 2016	Resolution Ordering Improvement and Preparation of Plan and Specifications
March 21, 2016	Resolution Approving Plans and Specifications and Ordering Advertisement for Bids
April 19, 2016	Open Bids
May 2, 2016	Resolution Declaring Cost to be Assessed and Ordering Preparation of Proposed Assessment
May 2, 2016	Resolution for Hearing on Proposed Assessment
June 6, 2016	Assessment Hearing
June 6, 2016	Resolution Adopting Assessment
June 6, 2016	Resolution Awarding Contract
June 20, 2016	Begin Construction (Approx.)
October 15, 2015	End Construction (Approx.)

X. CONCLUSION AND RECOMMENDATIONS

The existing streets and utilities along Roe Crest Drive are deteriorated and in need of repair. If the infrastructure is not replaced, maintenance costs will continue to rise as further deterioration occurs, and the infrastructure will ultimately fail. We recommend proceeding with the improvements outlined in this report, including Option No. 2 for the street and surface improvements. From an engineering standpoint, this project is feasible, cost effective, and necessary, and can best be accomplished by letting competitive bids for the work. Feasibility is contingent upon City Council findings with respect to project financing.

We recommend that the Council accept this report and call for a hearing on the proposed to solicit further public input on this project.

Appendix A – Existing Conditions

Appendix B – Safe Routes to School Excerpt

Recommended Strategies

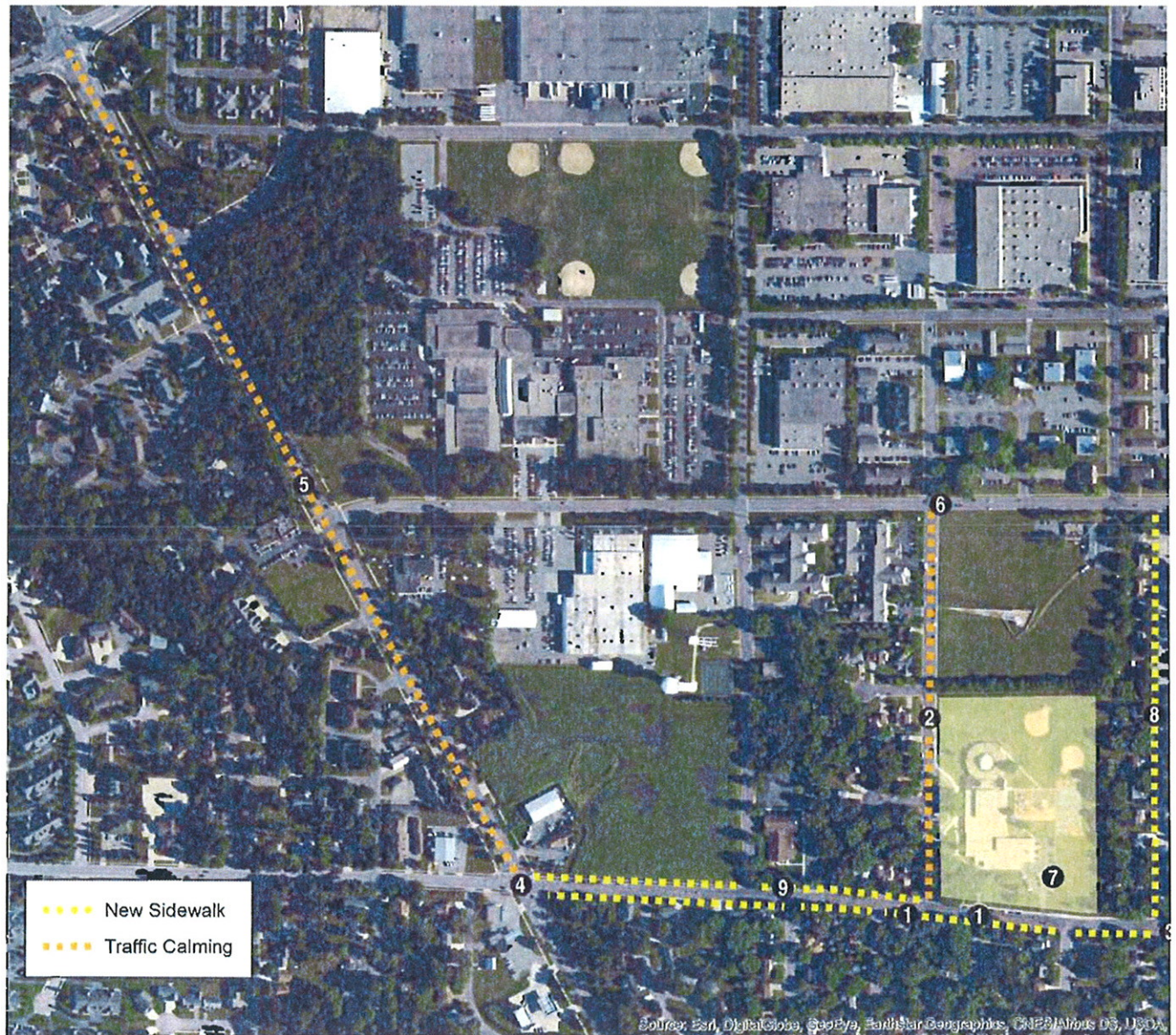
The following strategies are possible solutions to alleviate, improve, or mitigate existing concerns, conditions, or barriers for children to be able to walk and bike to school safely. The overall goal is to increase the number of students who walk and bike to school. The strategies below have been suggested by Region Nine Development Commission to improve safety around the school and neighborhood based on the vision statement, community assessment, and identification of barriers and concerns. The strategies are listed under the goals determined during the kick-off meeting. Strategies below also include infrastructure and non-infrastructure recommendations. Not all of the strategies will be able to be implemented right away. Strategies may range from short-term to long-term projects. For instance, infrastructure projects are generally long-term strategies which require additional considerations while many strategies meant to educate and encourage students to walk and bike to school can be completed with short-term planning and preparation.

Engineering

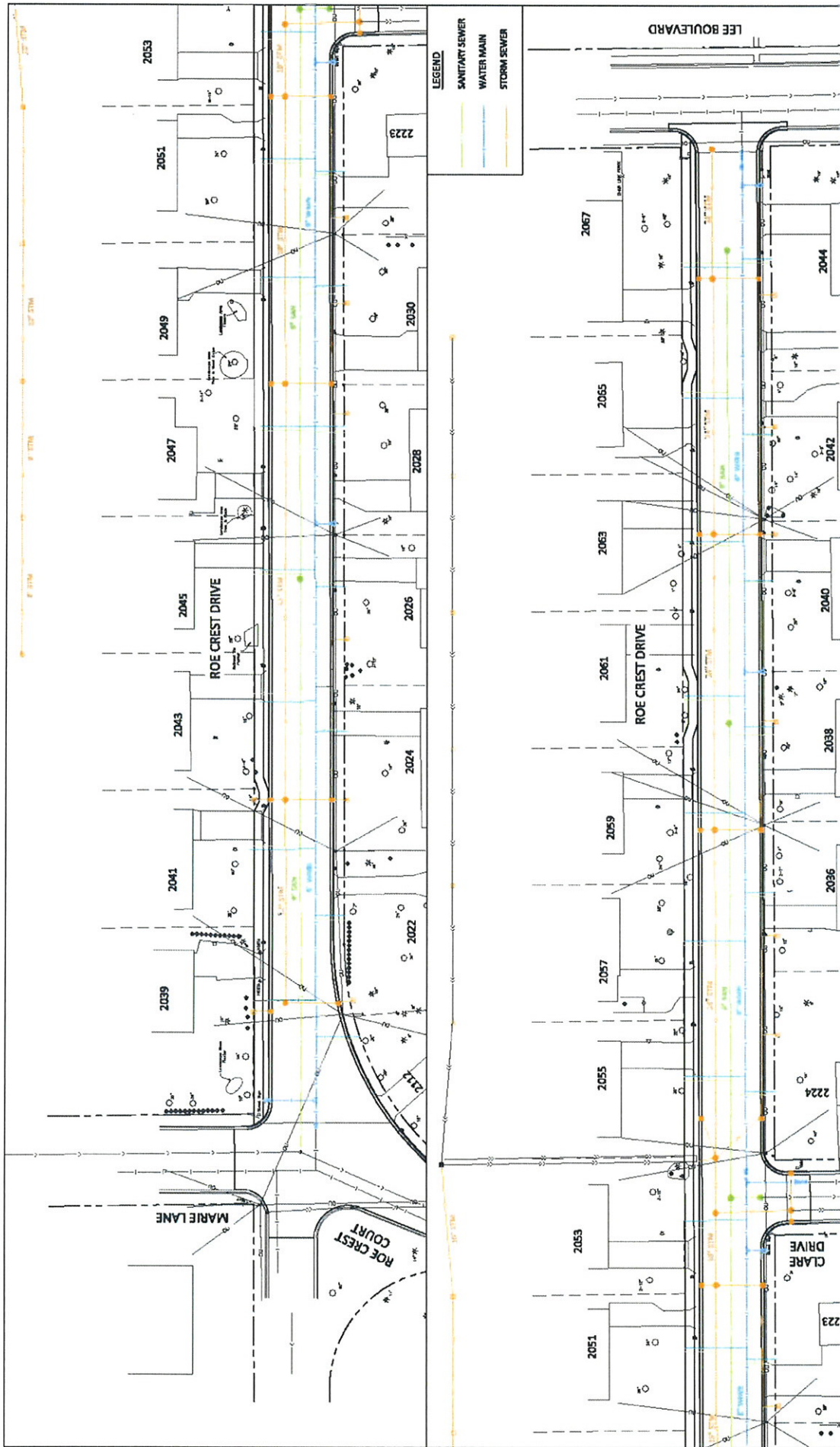
Hoover Elementary (see figure 4.1)

1. Install sidewalk along the south side of Marie Lane from Lookout Drive to Roe Crest Drive and create a mid-block crossing which lines up with the school's south entrance.
2. Consider traffic calming measures along Hoover Drive such as curb extensions, marked high visibility crossings with continental or zebra striping, or parking restrictions.
3. Reconfigure Roe Crest Court/Marie Lane intersection to remove wide curve in intersection.
4. Address timing of the traffic light at Marie Lane/Lookout Drive Intersection to lengthen the time allowed for children to cross Lookout Drive.
5. Consider non-motorized friendlier design to Lookout Drive including possibly bituminous trail for bikes, pre-warning signs on north bound lane of Lookout Drive warning of intersection and crossings, and removal of crosswalk at Lee Blvd to encourage and educate children to cross at improve signal crossing at Marie Lane.
6. Consider upgrading flashing crosswalk light if warranted on Lee Boulevard and Hoover Drive to a rectangular rapid flashing beacon crosswalk, HAWK crosswalk, and/or curb extensions to reduce traffic speed and increase yield rate.
7. Address arrival and dismissal procedure by reconfigure parking lot with parent drop-off loop to remove parents dropping off on the street. In the short term, consider eliminating parking on west side of Hoover Drive to increase safety during arrival and dismissal times (enforce this with cones), reduce drop off on the opposite side of the street from the school, and improve access for buses.
8. Consider sidewalks as part of a reconstruction project on Roe Crest Dr. due to higher traffic counts than surrounding streets. If sidewalks are only feasible on one side of the street, the west side of the street would be preferred as it is on the same side as the school. Consider changing of the alignment of the crosswalk at Roe Crest Drive and Lee Boulevard to line up with any new sidewalks.
9. Consider sidewalk replacement along Marie Lane as sidewalk is beginning to deteriorate and is narrower than other sidewalks in North Mankato.

Figure 4.1: Hoover Elementary Recommended Improvements Map



Appendix C –Proposed Utility Improvements

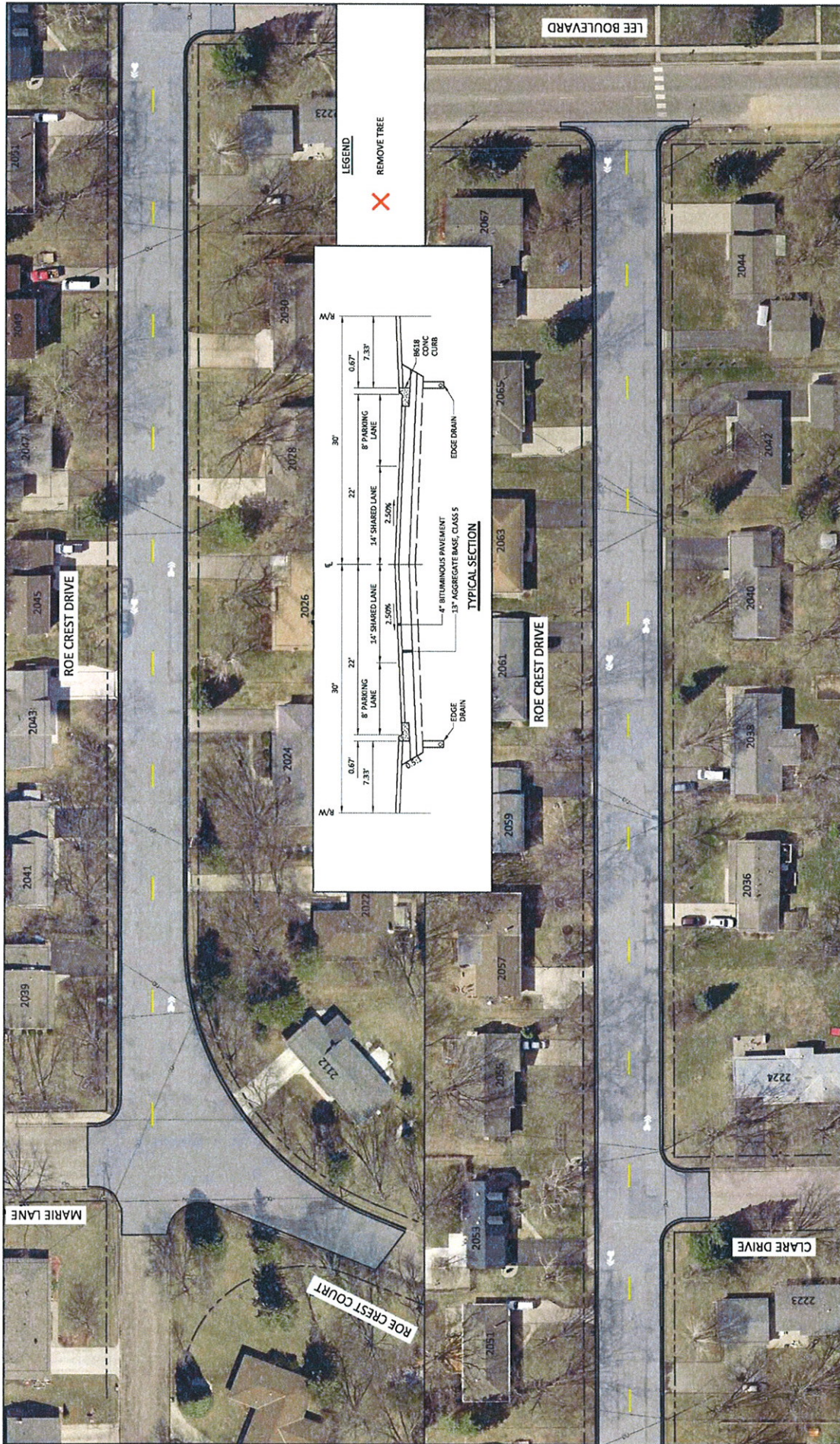


ROE CREST DRIVE IMPROVEMENTS
NORTH MANKATO, MINNESOTA
FIGURE 2 - PROPOSED UTILITIES



City of Mankato, Minnesota
Engineering Department
1/1/14

Appendix D –Street and Surface Improvement Options

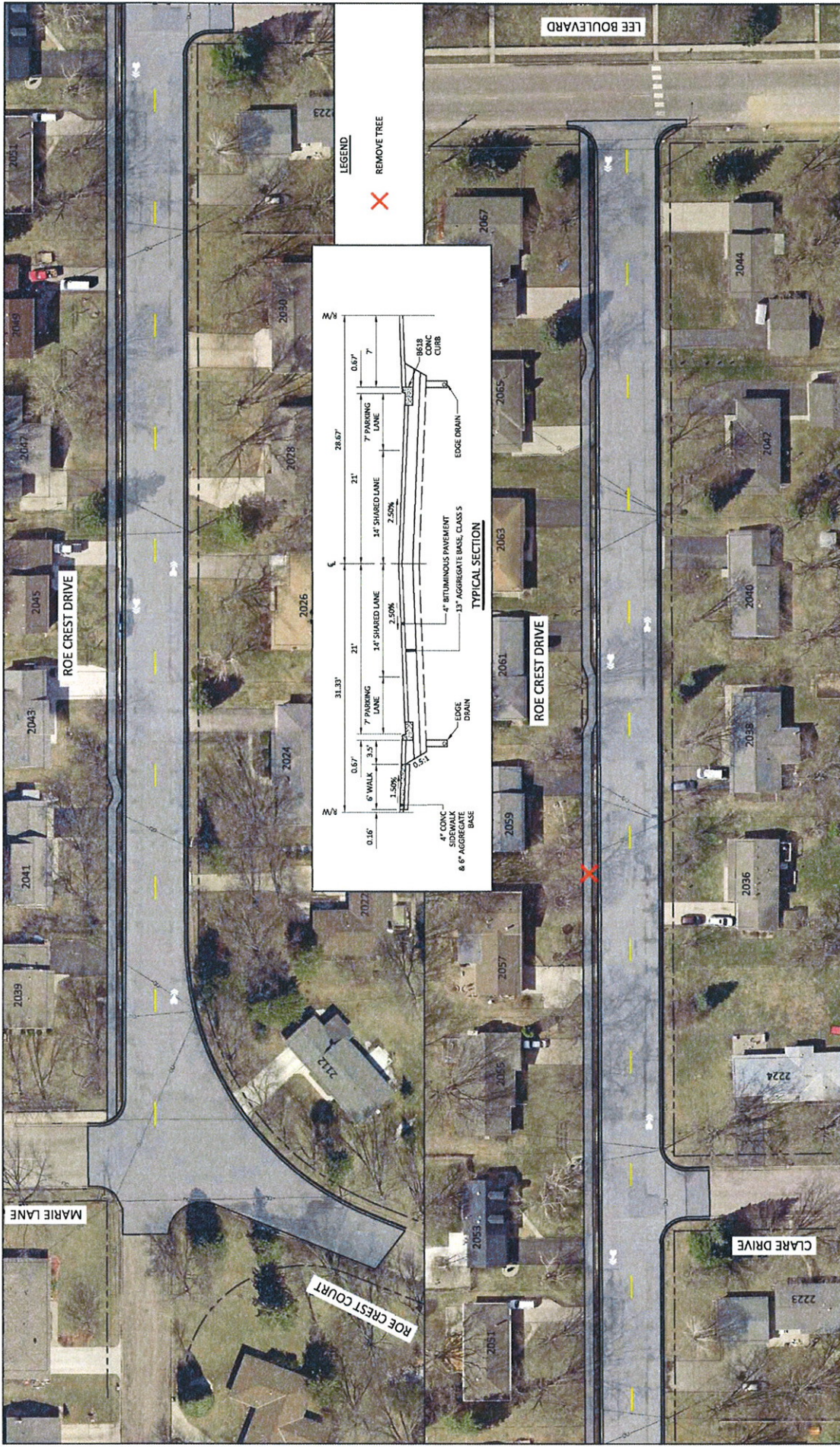


ROE CREST DRIVE IMPROVEMENTS
NORTH MANKATO, MINNESOTA

FIGURE 3 - OPTION 1 - 44' WIDE (SAME AS EXISTING), PARKING BOTH SIDES, NO SIDEWALK, NO DESIGNATED BIKE LANES, ACCOMMODATES SHARED LANE MARKING (SHARROWS)

0 30 60 FEET

Bolton & Menk, Inc. 1111 1st Street, North Mankato, MN 56001
 P: 561.233.1111 F: 561.233.1112 E: info@boltonmenk.com
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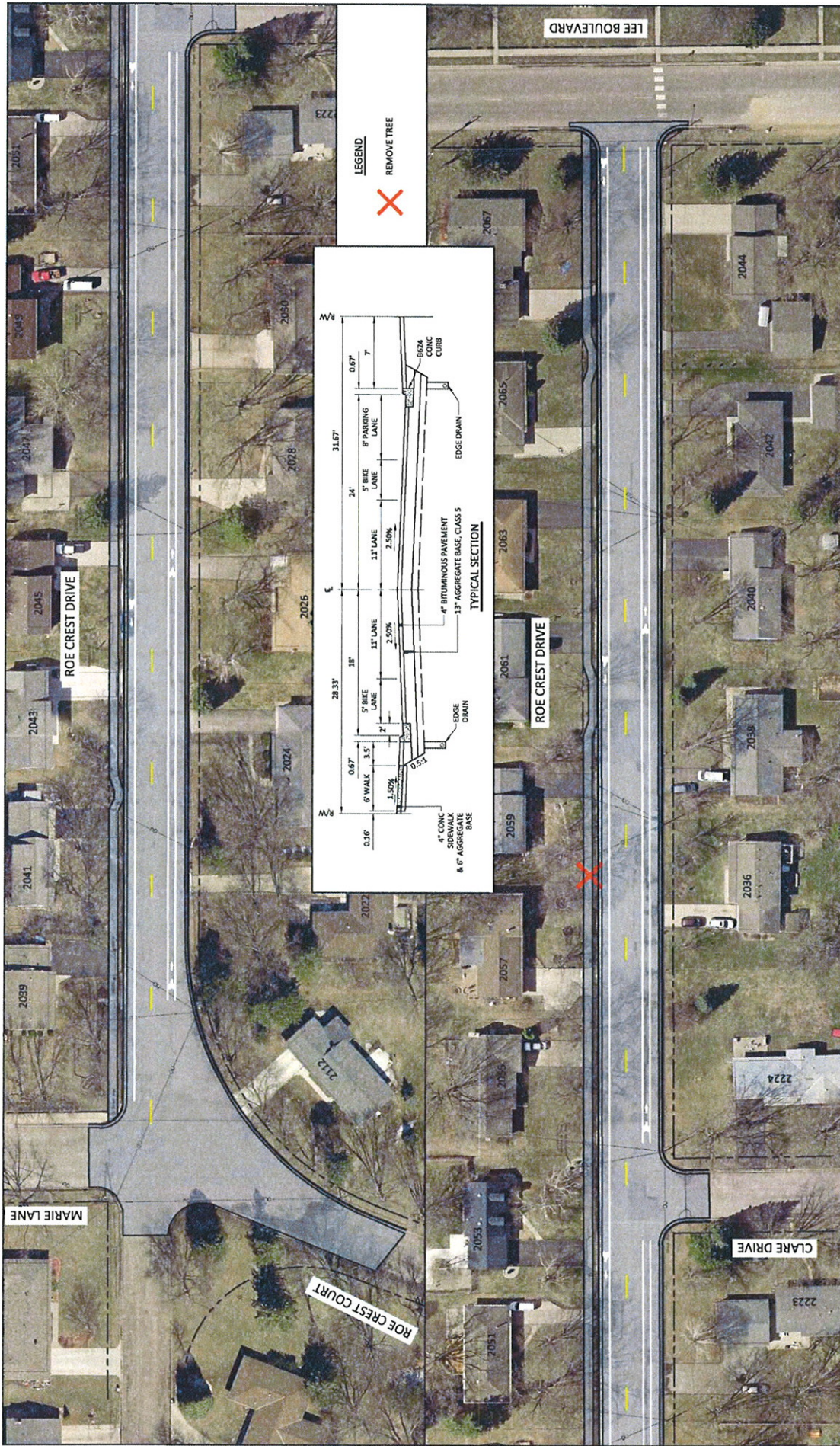


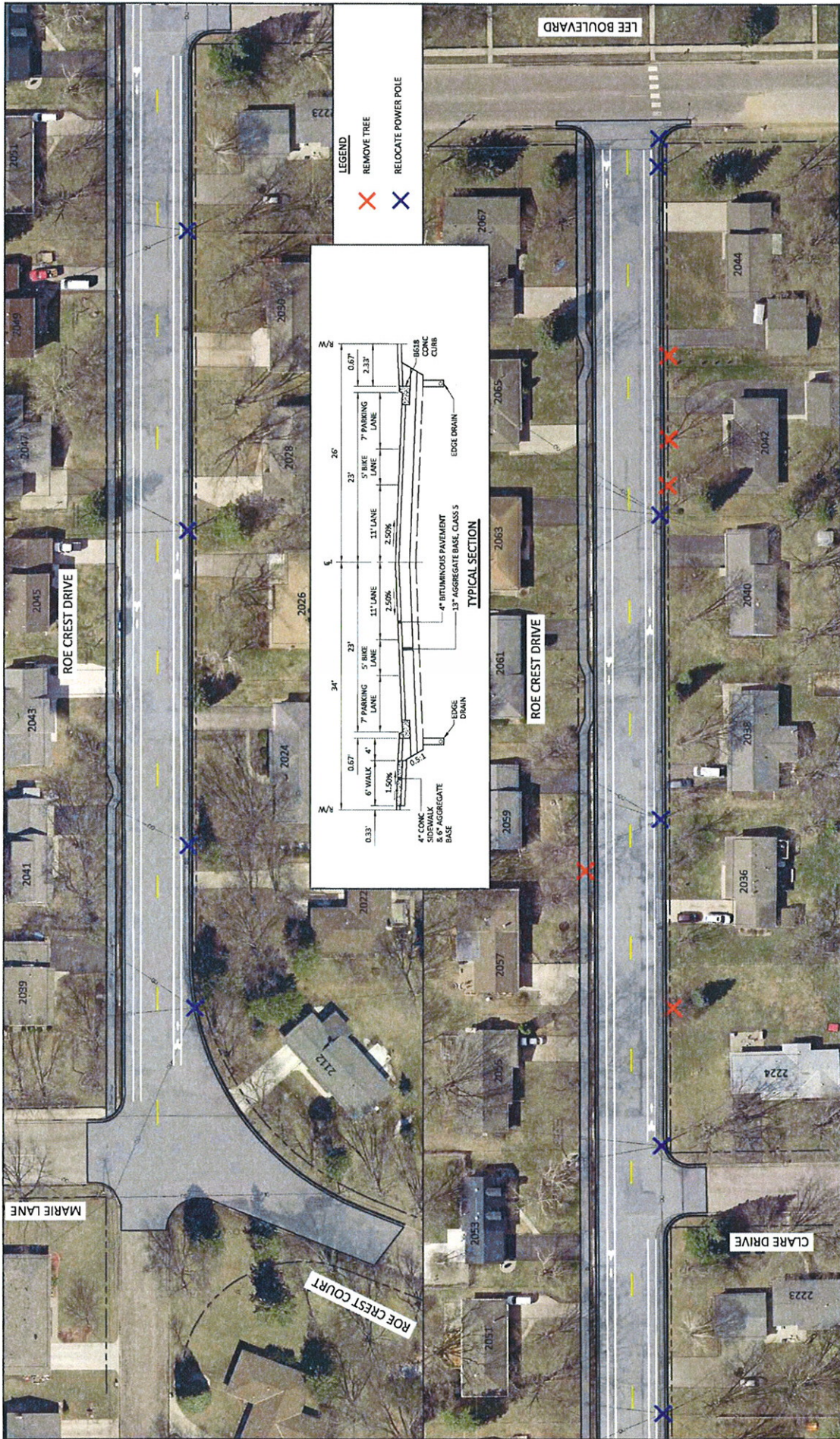
ROE CREST DRIVE IMPROVEMENTS
NORTH MANKATO, MINNESOTA

FIGURE 4 - OPTION 2 - 42' WIDE, PARKING BOTH SIDES, SIDEWALK ON WEST SIDE,
 NO DESIGNATED BIKE LANES, ACCOMMODATES SHARED LANE MARKING (SHARROWS)

0 30 60 FEET

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ROE CREST DRIVE IMPROVEMENTS
NORTH MANKATO, MINNESOTA
 FIGURE 6 - OPTION 4 - 46' WIDE, PARKING BOTH SIDES,
 SIDEWALK ON WEST SIDE, DESIGNATED BIKE LANES BOTH SIDES



Scale: 1" = 30' (Horizontal) / 1" = 15' (Vertical)
 Date: 1/27/18
 Project: Roe Crest Drive Improvements

Appendix E – Neighborhood Meetings

**Neighborhood Meeting
Roe Crest Drive Street and Utility Improvement Project
Tuesday, January 5th 6:00-7:30 p.m.
Or
Thursday, January 7th 6:00-7:30 p.m.
City Council Chambers, City Hall
1001 Belgrade Avenue**

The City of North Mankato invites you to attend a neighborhood meeting for the Roe Crest Drive Street and Utility Improvement Project. Two meetings covering the same information will be held from 6 p.m. – 7:30 p.m. in the City Council Chambers of the North Mankato City Hall, 1001 Belgrade Avenue, on January 5th and January 7th. The City is in the preliminary design phase for the reconstruction of Roe Crest Drive between Marie Lane and Lee Boulevard. It is anticipated that the project will include the reconstruction the underground utilities (sanitary sewer, watermain and storm sewer) as well as the reconstruction of the existing street. Construction is expected to start in the early summer of 2016 and will completed early fall. The purpose of the neighborhood meeting will be to review the options for the proposed street and utility improvements and gather input from the property owners on this segment of Roe Crest Drive before proceeding with the project design. The meeting will be an open house format with a brief presentation at 6:00 p.m.

Your input and feedback are important to this process! We look forward to meeting with you at the neighborhood meeting on January 5th or 7th.

If you are unable to attend this meeting and have questions about the project, please feel free to call City Hall at 625-4141.

Sincerely,

THE CITY OF NORTH MANKATO

Dan Sarff
City Engineer
dansa@bolton-menk.com
507-625-4171

(Optional) Name: _____

Roe Crest Drive Street Condition and Reconstruction Amenities Survey

1. Should Roe Crest Drive be reconstructed?
☐ Yes ☐ No
2. Should the project include installation of a sidewalk on the West side of the street?
☐ Yes ☐ No
3. Should the project include shared driving and bicycle lanes "Sharrows"? (see Figure 1)
☐ Yes ☐ No
4. Should the project include on-street designated bicycle lanes? (see Figure 2)
☐ Yes ☐ No
5. If a sidewalk and dedicated bicycle lane are part of the reconstruction, are you willing to give up on-street parking on one side of the street?
☐ Yes ☐ No
6. Which of the project options (1-4) listed below is the best choice? (Please Circle One)

Option No. 1:

- Width – 44 feet (same as existing)
- Parking – both sides
- Sharrows – shared driving and bicycle lanes with painted lines
- Trees Removed – none

Option No. 2:

- Width – 42 feet
- Parking – both sides
- Sidewalk – one side (west)
- Sharrows—shared driving and bicycle lanes with painted lines
- Trees Removed – 1

Option No. 3:

- Width – 42 feet
- Parking – one side (east)
- Sidewalk – one side (west)
- Bicycle Lanes – designated bicycle lanes on both sides
- Trees Removed – 1

Option No. 4:

- Width – 46 feet
- Parking – both sides
- Sidewalk – one side (west)
- Bicycle Lanes – designated bicycle lanes on both sides
- Trees Removed – 9



Figure 1. Sharrow



Figure 2. Designated Bicycle Lane

Should Roe Crest Drive be reconstructed?	Should the project include installation of a sidewalk on the West side of the street?	Should the project include shared driving and bicycle lanes "Sharrows"?	Should the project include on-street designated bicycle lanes?	If a sidewalk and dedicated bicycle lane are part of the reconstruction, are you willing to give up on-street parking on one side of the street?	Which of the project options (1-4) listed below is the best?
Yes	No	Yes	Yes	No	Option 1
Yes	No	Yes	No	No	Option 1
Yes	No	No	No	No	Option 1
Yes	No	Yes	No	No	Option 1
Yes	No	Yes	No	No	Option 1
Yes	No	Yes	No	No	Option 1
Yes	No	Yes	No	No	Option 1
Yes	No	Yes	No	No	Option 1
Yes	No	No	No	No	Option 1
Yes	No	Yes	No	No	Option 1
Yes	Yes	Yes	No	No	Option 2
Yes	No	Yes	No	No	Option 1
Yes	Yes	Yes	No	No	Option 2
Yes	No	Yes	No	No	Option 1
Yes	No	Yes	No	No	Option 1

Yes - 100%	Yes - 13.3%	Yes - 86.7 %	Yes - 6.7 %	Yes - 0%	Option 1 - 86.7%
No - 0%	No - 86.7 %	No - 13.3 %	No - 93.3%	No - 100%	Option 2 - 13.3 %
					Option 3 - 0%
					Option 4 - 0%

15 Total Responses

Appendix F – Detailed Cost Estimate

PRELIMINARY COST ESTIMATE
ROE CREST DRIVE RECONSTRUCTION
CITY OF NORTH MANKATO
CITY PROJECT NO. 15-02ABCD
BMI PROJECT NO. M18.110603

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1/13/2016

ITEM NO.		UNIT	UNIT PRICE	OPTION 1 - 44' WIDE		OPTION 2 - 42' WIDE		OPTION 3 - 42' WIDE		OPTION 4 - 48' WIDE	
				ESTIMATED QUANTITY	TOTAL	ESTIMATED QUANTITY	TOTAL	ESTIMATED QUANTITY	TOTAL	ESTIMATED QUANTITY	TOTAL
SECTION A: STREET											
1	MOBILIZATION	LS	\$20,000.00	1	\$20,000.00	1	\$20,000.00	1	\$20,000.00	1	\$20,000.00
2	TRAFFIC CONTROL	LS	\$5,000.00	1	\$5,000.00	1	\$5,000.00	1	\$5,000.00	1	\$5,000.00
3	CLEAR AND GRUB TREES	EACH	\$300.00	0	\$0.00	1	\$300.00	1	\$300.00	9	\$2,700.00
4	SAW BITUMINOUS PAVEMENT	LF	\$3.00	497	\$1,491.00	497	\$1,491.00	497	\$1,491.00	497	\$1,491.00
5	SAW CONCRETE PAVEMENT	LF	\$5.00	186	\$930.00	186	\$930.00	186	\$930.00	186	\$930.00
6	REMOVE BITUMINOUS PAVEMENT	SY	\$14.00	893	\$12,502.00	893	\$12,502.00	893	\$12,502.00	893	\$12,502.00
7	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SY	\$6.00	211	\$1,266.00	211	\$1,266.00	211	\$1,266.00	211	\$1,266.00
8	REMOVE CONCRETE PAVEMENT	SY	\$13.00	7458	\$96,954.00	7458	\$96,954.00	7458	\$96,954.00	7458	\$96,954.00
9	REMOVE CONCRETE CURB & GUTTER	LF	\$3.00	127	\$381.00	127	\$381.00	127	\$381.00	127	\$381.00
10	REMOVE CONCRETE WALK	SF	\$1.00	116	\$116.00	116	\$116.00	116	\$116.00	116	\$116.00
11	REMOVE CONCRETE DRIVEWAY PAVEMENT	SF	\$2.00	2611	\$5,222.00	2611	\$5,222.00	2611	\$5,222.00	2611	\$5,222.00
12	COMMON EXCAVATION (P)	CY	\$10.00	4430	\$44,300.00	4550	\$45,500.00	4550	\$45,500.00	4820	\$48,200.00
13	SUBGRADE EXCAVATION (EV)	CY	\$10.00	200	\$2,000.00	200	\$2,000.00	200	\$2,000.00	200	\$2,000.00
14	STABILIZING AGGREGATE (CV)	CY	\$40.00	200	\$8,000.00	200	\$8,000.00	200	\$8,000.00	200	\$8,000.00
15	AGGREGATE BASE, CLASS 5 (CV) (P)	CY	\$35.00	3390	\$118,650.00	3270	\$114,450.00	3270	\$114,450.00	3480	\$121,800.00
16	TYPE MV3 WEARING COURSE MIXTURE, 1.5" THICKNESS (P)	SY	\$7.00	8120	\$56,840.00	7795	\$54,565.00	7650	\$53,550.00	8365	\$58,555.00
17	TYPE MV3 NON WEARING COURSE MIXTURE, 2.5" THICKNESS (P)	SY	\$10.50	8120	\$85,260.00	7795	\$81,847.50	7650	\$80,325.00	8365	\$87,832.50
18	BITUMINOUS TACK COAT (P)	GAL	\$4.00	410	\$1,640.00	390	\$1,560.00	385	\$1,540.00	420	\$1,680.00
19	PATCH BITUMINOUS DRIVEWAY PAVEMENT	SY	\$27.00	76	\$2,052.00	76	\$2,052.00	76	\$2,052.00	76	\$2,052.00
20	PATCH CONCRETE DRIVEWAY PAVEMENT	SF	\$7.00	869	\$6,083.00	869	\$6,083.00	869	\$6,083.00	869	\$6,083.00
21	B618 CONCRETE CURB & GUTTER	LF	\$16.00	3105	\$49,680.00	3100	\$49,600.00	3100	\$49,600.00	3100	\$49,600.00
22	B614 CONCRETE CURB & GUTTER	LF	\$19.00	0	\$0.00	0	\$0.00	3100	\$50.00	0	\$0.00
23	7" CONCRETE DRIVEWAY PAVEMENT	SF	\$6.25	5509	\$34,431.25	5509	\$34,431.25	5509	\$34,431.25	5509	\$34,431.25
24	TRUNCATED DOMES	SF	\$58.00	12	\$696.00	48	\$2,784.00	48	\$2,784.00	48	\$2,784.00
25	4" CONCRETE SIDEWALK	SF	\$5.00	120	\$600.00	8900	\$44,500.00	8900	\$44,500.00	8900	\$44,500.00
26	4" PVC PERFORATED STREET EDGE DRAIN	LF	\$8.00	6210	\$49,680.00	6200	\$49,600.00	6200	\$49,600.00	6200	\$49,600.00
27	TOPSOIL BORROW	CY	\$19.00	900	\$17,100.00	850	\$16,150.00	850	\$16,150.00	600	\$11,400.00
28	SEED, FERTILIZE, & MULCH	ACRE	\$1,200.00	1.45	\$1,740.00	1.45	\$1,680.00	1.4	\$1,680.00	1.2	\$1,440.00
29	STABILIZED CONSTRUCTION EXIT	EA	\$2,400.00	2	\$5,000.00	2	\$5,000.00	2	\$5,000.00	2	\$5,000.00
30	INLET PROTECTION - SILT FENCE	EA	\$200.00	34	\$6,800.00	34	\$6,800.00	34	\$6,800.00	34	\$6,800.00
SUBTOTAL SECTION A (STREET):					\$634,414.25		\$670,764.75		\$677,507.25		\$688,319.75
10% CONTINGENCY					\$63,441.42		\$67,076.47		\$67,750.72		\$68,831.97
TOTAL ESTIMATED CONSTRUCTION COST					\$697,855.67		\$737,841.22		\$745,257.97		\$757,151.72
DESIGN AND CONSTRUCTION ENGINEERING					\$125,600.00		\$132,800.00		\$134,200.00		\$136,300.00
SUBTOTAL					\$823,500.00		\$870,600.00		\$879,500.00		\$893,500.00
BONDING COST (2%)					\$16,500.00		\$17,400.00		\$17,600.00		\$17,900.00
TOTAL ESTIMATED COST					\$840,000.00		\$888,000.00		\$897,100.00		\$911,400.00

PRELIMINARY COST ESTIMATE

ROE CREST DRIVE RECONSTRUCTION

CITY OF NORTH MANKATO

CITY PROJECT NO. 15-02ABCD

BMI PROJECT NO. M18.110603

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1/13/2016

ITEM NO.	UNIT	UNIT PRICE	OPTION 1 - 44' WIDE		OPTION 2 - 42' WIDE		OPTION 3 - 42' WIDE		OPTION 4 - 48' WIDE	
			ESTIMATED QUANTITY	TOTAL	ESTIMATED QUANTITY	TOTAL	ESTIMATED QUANTITY	TOTAL	ESTIMATED QUANTITY	TOTAL
SECTION B: STORM SEWER										
31	REMOVE STORM SEWER PIPE (ANY SIZE)	LF	240	\$1,920.00	240	\$1,920.00	240	\$1,920.00	240	\$1,920.00
32	REMOVE STORM SEWER STRUCTURE	EA	5	\$1,500.00	5	\$1,500.00	5	\$1,500.00	5	\$1,500.00
33	6" STORM SEWER	LF	700	\$5,600.00	700	\$5,600.00	700	\$5,600.00	700	\$5,600.00
34	8" STORM SEWER	LF	190	\$5,320.00	190	\$5,320.00	190	\$5,320.00	190	\$5,320.00
35	10" STORM SEWER	LF	270	\$8,100.00	270	\$8,100.00	270	\$8,100.00	270	\$8,100.00
36	12" STORM SEWER	LF	521	\$17,193.00	521	\$17,193.00	521	\$17,193.00	521	\$17,193.00
37	15" STORM SEWER	LF	277	\$13,850.00	277	\$13,850.00	277	\$13,850.00	277	\$13,850.00
38	18" STORM SEWER	LF	253	\$11,385.00	253	\$11,385.00	253	\$11,385.00	253	\$11,385.00
39	24" STORM SEWER	LF	764	\$45,840.00	764	\$45,840.00	764	\$45,840.00	764	\$45,840.00
40	CONNECT TO EXISTING STORM	EA	3	\$2,100.00	3	\$2,100.00	3	\$2,100.00	3	\$2,100.00
41	BACKYARD SURFACE DRAIN STRUCTURE	EA	5	\$6,500.00	5	\$6,500.00	5	\$6,500.00	5	\$6,500.00
42	CONSTRUCT DRAINAGE STRUCTURE DESIGN R-1	LF	96.0	\$26,400.00	96.0	\$26,400.00	96.0	\$26,400.00	96.0	\$26,400.00
43	CONSTRUCT DRAINAGE STRUCTURE DESIGN 4020-48"	LF	83.7	\$23,017.50	83.7	\$23,017.50	83.7	\$23,017.50	83.7	\$23,017.50
44	CONSTRUCT DRAINAGE STRUCTURE DESIGN 4030-60"	LF	13.5	\$5,737.50	13.5	\$5,737.50	13.5	\$5,737.50	13.5	\$5,737.50
45	CONSTRUCT DRAINAGE STRUCTURE DESIGN 4030-66"	LF	12.9	\$6,127.50	12.9	\$6,127.50	12.9	\$6,127.50	12.9	\$6,127.50
46	STORM CASTING ASSEMBLY	EA	35	\$22,750.00	35	\$22,750.00	35	\$22,750.00	35	\$22,750.00
SUBTOTAL SECTION B (STORM SEWER):				\$203,340.50		\$203,340.50		\$203,340.50		\$203,340.50
10% CONTINGENCY				\$20,359.50		\$20,359.50		\$20,359.50		\$20,359.50
TOTAL ESTIMATED CONSTRUCTION COST				\$223,700.00		\$223,700.00		\$223,700.00		\$223,700.00
DESIGN AND CONSTRUCTION ENGINEERING				\$40,300.00		\$40,300.00		\$40,300.00		\$40,300.00
SUBTOTAL				\$264,000.00		\$264,000.00		\$264,000.00		\$264,000.00
BONDING COST (2%)				\$5,300.00		\$5,300.00		\$5,300.00		\$5,300.00
TOTAL ESTIMATED COST				\$269,300.00		\$269,300.00		\$269,300.00		\$269,300.00
SECTION C: SANITARY SEWER MAINLINE										
47	CONNECT TO EXISTING SANITARY SEWER	EA	1	\$900.00	1	\$900.00	1	\$900.00	1	\$900.00
48	EXPLORATORY EXCAVATION	HR	8	\$2,400.00	8	\$2,400.00	8	\$2,400.00	8	\$2,400.00
49	REMOVE SANITARY SEWER MANHOLE	EA	5	\$2,000.00	5	\$2,000.00	5	\$2,000.00	5	\$2,000.00
50	CORE DRILL & BOOT CONNECTION TO EXISTING SANITARY	EA	1	\$1,200.00	1	\$1,200.00	1	\$1,200.00	1	\$1,200.00
51	8" PVC PIPE SEWER SDR 35	LF	1,411	\$45,152.00	1,411	\$45,152.00	1,411	\$45,152.00	1,411	\$45,152.00
52	CONSTRUCT SANITARY SEWER MANHOLE	LF	72.1	\$21,630.00	72.1	\$21,630.00	72.1	\$21,630.00	72.1	\$21,630.00
53	SANITARY CASTING ASSEMBLY	EA	6	\$3,900.00	6	\$3,900.00	6	\$3,900.00	6	\$3,900.00
SUBTOTAL SECTION C (SANITARY SEWER MAINLINE):				\$77,182.00		\$77,182.00		\$77,182.00		\$77,182.00
10% CONTINGENCY				\$7,718.00		\$7,718.00		\$7,718.00		\$7,718.00
TOTAL ESTIMATED CONSTRUCTION COST				\$84,900.00		\$84,900.00		\$84,900.00		\$84,900.00
DESIGN AND CONSTRUCTION ENGINEERING				\$15,300.00		\$15,300.00		\$15,300.00		\$15,300.00
SUBTOTAL				\$100,200.00		\$100,200.00		\$100,200.00		\$100,200.00
BONDING COST (2%)				\$2,004.00		\$2,004.00		\$2,004.00		\$2,004.00
TOTAL ESTIMATED COST				\$102,200.00		\$102,200.00		\$102,200.00		\$102,200.00

PRELIMINARY COST ESTIMATE
ROE CREST DRIVE RECONSTRUCTION
CITY OF NORTH MANKATO
CITY PROJECT NO. 15-02ABCD
BMI PROJECT NO. M18.110603

\\BNSMAN\MS1106032_Preliminary\A_Calculations\110603 roe crest drive preliminary assessment roll 1-13-16.xlsx|Project Costs

1/13/2016

ITEM NO.		UNIT	UNIT PRICE	OPTION 1 - 44' WIDE		OPTION 2 - 42' WIDE		OPTION 3 - 42' WIDE		OPTION 4 - 48' WIDE	
				ESTIMATED QUANTITY	TOTAL	ESTIMATED QUANTITY	TOTAL	ESTIMATED QUANTITY	TOTAL	ESTIMATED QUANTITY	TOTAL
SECTION C2: SANITARY SEWER SERVICES											
54	4" PVC PIPE SDR 26	LF	\$29.00	990	\$28,710.00	990	\$28,710.00	990	\$28,710.00	990	\$28,710.00
55	8" X 4" PVC WYE	EA	\$350.00	28	\$9,800.00	28	\$9,800.00	28	\$9,800.00	28	\$9,800.00
SUBTOTAL SECTION C (SANITARY SEWER SERVICES):					\$38,510.00		\$38,510.00		\$38,510.00		\$38,510.00
10% CONTINGENCY					\$3,890.00		\$3,890.00		\$3,890.00		\$3,890.00
TOTAL ESTIMATED CONSTRUCTION COST					\$42,400.00		\$42,400.00		\$42,400.00		\$42,400.00
DESIGN AND CONSTRUCTION ENGINEERING					\$7,600.00		\$7,600.00		\$7,600.00		\$7,600.00
SUBTOTAL					\$50,000.00		\$50,000.00		\$50,000.00		\$50,000.00
BONDING COST (2%)					\$1,000.00		\$1,000.00		\$1,000.00		\$1,000.00
TOTAL ESTIMATED COST					\$51,000.00		\$51,000.00		\$51,000.00		\$51,000.00
SECTION D1: WATERMAIN MAINLINE											
56	CONNECT TO EXIST WATERMAIN	EA	\$1,200.00	3	\$3,600.00	3	\$3,600.00	3	\$3,600.00	3	\$3,600.00
57	REMOVE WATERMAIN PIPE (ANY SIZE)	LF	\$5.00	1,525	\$7,625.00	1,525	\$7,625.00	1,525	\$7,625.00	1,525	\$7,625.00
58	REMOVE WATER MANHOLE	EA	\$400.00	1	\$400.00	1	\$400.00	1	\$400.00	1	\$400.00
59	SALVAGE HYDRANT	EA	\$700.00	3	\$2,100.00	3	\$2,100.00	3	\$2,100.00	3	\$2,100.00
60	TEMPORARY WATER SERVICE	LS	\$6,000.00	1	\$6,000.00	1	\$6,000.00	1	\$6,000.00	1	\$6,000.00
61	6" WATERMAIN	LF	\$30.00	94	\$2,820.00	94	\$2,820.00	94	\$2,820.00	94	\$2,820.00
62	8" WATERMAIN	LF	\$32.00	1,484	\$47,488.00	1,484	\$47,488.00	1,484	\$47,488.00	1,484	\$47,488.00
63	6" GATE VALVE & BOX	EA	\$1,600.00	5	\$8,000.00	5	\$8,000.00	5	\$8,000.00	5	\$8,000.00
64	8" GATE VALVE & BOX	EA	\$2,000.00	3	\$6,000.00	3	\$6,000.00	3	\$6,000.00	3	\$6,000.00
65	WATERMAIN FITTINGS	LB	\$9.00	660	\$5,940.00	660	\$5,940.00	660	\$5,940.00	660	\$5,940.00
66	HYDRANT	EA	\$3,800.00	5	\$19,000.00	5	\$19,000.00	5	\$19,000.00	5	\$19,000.00
67	2" POLYSTYRENE INSULATION	SY	\$25.00	7	\$175.00	7	\$175.00	7	\$175.00	7	\$175.00
SUBTOTAL SECTION D (WATERMAIN MAINLINE):					\$109,148.00		\$109,148.00		\$109,148.00		\$109,148.00
10% CONTINGENCY					\$10,915.20		\$10,915.20		\$10,915.20		\$10,915.20
TOTAL ESTIMATED CONSTRUCTION COST					\$120,100.00		\$120,100.00		\$120,100.00		\$120,100.00
DESIGN AND CONSTRUCTION ENGINEERING					\$21,600.00		\$21,600.00		\$21,600.00		\$21,600.00
SUBTOTAL					\$141,700.00		\$141,700.00		\$141,700.00		\$141,700.00
BONDING COST (2%)					\$2,800.00		\$2,800.00		\$2,800.00		\$2,800.00
TOTAL ESTIMATED COST					\$144,500.00		\$144,500.00		\$144,500.00		\$144,500.00
SECTION D2: WATERMAIN SERVICES											
68	1" COPPER WATER SERVICE PIPE TYPE K	LF	\$27.00	1,000	\$27,000.00	1,000	\$27,000.00	1,000	\$27,000.00	1,000	\$27,000.00
69	1" CORPORATION STOP & SADDLE	EA	\$350.00	28	\$9,800.00	28	\$9,800.00	28	\$9,800.00	28	\$9,800.00
70	1" CURB STOP & BOX	EA	\$350.00	28	\$9,800.00	28	\$9,800.00	28	\$9,800.00	28	\$9,800.00
SUBTOTAL SECTION D (WATERMAIN SERVICES):					\$46,600.00		\$46,600.00		\$46,600.00		\$46,600.00
10% CONTINGENCY					\$4,700.00		\$4,700.00		\$4,700.00		\$4,700.00
TOTAL ESTIMATED CONSTRUCTION COST					\$51,300.00		\$51,300.00		\$51,300.00		\$51,300.00
DESIGN AND CONSTRUCTION ENGINEERING					\$9,200.00		\$9,200.00		\$9,200.00		\$9,200.00
SUBTOTAL					\$60,500.00		\$60,500.00		\$60,500.00		\$60,500.00
BONDING COST (2%)					\$1,200.00		\$1,200.00		\$1,200.00		\$1,200.00
TOTAL ESTIMATED COST					\$61,700.00		\$61,700.00		\$61,700.00		\$61,700.00

PRELIMINARY COST ESTIMATE
ROE CREST DRIVE RECONSTRUCTION
CITY OF NORTH MANKATO
CITY PROJECT NO. 15-02ABCDE
BMI PROJECT NO. M18.110603

H:\NMAN\M181106032_Preliminary\A_Calculations\110603 roe crest drive preliminary assessment roll 1-13-16.xls\Project Cost

1/13/2016

ITEM NO.		UNIT	PRICE	OPTION 1 - 44' WIDE		OPTION 2 - 42' WIDE		OPTION 3 - 42' WIDE		OPTION 4 - 48' WIDE	
				ESTIMATED QUANTITY	TOTAL	ESTIMATED QUANTITY	TOTAL	ESTIMATED QUANTITY	TOTAL	ESTIMATED QUANTITY	TOTAL
TOTAL PROJECT COSTS											
			STREET		\$840,000.00		\$888,000.00		\$897,100.00		\$911,400.00
			STORM SEWER		\$269,300.00		\$269,300.00		\$269,300.00		\$269,300.00
			SANITARY SEWER MAINLINE		\$102,200.00		\$102,200.00		\$102,200.00		\$102,200.00
			SANITARY SEWER SERVICES		\$51,000.00		\$51,000.00		\$51,000.00		\$51,000.00
			WATERMAIN MAINLINE		\$144,500.00		\$144,500.00		\$144,500.00		\$144,500.00
			WATERMAIN SERVICES		\$61,700.00		\$61,700.00		\$61,700.00		\$61,700.00
			TOTAL PROJECT COSTS		\$1,468,700.00		\$1,516,700.00		\$1,525,800.00		\$1,540,100.00

Services Provided:

Civil and Municipal Engineering
Water and Wastewater Engineering
Traffic and Transportation Engineering
Aviation Planning and Engineering
Water Resources Engineering
Coatings Inspection Services
Landscape Architecture Services
Surveying and Mapping
Geographic Information System Services
Funding Assistance

www.bolton-menk.com

CITY OF NORTH MANKATO
REQUEST FOR COUNCIL ACTION



Agenda Item #11F	Department: City Planner	Council Meeting Date: 1/19/16																																																					
TITLE OF ISSUE: 2015 End-of-Year Planning and Zoning Report.																																																							
BACKGROUND AND SUPPLEMENTAL INFORMATION: Please review the attached report.																																																							
<i>If additional space is required, attach a separate sheet</i>																																																							
REQUESTED COUNCIL ACTION: No action requested																																																							
Motion By: _____ Second By: _____ Vote Record: <table style="margin-left: 40px; border: none;"> <tr> <td style="text-align: center;">Aye</td> <td style="text-align: center;">Nay</td> <td></td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Norland</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Freyberg</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Spears</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Steiner</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Dehen</td> </tr> </table>	Aye	Nay		_____	_____	Norland	_____	_____	Freyberg	_____	_____	Spears	_____	_____	Steiner	_____	_____	Dehen	<div style="text-align: center; border-bottom: 1px solid black; margin-bottom: 10px;"> SUPPORTING DOCUMENTS ATTACHED </div> <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Resolution</td> <td style="text-align: center;">Ordinance</td> <td style="text-align: center;">Contract</td> <td style="text-align: center;">Minutes</td> <td style="text-align: center;">Map</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td colspan="5">Other (specify) <u>Report</u></td> </tr> <tr><td colspan="5">_____</td></tr> <tr><td colspan="5">_____</td></tr> <tr><td colspan="5">_____</td></tr> <tr><td colspan="5">_____</td></tr> </table>		Resolution	Ordinance	Contract	Minutes	Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other (specify) <u>Report</u>					_____					_____					_____					_____				
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2015 End-of-Year Planning and Zoning Report

NORTH MANKATO ZONING HISTORY

PLATTING 2015

Legal Description	Application	Applicant	Zoning District	Planning Comm. MO/YR.	City Council MO/YR.	Subdivision Name
Outlot A, Marigold Subdivision	Preliminary and Final Plat	Adam Huiras	CBD	Jan-15 Approval	Jan-15 Approval	Knight Development Subdivision
Duehring Subdivision	Preliminary and Final Plat	Brian Duehring	B-3	Mar-15 Approval	Mar-15 Approval	Duehring Subdivision No. 2
Part of Section 3-108-27W	Preliminary and Final Plat	Mayo Clinic Health System	B-3	Jul-15 Approval	Jul-15 Approval	Mayo Addition
RLS No. 59	Preliminary and Final Plat	John Zender/Arlo Zander	B-3	Jul-15 Approval	Jul-15 Approval	Registered Land Survey No. 69
Lot 2, Block One, Butterworth Subdivision and Lots 1,2,3, and 4, Poliquin's Subdivision and part of Block 36, Wendel Hodapp's Addition	Preliminary and Final Plat	Doug Anderson	B-3	Aug-15 Approval	Aug-15 Approval	DDD Subdivision

NORTH MANKATO ZONING HISTORY

CONDITIONAL USE PERMITS

2015

Address	Applicant	Application Number	Planning Comm. MO/YR	City Council MO/YR	Applications/ Conditions
Avalon Manufactured Home Park	Dick Lundin	CU-7-97 Amendment	Sept. 15 Table	Sept. 15	-
			Oct. 15 Approve	Oct. 15 Approve	<ol style="list-style-type: none"> 1. Extend and maintain screening along the entire easterly boundary of the park 2. Rent storage units only to Camelot Park of North Mankato, LLC residents 3. The development shall be subject to the amended Chapter 152 of the City Code 4. Convert the Drummer Life Estate consisting of a minimum of three acres of parkland subsequent to the vacation of the property and buildings by Mr. & Mrs. Ray Drummer 5. Construct two storm water holding ponds designed for 100-year rainfall events 6. Submit site plan which includes landscaping, trees, street lighting and signage for staff approval. Actual improvements shall be in conformance with submitted plans 7. In any event, no manufactured home older than twenty years shall be permitted into the park and that all units must have a peaked shingled roof, horizontal lapped siding and skirting 8. Coordinate with School District 77 on the location, installation and costs of a chain link fence between the two properties 9. Execute both permanent and temporary construction easements for construction of pedestrian trail along the east side of the Camelot II Subdivision which amounts to 20,000 sq. ft. more or less

NORTH MANKATO ZONING HISTORY

VARIANCES

2015

Address	Applicant	Application Number	Planning Comm.		City Council		Applications/ Conditions
			MO/YR	Action	MO/YR	Action	
32 Deer Trail	Kerry & Jennifer Walls	V-1-15	May-15	Tabled	Jun-15	Approved	Increase the maximum height of a fence in a front yard setback from 3 feet to 5 feet
			Jun-15	Approved			

NORTH MANKATO ZONING HISTORY

ZONING - 2015

Address/Legal Description	Applicant	Application Number	Planning Comm. MO/YR	Action	City Council MO/YR	Action	Applications/ Conditions
Lot 1, Block 1, Mayo Addition	Mayo Clinic Health Systems	Z-1-15	Jul-15	Approval	Jul-15	Approval	Zone land annexed into the City limits as B-3, General Commercial

Issued Building Permits - Year to Date Report

	Single Family	Duplex	Twin Homes	Townhome Condos	Apt/ Asst Living	Garages	Industry Commercial	Other	Residential Remodel	Totals
2015										
Number of Permits	41	0	0	5	3	2	45	25	825	946
Number of Units	41	0	0	19	12	0	0	0	0	72
Dollar Value	\$9,800,910	\$0	\$0	\$3,665,000	\$1,020,000	\$34,400	\$8,944,511	\$895,255	\$5,537,629	\$29,897,705
Revenue	\$86,883.85	\$0.00	\$0.00	\$29,143.47	\$8,254.59	\$696.96	\$84,172.44	\$7,649.13	\$121,107.59	\$337,908.03
2014										
Number of Permits	32	4	0	0	4	3	44	36	793	916
Number of Units	32	8	0	0	16	0	0	0	0	56
Dollar Value	\$8,014,300	\$1,151,000	\$0	\$0	\$1,360,000	\$55,000	\$2,896,617	\$1,144,375	\$4,281,941	\$18,903,233
Revenue	\$70,290.22	\$9,654.18	\$0.00	\$0.00	\$11,006.12	\$1,114.89	\$33,955.34	\$12,931.48	\$101,167.52	\$240,119.75
2013										
Number of Permits	31	4	2	0	2	4	51	29	857	980
Number of Units	31	8	2	0	17	0	0	0	0	58
Dollar Value	\$7,941,940	\$1,151,000	\$375,550	\$0	\$1,358,000	\$68,800	\$4,674,207	\$1,187,222	\$5,263,890	\$22,020,609
2012										
Number of Permits	35	0	0	4	2	10	50	53	1420	1,574
Number of Units	35	0	0	4	8	0	0	0	0	47
Dollar Value	\$7,895,390	\$0	\$0	\$793,800	\$680,000	\$122,400	\$3,107,724	\$3,244,168	\$11,665,332	\$27,508,814
2011										
Number of Permits	15	0	0	4	2	4	55	58	1612	1,750
Number of Units	15	0	0	4	10	0	0	0	0	29
Dollar Value	\$3,957,510	\$0	\$0	\$740,000	\$895,172	\$38,600	\$17,133,415	\$1,812,284	\$11,262,855	\$35,839,836
2010										
Number of Permits	15	0	0	2	0	11	45	44	2073	2,190
Number of Units	15	0	0	8	0	0	0	0	0	23
Dollar Value	\$3,331,230	\$0	\$0	\$1,400,000	\$0	\$142,743	\$3,690,890	\$1,418,178	\$14,379,728	\$24,362,769

CITY OF NORTH MANKATO
REQUEST FOR COUNCIL ACTION



Agenda Item #11G	Department: City Planner	Council Meeting Date: 1/19/16																																	
TITLE OF ISSUE: Consider Resolution Approving the Belgrade Avenue Corridor Study.																																			
BACKGROUND AND SUPPLEMENTAL INFORMATION: Please review the attached information.																																			
<i>If additional space is required, attach a separate sheet</i>																																			
REQUESTED COUNCIL ACTION: Adopt Resolution Approving the Belgrade Avenue Corridor Study.																																			
<div style="border-bottom: 1px solid black; margin-bottom: 5px;">Motion By: _____</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Second By: _____</div> <div style="margin-top: 10px;"> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Vote Record:</td> <td style="width: 10%; text-align: center;">Aye</td> <td style="width: 10%; text-align: center;">Nay</td> <td></td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Norland</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Freyberg</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Spears</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Steiner</td> </tr> <tr> <td></td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Dehen</td> </tr> </table> </div>	Vote Record:	Aye	Nay			_____	_____	Norland		_____	_____	Freyberg		_____	_____	Spears		_____	_____	Steiner		_____	_____	Dehen	<div style="text-align: center; border-bottom: 1px solid black; margin-bottom: 10px;"> SUPPORTING DOCUMENTS ATTACHED </div> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Resolution</td> <td style="width: 20%;">Ordinance</td> <td style="width: 20%;">Contract</td> <td style="width: 20%;">Minutes</td> <td style="width: 20%;">Map</td> </tr> <tr> <td style="text-align: center;"><div style="border: 1px solid black; padding: 2px 10px;">X</div></td> <td style="text-align: center;"><div style="border: 1px solid black; width: 40px; height: 20px; margin: 0 auto;"></div></td> <td style="text-align: center;"><div style="border: 1px solid black; width: 40px; height: 20px; margin: 0 auto;"></div></td> <td style="text-align: center;"><div style="border: 1px solid black; width: 40px; height: 20px; margin: 0 auto;"></div></td> <td style="text-align: center;"><div style="border: 1px solid black; width: 40px; height: 20px; margin: 0 auto;"></div></td> </tr> </table> <div style="margin-top: 10px;"> Other (specify) <u>Information</u> </div> <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div>	Resolution	Ordinance	Contract	Minutes	Map	<div style="border: 1px solid black; padding: 2px 10px;">X</div>	<div style="border: 1px solid black; width: 40px; height: 20px; margin: 0 auto;"></div>	<div style="border: 1px solid black; width: 40px; height: 20px; margin: 0 auto;"></div>	<div style="border: 1px solid black; width: 40px; height: 20px; margin: 0 auto;"></div>	<div style="border: 1px solid black; width: 40px; height: 20px; margin: 0 auto;"></div>
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RESOLUTION NO.

RESOLUTION APPROVING PROPOSED
BELGRADE AVENUE CORRIDOR STUDY

WHEREAS, the Mankato/North Mankato Area Planning Organization (MAPO) has endorsed a study of the Belgrade Avenue corridor from the Highway 169 ramps to Lee Boulevard; and

WHEREAS, the study would make recommendations for potential future improvements including improving safety, managing existing and future lane configurations, access management, intersection control, streetscaping and pedestrian connectivity; and

WHEREAS, the study would engage the public in the process; and

WHEREAS, the City of North Mankato in partnership with MAPO would issue a Request for Proposal (RFP) to select a qualified planning or engineering firm to conduct the corridor study; and

WHEREAS, the cost of the study would be funded by MAPO with North Mankato staff overseeing the project.

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

- 1) The attached document outlines the minimum requirements for the corridor study.
- 2) The City Council endorses the Belgrade Avenue Corridor Study.

Adopted by the City Council this 19th day of January, 2016.

Mayor

ATTEST:

City Clerk

The Mankato/North Mankato Area Planning Organization (MAPO) has endorsed a study of the Belgrade Avenue corridor from the Highway 169 ramps to Lee Boulevard. The purpose of the study is to examine Belgrade Avenue and make recommendations for potential future improvements to improve safe and efficient travel for all users. The study of the Belgrade Avenue corridor will evaluate alternatives for management of existing and future lane configurations, access management, intersection control, streetscaping and pedestrian connectivity. The proposed study would include a public engagement process to include those who live on Belgrade Avenue and those who own businesses on Belgrade Avenue.

In partnership with the MAPO, the City would issue a Request for Proposal (RFP) to select a qualified planning or engineering firm to conduct the corridor study. The cost of the study would be funded by the MAPO with North Mankato staff overseeing the project.

This corridor study should include the following, at a minimum:

- Establish a corridor vision, purpose, and need for the project with respect to transportation needs within the corridor.
- Review of existing and proposed land use
- Review of past planning documents and studies
- Access management
- Analysis of existing facilities
- Preparation of 25-year traffic projections based on projected land use.
- Provide an array of alternatives for roadway cross sections, including travel lane configurations, parking, and pedestrian and bicycle accommodations..
- Preparation of Intersection Control Evaluations (ICE) at the Belgrade Avenue/TH 169 southbound ramp intersection and the Belgrade Avenue/Lee Boulevard intersection.
- Evaluation of possible alternative intersection traffic control at the remaining major intersections.
- Traffic Operations Analysis
- Analysis and Compilation of Crash Data
- Environmental and social impacts (screening level only)
- Evaluation of advantages and disadvantages and cost comparisons of the various alternatives
- Examining impacts to freight movements along and through the corridor.
- Investigation of the feasibility of construction of alternatives within existing rights-of-way and right-of-way needs for other contemplated alternatives
- Analysis of resulting capacity and level of service at major intersections
- Analysis of existing functional classification under FHWA guidelines and future functional classification.
- A recommended implementation plan with cost estimates.

Contextual Summary of Study Area:

The Belgrade Avenue corridor is a transportation corridor through the North Mankato valley that runs from the Highway 169 off ramp to Lee Boulevard. Belgrade Avenue serves as the main access to the Veterans Memorial Bridge which leads into the City of Mankato. The roadway is classified as a minor arterial with traffic volumes ranging from 6,700 AADT to 9,800 AADT.

As there are various land uses along the corridor, there are two primary zoning classifications along the Belgrade Avenue. From the Veterans Memorial Bridge to Center Street, the zoning is classified as Central Business District (CBD). The 200 Block of Belgrade Avenue contains the highest concentration of businesses in a downtown setting and carries the highest AADT on four lanes of traffic. From Range Street to Center Street there is a mix of businesses, multi-family dwellings and single-family dwellings on two lanes of traffic. From Center Street to Lee Boulevard the zoning is primarily R-1, One-Family Dwelling on two lanes of traffic. The North Mankato Municipal Building, Police Annex and Library are located on Belgrade Avenue near the Lee Boulevard intersection.

The City of North Mankato believes that the primary attention of the corridor study will focus on the 200 block of Belgrade Avenue within emphasis on its intersections with Highway 169 and Lee Boulevard.

The City of North Mankato has initiated a Downtown Redevelopment Study for the segment of Belgrade Avenue between TH 169 and Center Street. It is anticipated that the preparation of the downtown redevelopment study will continue concurrently with the Belgrade Avenue Corridor Study.

The above is not meant to fully define the study for the proposer nor is intended to relay all the issues that may be defined during a course of a study. The above is only intended to provide a context to the corridor.

Information to be Provided by the City of North Mankato:

- Previously prepared plans and studies
- Anticipated future land use in areas adjacent to the Belgrade Avenue corridor
- Belgrade Avenue Redevelopment Plan (to be prepared concurrently with Corridor Study).



CITY OF NORTH MANKATO

OFFICE OF THE MAYOR

PROCLAMATION

WHEREAS, Mankato Clinic is celebrating 100 years of caring for this region with a healthy living initiative called Thrive: eat/move/sleep. Thrive is designed to help encourage community members to eat, move, sleep and live as healthy as possible; and

WHEREAS, a healthy living initiative is one where this region's organizations, businesses and residents can work together to improve our collective health; and

WHEREAS, healthy living focusing in southern Minnesota, together we can inspire one another to make small choices that lead to big changes in our overall health and wellness; and

WHEREAS, it is fitting and proper that, to begin a year of health and wellness, that we recognize the tremendous impact this initiative can bring to southern Minnesota.

NOW THEREFORE I, Mark Dehen, Mayor of North Mankato, proclaim 2016 as:

THRIVE

In the City of North Mankato, and encourage all citizens to join together to live healthier by eating better, moving more and getting healthy sleep.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of North Mankato, Minnesota, to be affixed on this 19th day of January 2016.

Mark Dehen, Mayor