

Pursuant to due call and notice thereof, a regular meeting of the North Mankato City Council was held in the Municipal Building Council Chambers on February 2, 2015. 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: Council Members Spears, Steiner and Norland, Mayor Dehen, City Administrator Harrenstein, Finance Director Thorne, Attorney Kennedy, City Clerk Van Genderen, City Planner Fischer and Public Works Director Swanson. Absent from the meeting was Council Member Freyberg.

#### **Approval of Agenda**

**Council Member Norland moved, seconded by Council Member Steiner, to approve the agenda as presented. Vote on the motion: Spears, Steiner, Norland 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 January 20, 2015. Vote on the motion: Spears, Norland and Dehen aye; Steiner abstain, no nays. Motion carried.**

#### **Consent Agenda**

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

- A. Bills and Appropriations.
- B. Res. No. 12-15 Approving Donations/Contributions/Grants.
- C. Parade Permit for Lasting Imprint, "Our Community Has Heart" 5K Walk/Run, Spring Lake Park, Saturday, September 26, 2015 from 9:00 a.m. to 10:00 a.m.
- D. Audio and Large Group Permit for Lasting Imprint "Our Community Has Heart" 5K Walk/Run in Spring Lake Park, Saturday, September 26, 2015 from 5:30 a.m. to 3:00 p.m.
- E. Res. No. 13-15 Waiving Waiting Period for Exemption from Lawful Gambling License for Crossroads Lutheran Campus Ministry.
- F. Res. No. 14-15 Accepting the Offer of the Minnesota Public Facilities Authority to Purchase a General Obligation Water Revenue Note, Series 2015, in the Original Aggregate Principal Amount of \$1,631,793; Providing for its Issuance; and Authorizing the Execution of a Project Loan Agreement.
- G. Add Signatories to Frandsen Bank and Wells Fargo Bank.

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

#### **Public Comments**

Tom Hagen, 927 Lake Street, appeared before the Council and indicated group permits issued for City parks cause a significant amount of noise. Hagen stated the public meeting held on January 29, 2015 concerning the Comprehensive Plan was not what he requested. He wanted a meeting in mid-February so there was more time to advertise the event. He thanked Mayor Dehen for discussing the Comprehensive Plan during Coffee with the Council on February 14, 2015 from 9:00-11:00 a.m. at Fire Station #2, 1825 Howard Drive.

Barb Church, 102 East Wheeler, appeared before the Council and thanked the Mayor for the February 14, 2015 Coffee with the Council Comprehensive Plan meeting. Church indicated that she was

concerned that the City may not need to have a referendum on the Sales Tax Extension and requested the City require a referendum on all portions of the Sales Tax Extension.

### **Business Items**

#### **Sheri Allen, Superintendent of Mankato Area Public Schools Presented an Update on the School Bond.**

Sheri Allen presented a construction update PowerPoint to the North Mankato City Council. Allen stated the total estimated budget for the projects is \$69,500,000 with \$7,843,373 paid to date. Allen stated the West High School Cafeteria Renovation was complete. She indicated the Dakota Meadows Middle School Addition, Prairie Winds Middle School, East High Renovation and the Garfield Renovation were on schedule. Allen reported construction updates are posted at [www.isd77.org](http://www.isd77.org).

#### **Mankato/North Mankato Wastewater Interconnection Agreement**

Administrator Harrenstein introduced Bradley DeWolf, President/CEO, Bolton & Menk, Inc. to update the Council on the Wastewater Interconnection Agreement process. DeWolf indicated the current agreement expired in June 2014 and four (4) changes were included in the new agreement, including changes to the user charge system, allocated capacity, Sewer Availability Charge (SAC) and Inflow and Infiltration (I&I). He stated there were three remaining issues that the City of North Mankato and Mankato were addressing before a final agreement would be reached. The remaining issues include Reserve Capacity, SAC Charge and Depreciation on Capital Equipment. DeWolf reported the Reserve Capacity that North Mankato would have access to in the proposed agreement has decreased significantly, and specific language must be made assuring North Mankato that this concession will not impede the ability to grow the community. He noted a final SAC Charge must be determined prior to execution of the agreement. DeWolf specified that the Depreciation on Capital Equipment, a new charge, needs to include specifics as to how the charges will be assessed or this cost could increase dramatically. He stated the known terms of the proposed agreement with the City of Mankato are reasonable but some language of the proposed agreement is still being modified based on discussions with the City of Mankato. When a "draft" final agreement is ready it will be presented to the Council.

#### **Sales Tax Extension Legislative Information**

Administrator Harrenstein stated the draft bill included in the packet requires changes. Mayor Dehen stated the bill would be discussed at the Intergovernmental meeting on Wednesday, February 4, 2015.

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

None.

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

Council Member Norland indicated that District 77 Community Education and Recreation had three programs to help people obtain a High School Diploma or GED.

Council Member Spears requested an explanation of the purpose of the January 29, 2015 Comprehensive Plan meeting. Administrator Harrenstein stated the purpose was to comply with the request from the Council on January 20, 2015. Harrenstein reported the Planning Commission's final review is scheduled for February 12, 2015 and to honor the public's suggestions it would be necessary to have any changes implemented before the Planning Commission's meeting.

Mayor Dehen indicated another Comprehensive Plan meeting would be held on February 14, 2015 from 9:00-11:00 a.m. at Fire Station #2, 1825 Howard Drive. He reported a flier advertising the event was mailed out in the water bill.

Mayor Dehen read the following Proclamation into record:

***PROCLAMATION***

*WHEREAS, the health and well-being of our children is of paramount importance; and*

*WHEREAS, each year in the United States, more than 40,000 babies are born with a congenital heart defect; and*

*WHEREAS, the medical community has identified congenital heart defects as the leading cause of birth defect-related deaths; and*

*WHEREAS, it is crucial that parents, pediatricians, and all those in the health profession have greater awareness of the potential for congenital heart defects among newborns and children; and*

*WHEREAS, Congenital Heart Defect Awareness Week provides the opportunity for families and patients affected by these conditions to share their experiences and knowledge with the public, so that we all may be made more aware of how this defect affects all our lives.*

*NOW, THEREFORE, I, Mark Dehen, Mayor of the City of North Mankato, Minnesota, do hereby proclaim February 7-14, 2015, to be*

*Congenital Heart Defect Awareness Week*

*in the City of North Mankato, and encourage all North Mankato residents to join me in this special observance.*

*Dated this 2nd day of February 2015.*

**Public Comments**

None.

There being no further business, on a motion by Council Member Norland, seconded by Council Member Steiner, the meeting adjourned at 7:40 p.m.

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Mayor

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City Clerk

# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



Agenda Item # 7	Department: City Planner	Council Meeting Date: 2/17/15
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**TITLE OF ISSUE:** Consider Amending City Code Section 156, creating an R-3A, Medium Density Residential District.

**BACKGROUND AND SUPPLEMENTAL INFORMATION:** City Staff have reviewed the City Code concerning R-3 zoning and upon review have determined there is a significant difference in the permitted densities allowed in the R-2 and R-3 districts. As a result, an R-3A district is proposed which would allow multi-family development not to exceed 8 dwelling units per acre.

**REQUESTED COUNCIL ACTION:** Consider Adoption of Ord. No. 64, Fourth Series, Amending North Mankato City Code, Section 156, creating an R-3A, Medium Density Residential District.

**For Clerk's Use:**

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

Vote Record:

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

**SUPPORTING DOCUMENTS ATTACHED**

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

Other (specify) Notice of P.H., Affidavit of Publication

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

<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: _____

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of North Mankato, Minnesota, will meet in the Council Chambers of the Municipal Building, 1001 Belgrade Avenue, North Mankato, Minnesota, at 7 p.m. on the 17th day of February, 2015 to hold a public hearing to consider amendments to Section 156 of the City Code creating an R-3A, Medium Density Residential District.

Such persons as desire to be heard with reference to the proposed amendment to Section 156 of the City Code will be heard at this meeting.

Dated this 2<sup>nd</sup> day of February 2015.

April Van Genderen  
City Clerk  
City of North Mankato, Minnesota

# AFFIDAVIT OF PUBLICATION

State of Minnesota, ss.

County of Blue Earth

James P. Santori, 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 4 day of February, 2015, and was thereafter printed and published on every Wednesday to and including Wednesday, the 4 day of February, 2015; 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:

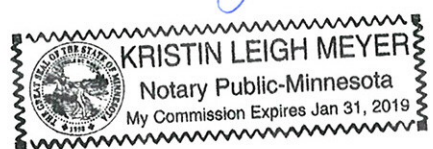
abcdefghijklmnopqrstuvwxyz

By: [Signature]  
Publisher

Subscribed and sworn to before me on this 4 day of February, 2015.

[Signature]  
Notary Public

February 4, 2015  
**NOTICE OF PUBLIC HEARING**  
NOTICE IS HEREBY GIVEN that the City Council of the City of North Mankato, Minnesota, will meet in the Council Chambers of the Municipal Building, 1001 Belgrade Avenue, North Mankato, Minnesota, at 7 p.m. on the 17th day of February, 2015 to hold a public hearing to consider amendments to Section 156 of the City Code creating an R-3A, Medium Density Residential District. Such persons as desire to be heard with reference to the proposed amendment to Section 156 of the City Code will be heard at this meeting.  
Dated this 2nd day of February 2015.  
April Van Genderen  
City Clerk  
City of North Mankato, Minnesota



ORDINANCE NO. 64, FOURTH SERIES

AN ORDINANCE OF THE CITY OF NORTH MANKATO, MINNESOTA, AMENDING NORTH  
MANKATO CITY CODE, CHAPTER 156 ZONING CODE

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

Section 1. Sections of North Mankato City Code, Title XV, Land Usage, Chapter 156  
Zoning Code, are hereby amended as follows:

**§156.0401 R-3A, MEDIUM DENSITY RESIDENTIAL DISTRICT**

(A) *Purpose.* This district is intended to establish an area for medium density residential uses. Such areas are intended for the development of single-family attached and detached dwellings and medium density residential dwellings such as duplexes, townhomes and smaller apartment buildings.

(B) *Special requirements.*

(1) The density of residential development upon any lot in an R-3A zone shall not exceed 8 dwelling units per acre.

(2) Conversion of any use to other than a permitted or approved conditional use is prohibited. Single family attached dwellings permitted shall not exceed six (6) dwelling units per structure. Apartments, apartment buildings, and multiple dwellings shall not exceed six (6) dwelling units per structure.

(3) All two-family dwellings which share a common vertical wall and whose lot size and front footage render them capable of being converted to a twin home shall conform to the twin home building code requirements.

(C) *Permitted uses.* The following are permitted uses:

(1) Single family detached dwellings.

(2) Two family dwellings.

(3) Fences.

(4) Non-commercial gardening.

(5) Landscaping.

(6) Driveways.

(7) Churches, provided that no building shall be located within 50 feet of any abutting lot line in any of the classes of residential districts.

(8) Public buildings and uses of the following kind: elementary and secondary schools, parks, playgrounds, libraries, museums, community centers and recreation centers, or private schools having a curriculum equivalent to a public elementary school or public high school.

(9) Home occupations. See §156.035 (BB).

(10) Apartments or apartment buildings not to exceed 6 dwelling units per structure.

(11) Multiple family dwellings not to exceed 6 dwelling units per structure.

(D) *Conditional uses.* The following uses may be permitted:

(1) Cemetery.

(2) Government, public utility and public service uses.

(E) *Accessory uses.* The following are permitted uses:

- (1) Private garage.
- (2) Inground private swimming pool or similar recreational facilities when completed enclosed with a suitable fence at least 6 feet in height.
- (3) Aboveground swimming pool.
- (4) Driveways.
- (5) Off-street parking.
- (6) Utility buildings.
- (7) Solar energy systems.
- (8) Satellite reception equipment.
- (9) Accessory uses customarily incidental to and on the same lot as the principal use as regulated by this chapter.

(F) *Lot area.*

(1) *Lot area (detached).* Every single family detached dwelling erected shall require a lot area of not less than 6,500 square feet.

(2) *Lot area (attached).* Every single family attached dwelling erected shall require a lot area of not less than 9,000 square feet for the first two dwelling units erected, plus 3,000 square feet for each additional unit attached.

(3) *Lot area (two family).* Every two family dwelling erected shall require a lot area of not less than 8,800 square feet.

(4) *Lot area (multiple).* Every multiple family dwelling erected shall require a lot area of not less than 11,000 square feet for the first three dwelling units erected plus 1,500 square feet for each additional unit attached.

(G) *Lot width and depth.*

(1) *Lot width (detached).* Every lot upon which there is erected a single family detached dwelling shall require a minimum width of 65 feet at the building setback line.

(2) *Lot width (attached).* Every lot upon which there is erected a single family attached dwelling consisting of two dwelling units shall require a minimum width of 80 feet at the building setback line; each additional dwelling unit attached thereafter shall require a minimum additional width of 16 feet per unit at the building setback line.

(3) *Lot width (two family/duplex).* Every lot upon which there is erected a two family dwelling shall require a minimum width of 80 feet at the building setback line.

(4) *Lot width (multiple).* Every lot upon which there is erected a multiple family dwelling shall require a minimum width of 100 feet at the building setback line.

(5) *Lot depth.* Every lot upon which there is erected a single family dwelling, whether attached or detached, a two family dwelling; or a multiple family dwelling shall require a minimum depth of not less than 100 feet.

(H) *Yard regulations.*

(1) *Front yard.* For all uses allowed there shall be a front yard of not less than 30 feet. Where a lot is located at the intersection of two or more streets there shall be a front yard on each street side.



(2) *Side yard.* For all uses allowed there shall be a side yard, on each side of the building, each not less than 10 feet in width, plus 1 additional foot for each side yard required for each 1 foot or fraction thereof of building height in excess of 30 feet.

(3) *Rear yard.* For all uses allowed there shall be a rear yard of not less than 25 feet.

(4) *Transitional yards.* There are no requirements.

(I) *Ground coverage.* Not more than 50% of a lot or plot shall be covered by all main and accessory buildings.

(J) *Height regulations.* No structure hereafter erected or altered shall exceed three stories or 45 feet in height. Accessory buildings shall not exceed 1-11/2 stories in height or 22 feet in height.

(1975 Code, §11.10) (Am. Ord. 23, passed 8-16-1982; Am. Ord. 24, passed 10-18-1982; Am. Ord. 54, passed 12-17-1984; Am. Ord. 8, 4<sup>th</sup> series, passed 1-16-2007)

Adopted by the City Council this 17<sup>th</sup> day of February 2015.

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Mark Dehen, Mayor

ATTEST:

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April Van Genderen, City Clerk

CLAIM REPORT  
FOR REGULAR COUNCIL MEETING OF FEBRUARY 17, 2015

79859	A Touch of Magic	deposit for summer reading program-Library	\$208.00
79860	Benco Electric Cooperative	electric bill-All Depts.	\$29,820.70
79861	Benco Electric Cooperative	continuing education for electrical license-Water Dept.	\$70.00
79862	C & S Supply Co., Inc.	supplies & sump pump-All Depts.	\$245.57
79863	CenterPoint Energy	gas bill-All Depts.	\$10,472.59
79864	Greater Mankato Growth	hotel room for Leadership Institute-Street Dept.	\$80.00
79865	Lloyd Lumber	equipment parts & supplies-All Depts.	\$464.39
79866	Navitor	business cards-Library	\$38.48
79867	PowerPlan	equipment parts-Street & Park Depts.	\$398.00
79868	Verizon Wireless	cell phone & internet bill-All Depts.	\$342.11
79869	Petty Cash, Clara Thorne	petty cash items-All Depts.	\$216.53
79870	ICMA Retirement Trust - 457	employee payroll deductions	\$3,888.85
79871	ICMA Retirement Trust - Roth IRA	employee payroll deductions	\$700.00
79872	Charter Communications	high speed data service	\$463.96
79873	Enventis	telephone & internet bill-All Depts.	\$3,660.60
79874	MN Public Facilities Authority	principal & interest on loan-Sewer Dept.	\$37,945.00
	AG Spray Equipment	equipment parts-Street Dept.	\$22.29
	All American Towing Company	towing charge-Street Dept.	\$100.00
	Ameripride Services	mats-Library	\$67.96
	American Planning Association	2015 membership dues-Comm Dev	\$295.00
	Arnold's of North Mankato	equipment part-Park Dept.	\$13.23
	Baker & Taylor	books-Library & Bookmobile	\$57.96
	Barry Strock Consulting Associates, Inc.	consulting for Incode Project-Cap Fac, Water & Sewer	\$2,400.00
	Beck's Radiator Warehouse	equipment part-Street Dept.	\$160.00
	Bergerson-Caswell, Inc.	rehab wells 5 & 6-Water Dept.	\$87,095.00
	Bolton & Menk, Inc.	engineering fees-All Depts.	\$130,867.18
	Carlstrom, Robert W. Co., Inc.	install wall at Bethany for Public Access	\$14,046.00
	Carquest Auto Parts	equipment parts & supplies-All Depts.	\$512.24
	Cemstone Concrete Materials, LLC	concrete Soccer Building-Sales Tax	\$214.00
	Creative Ad Solutions	nameplates-Gen Gov & Comm Dev	\$48.50
	DKemp Associates, LLC	IT services-All Depts.	\$2,234.10
	Dalco	supplies-Gen Gov, Police, Fire & Library	\$285.53
	Diesel Systems	equipment parts-Park Dept.	\$1,143.36
	DM Stamps & Specialties	notary stamp-Gen Gov	\$20.10
	Emergency Automotive Technologies	equipment parts-Fire Dept.	\$10.45
	Emergent Networks	software-Caswell & Water	\$332.00

CLAIMS CONTINUED

Express Services, Inc.	crossing guards & temporary employees-Pol & Recycling	\$2,556.16
Fastenal Company	equipment parts & supplies-Street, Water & Sewer	\$74.24
Ferguson Enterprises, Inc.	equipment parts & thermostats-Sewer & Recycling	\$291.81
Ferrellgas	parts for temporary heater Soccer Bldg-Sales Tax	\$99.04
Finance & Commerce, Inc.	ad for bids-2014 Construction	\$307.50
FleetPride	equipment parts-Street, Fire & Park	\$965.82
Free Press	ads-All Depts.	\$534.47
Freyberg Petroleum Sales	oil-Water Dept.	\$189.50
Full Circle Organics	brush disposal-Solid Waste	\$14,100.00
G & L Auto Supply	equipment parts & supplies-Street & Park	\$1,328.17
G & K Services	uniform & towel service-Street & Shop	\$287.04
GMS Industrial Supplies, Inc.	supply-Sewer Dept.	\$31.26
Gopher State One-Call	one-call locates-Comm Dev	\$18.85
Grainger	equipment parts-Fire & Recycling	\$39.03
Greater Mankato Diversity Council	GMDC luncheon-Mayor/Council & Gen Gov	\$105.00
Greater Mankato Growth	2015 Regional Economic Development Agreement	\$30,145.00
Hart's Auto Supply	equipment parts-Police Dept.	\$335.00
Hawkins, Inc.	chemicals & equipment parts-Water Dept.	\$2,660.55
Ingram Library Services	books-Library & Bookmobile	\$801.28
Keller, J.J. & Associates, Inc.	drug testing-All Depts.	\$1,066.50
Kendell Doors & Hardware, Inc.	building supplies Soccer Bldg-Sales Tax	\$44.00
Kennedy & Kennedy Law Office	legal services-Attorney	\$9,581.72
Knudson, David	travel expenses for continuing education-Comm Dev	\$412.70
LJP Enterprises, Inc.	trailer rent-Recycling	\$600.00
LJP Enterprises of St. Peter	gaylords-Recycling	\$210.00
LJP Waste & Recycle	transportation charges-Recycling	\$320.00
MPS	community read books-Library	\$3,680.00
Madden, Galanter, Hansen, LLP	professional service-Gen Gov	\$288.86
Mac Queen Equipment, Inc.	equipment parts-Street Dept.	\$237.33
Mankato Bearing Company	equipment parts & supplies-Street Dept.	\$453.26
Mankato Ford, Inc.	equipment parts & tire repairs-All Depts.	\$901.45
Mankato Motor Company	equipment parts-Street Dept.	\$2,495.01
Marquardt, James	refund rental license late fee	\$100.00
Matheson Tri-Gas	equipment parts & welding supplies-Shop	\$703.64
Mayo Clinic Health System	physicals-Fire Dept.	\$5,656.00
MEG Corporations	diesel fuel treatment-All Depts.	\$550.00
Menards-Mankato	supplies-All Depts.	\$391.98
Mid-States Organized Crime Information	2015 membership fees-Police Dept.	\$150.00
Minnesota Iron & Metal Company	building supplies & equipment parts-Street & Water	\$596.56
Minnesota Pipe & Equipment	water meters & equipment parts-Water & Sewer	\$3,886.24

CLAIMS CONTINUED

Minnesota Valley Testing Lab	water & sample testing-Water, Sewer & Storm Water	\$222.50
Minnesota Waste Processing Co.	processing fees-Solid Waste	\$19,152.20
MTI Distributing, Inc.	equipment parts-Gen Gov & Park	\$2,670.03
NAPA Auto Parts-Mankato	equipment parts & supplies-Fire & Shop	\$63.96
New Ulm Quartzite Quarries	seal coat rock-Street Dept.	\$11,869.98
North Central International	equipment parts-Street Dept.	\$1,028.79
North Mankato Motor Vehicle Registrar	license tabs-Police Dept.	\$48.00
Northern Sewer Equipment Co., Inc.	equipment parts-Sewer Dept.	\$215.20
Northern States Supply	supplies-Shop	\$65.74
OverDrive, Inc.	downloadable audio/ebooks-Library	\$1,107.98
Paragon Printing, Mailing & Specialties	mail utility bills & stuffers-All Depts.	\$3,040.60
Pet Expo Distributors	aquatic service-Library	\$50.00
Petty Cash, Clara Thorne	petty cash items-Library & Water	\$136.93
Quest Diagnostics	drug testing-Fire Dept.	\$21.78
Rickway, Inc.	carpet & installation Community Room-Fire Dept.	\$4,717.95
River Bend Business Products	copier maintenance-Gen Gov & Police	\$259.00
Ruffridge Johnson	equipment parts-Street Dept.	\$1,341.99
Schwickert's	furnace repair-Library	\$122.00
Sherwin-Williams	paint-Gen Gov & Fire	\$182.63
South Central Glass, Inc.	glass for door-Gen Gov	\$75.00
SPS Companies, Inc.	supplies & equipment parts-Fire & Sales Tax	\$69.73
Staples Advantage	supplies-All Depts.	\$1,559.84
Suburban Tire Wholesale	tire-Police Dept.	\$125.82
Tire Associates	equipment parts & tires-All Depts.	\$430.71
Topper Plus, Inc.	equipment parts-Water Dept.	\$260.00
Traverse des Sioux Library Cooperative	lost book-Library	\$13.00
Trenchers Plus, Inc.	equipment parts-Park Dept.	\$2,208.40
Turning Point Management, Inc.	professional service-Gen Gov	\$562.50
University of Minnesota	continuing education-Park Dept.	\$185.00
Viking Electric Supply	electrical supplies-All Depts.	\$405.60
Waco Scaffolding & Supply	supply-Water Dept.	\$15.29
Weir, James R. Agency, Inc.	notary bonds-Gen Gov	\$187.50
Werner Electric Supply	equipment parts & supplies-Street Lights & Recycling	\$221.47
Zach's, Inc.	hand cleaner-Shop	\$95.91
Ziegler, Inc.	equipment parts-Street Dept.	\$326.04
Zwaschka, James	reimbursement for LP gas-Fire Dept.	\$48.72
Total		<u>\$469,242.44</u>

CLAIMS CONTINUED

General	\$140,180.87
Local Option Sales Tax	\$501.86
Port Authority	\$50.49
Capital Facilities & Equipment Replacement-General	\$3,249.84
2011 Construction	\$440.00
2014 Construction	\$37,541.70
2015 Construction	\$53,942.51
Water	\$123,014.66
Sewer	\$50,746.72
Recycling	\$7,412.13
Storm Water	\$3,333.90
Solid Waste	\$33,872.97
Public Access	<u>\$14,954.79</u>
Total	<u><u>\$469,242.44</u></u>

PORT AUTHORITY INVOICES  
FOR REGULAR COUNCIL MEETING OF FEBRUARY 17, 2015

Verizon Wireless	cell phone bill-Port Authority	<u>\$50.49</u>
Total		<u><u>\$50.49</u></u>

RESOLUTION NO.

RESOLUTION APPROVING DONATIONS/CONTRIBUTIONS/GRANTS

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

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

Donor	Restriction	Amount
Kelly L. Dulohery	General Fund – Library Book Club Bag	\$8.64
Emily L. Rudie	General Fund – Library Book Club Bag	\$8.64
Julie A. Miller	General Fund – Library Book Club Bag	\$8.64
Amanda Dake	General Fund – Library Book Club Bag	\$8.64
Stephanie J. Ross	General Fund – Library Book Club Bag	\$8.64
Jennifer M. Adams	General Fund – Library Book Club Bag	\$8.64
Beth Olmanson	General Fund – Library Book Club Bag	\$8.64
Anonymous	General Fund – Library Book Club Bag	\$35.00
Jo Marie Robbins	General Fund – Library Audio Books	\$50.00

Adopted by the City Council this 16th day of February 2015.

\_\_\_\_\_  
Mayor

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

February 6, 2015

April Van Genderen  
North Mankato City Clerk  
PO Box 2055  
N Mankato, MN 56003

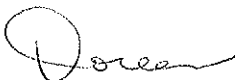
I have set the following date, time and location for your Board of Appeal and Equalization meeting for 2015:

Date:	Thursday, April 9th
Time:	9:00 am
Location:	Police Annex

If any part of the above schedule or the location is not correct or will not be suitable for your board, please contact me on or before February 13, 2015.

If I do not hear from you by that date, I will assume everything is acceptable and proceed to send you the official notices for the meeting.

Sincerely,



Doreen Pehrson  
County Assessor



# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



Agenda Item #8F	Department: City Planner	Council Meeting Date: 02/17/15
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**TITLE OF ISSUE: Resolution Indicating Intent to Participate in Cost of Improvement for Project No. 14-03 CDEF Lookout Drive Reconstruction and Roundabout.**

**BACKGROUND AND SUPPLEMENTAL INFORMATION: The State of Minnesota has requested that the City of North Mankato formally indicate their intent to participate in the costs of roadway improvements, roundabout construction, trails and sidewalk construction, street lighting construction, bridge improvements, traffic control, and other improvements. The City share in the work is estimated at \$1,600,000 and the State share is estimated at \$1,800,000.**

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

**REQUESTED COUNCIL ACTION: Approve Resolution Indicating Intent to Participate in Cost of Improvement for Project No. 14-03 CDEF Lookout Drive Reconstruction and Roundabout.**

**For Clerk's Use:**

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

Vote Record:

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

**SUPPORTING DOCUMENTS ATTACHED**

Resolution	Ordinance	Contract	Minutes	Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify _____)				
_____				
_____				
_____				

<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 INDICATING INTENT TO PARTICIPATE IN COST OF IMPROVEMENT  
FOR PROJECT NO. 14-03-CDEF LOOKOUT DRIVE RECONSTRUCTION AND  
ROUNDAABOUT  
SP 5203-102 & SP 150-070-001

WHEREAS, The City of North Mankato and the Minnesota Department of Transportation (State) propose to make certain improvements at the interchange of Lookout Drive and Trunk Highway 14; and

WHEREAS, the State has requested that the City formally indicate its intent to participate in the costs of roadway improvements, roundabout construction, trails and sidewalk construction, street lighting construction, bridge improvements, traffic control, and other improvements requested by the City and in accordance with MnDOT's "Cost Participation and Maintenance Responsibilities with Local Units of Government Manual" dated January, 2014; and

WHEREAS, the Minnesota Department of Transportation Policy and Procedures for Cooperative Construction Projects with Local Units of Government, the City will have a participation in the cost for this work where the City share is estimated to be \$1,600,000 and the State share is estimated to be \$1,800,000;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, following approval by the Minnesota Department of Transportation of plans and specifications for the improvement of said interchange improvements, before a contract is awarded for the construction of said improvements, the City shall enter into an agreement with the State and shall pay its share of the cost of the requested improvements as determined by the State in accordance with the latest "Cost Participation and Maintenance Responsibilities with Local Units of Government Manual" (a copy of which has been received by the City).

Adopted by the City Council this 17<sup>th</sup> day of February 2015.

\_\_\_\_\_  
Mayor

ATTEST:

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

# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



Agenda Item #8G	Department: City Planner	Council Meeting Date: 02/17/15
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**TITLE OF ISSUE: 2014 End-of-Year Planning and Zoning Report.**

**BACKGROUND AND SUPPLEMENTAL INFORMATION: See attached report**

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

**REQUESTED COUNCIL ACTION:**

**For Clerk's Use:**

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

Vote Record:

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

**SUPPORTING DOCUMENTS ATTACHED**

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

Other (specify) 2014 End-of-Year Report

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

<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: _____

## 2014 End-of-Year Planning and Zoning Report

NORTH MANKATO ZONING HISTORY

VARIANCES

2014

Address	Applicant	Application Number	MO/YR	Planning Comm. Action	MO/YR	City Council Action	Applications/ Conditions
715 Wall Street	Melissa Massa	V-1-14	Nov-14	Approved	Nov-14	Approved	1. Reduce side yard setback from 5 feet to 3 feet. 2. Roof overhand shall not exceed 1 foot in length

NORTH MANKATO ZONING HISTORY

PLATTING  
2014

Legal Description	Application	Applicant	Zoning District	Planning Comm. MO/YR.	City Council MO/YR.	Subdivision Name
Lot 1, Block 1 and Outlot A, Northport No. 17	Preliminary and Final Plat of Northport No. 18	D & K Powder Coating/ North Mankato Port Authority	M-2	Oct-14	Oct-14	Northport No. 18
Outlot B. Presidential Estates	Preliminary and Final Plat of Presidential Estates Townhomes	Craig Theuninck	R-3	Nov-14	Nov-14	Presidential Estates Townhomes
Part of Blocks 2 and 3, Wendel Hodapp's Addition	Preliminary and Final Plat of Wowanwa Hillside	Albert and Mary Weller	R-1	Dec-14	Dec-14	Wowanwa Hillside

NORTH MANKATO ZONING HISTORY

ZONING - 2014

Address/Legal Description	Applicant	Application Number	Planning Comm.		City Council		Applications/ Conditions
			MO/YR	Action	MO/YR	Action	
410 Range Street	City of North Mankato	Z-1-14	Feb-14	Approved	Feb-14	Approved	Rezone from R-3 to CBD
1610 LorRay Drive	City of North Mankato	Z-2-14	May-14	Denial	May-14	No Action	Rezone from TUD to R-3
North Gate/North Gate No. 2	City of North Mankato	Z-3-14	Aug-14	Approved	Aug-14	Approved	Rezone from R-2 to R-1 except Lots 14-15, Block 5, North Gate No. 2
1610 LorRay Drive	Audrey Tschohi	Z-4-14	Oct-14	Approved	Nov-14	Action to be taken in 2015	Rezone from TUD to R-3

## Issued Building Permits - Year to Date Report

	Single Family	Duplex	Twin Homes	Townhome Condos	Apt./ Asst. Living	Garages	Industry Commercial	Other	Residential Remodel	Totals
<b>2014</b>										
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
<b>2013</b>										
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
<b>2012</b>										
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
<b>2011</b>										
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
<b>2010</b>										
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
<b>2009</b>										
Number of Permits	32	0	0	2	0	9	51	43	905	1,042
Number of Units	32	0	0	2	0	0	0	0	0	34
Dollar Value	\$7,093,960	\$0	\$0	\$304,000	\$0	\$76,300	\$7,917,765	\$960,109	\$4,676,484	\$21,028,618



# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



Agenda Item #10A	Department: City Planner	Council Meeting Date: 02/17/2015
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**TITLE OF ISSUE: Consider Adoption of Ord. No. 64, Fourth Series, Amending North Mankato City Code, Section 156, creating an R-3A, Medium Density Residential District.**

**BACKGROUND AND SUPPLEMENTAL INFORMATION: A Public Hearing was held earlier in the evening.**

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

**REQUESTED COUNCIL ACTION: Adopt Ord. No. 64, Fourth Series, Amending North Mankato City Code, Section 156, creating an R-3A, Medium Density Residential District.**

**For Clerk's Use:**

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

Vote Record:

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

**SUPPORTING DOCUMENTS ATTACHED**

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

Other (specify) Planning Commission Recommendation

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

ORDINANCE NO. 64, FOURTH SERIES

AN ORDINANCE OF THE CITY OF NORTH MANKATO, MINNESOTA, AMENDING NORTH  
MANKATO CITY CODE, CHAPTER 156 ZONING CODE

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

Section 1. Sections of North Mankato City Code, Title XV, Land Usage, Chapter 156  
Zoning Code, are hereby amended as follows:

**§156.0401 R-3A, MEDIUM DENSITY RESIDENTIAL DISTRICT**

(A) *Purpose.* This district is intended to establish an area for medium density residential uses. Such areas are intended for the development of single-family attached and detached dwellings and medium density residential dwellings such as duplexes, townhomes and smaller apartment buildings.

(B) *Special requirements.*

(1) The density of residential development upon any lot in an R-3A zone shall not exceed 8 dwelling units per acre.

(2) Conversion of any use to other than a permitted or approved conditional use is prohibited. Single family attached dwellings permitted shall not exceed six (6) dwelling units per structure. Apartments, apartment buildings, and multiple dwellings shall not exceed six (6) dwelling units per structure.

(3) All two-family dwellings which share a common vertical wall and whose lot size and front footage render them capable of being converted to a twin home shall conform to the twin home building code requirements.

(C) *Permitted uses.* The following are permitted uses:

(1) Single family detached dwellings.

(2) Two family dwellings.

(3) Fences.

(4) Non-commercial gardening.

(5) Landscaping.

(6) Driveways.

(7) Churches, provided that no building shall be located within 50 feet of any abutting lot line in any of the classes of residential districts.

(8) Public buildings and uses of the following kind: elementary and secondary schools, parks, playgrounds, libraries, museums, community centers and recreation centers, or private schools having a curriculum equivalent to a public elementary school or public high school.

(9) Home occupations. See §156.035 (BB).

(10) Apartments or apartment buildings not to exceed 6 dwelling units per structure.

(11) Multiple family dwellings not to exceed 6 dwelling units per structure.

(D) *Conditional uses.* The following uses may be permitted:

(1) Cemetery.

(2) Government, public utility and public service uses.

(E) *Accessory uses.* The following are permitted uses:

- (1) Private garage.
- (2) Inground private swimming pool or similar recreational facilities when completed enclosed with a suitable fence at least 6 feet in height.
- (3) Aboveground swimming pool.
- (4) Driveways.
- (5) Off-street parking.
- (6) Utility buildings.
- (7) Solar energy systems.
- (8) Satellite reception equipment.
- (9) Accessory uses customarily incidental to and on the same lot as the principal use as regulated by this chapter.

(F) *Lot area.*

(1) *Lot area (detached).* Every single family detached dwelling erected shall require a lot area of not less than 6,500 square feet.

(2) *Lot area (attached).* Every single family attached dwelling erected shall require a lot area of not less than 9,000 square feet for the first two dwelling units erected, plus 3,000 square feet for each additional unit attached.

(3) *Lot area (two family).* Every two family dwelling erected shall require a lot area of not less than 8,800 square feet.

(4) *Lot area (multiple).* Every multiple family dwelling erected shall require a lot area of not less than 11,000 square feet for the first three dwelling units erected plus 1,500 square feet for each additional unit attached.

(G) *Lot width and depth.*

(1) *Lot width (detached).* Every lot upon which there is erected a single family detached dwelling shall require a minimum width of 65 feet at the building setback line.

(2) *Lot width (attached).* Every lot upon which there is erected a single family attached dwelling consisting of two dwelling units shall require a minimum width of 80 feet at the building setback line; each additional dwelling unit attached thereafter shall require a minimum additional width of 16 feet per unit at the building setback line.

(3) *Lot width (two family/duplex).* Every lot upon which there is erected a two family dwelling shall require a minimum width of 80 feet at the building setback line.

(4) *Lot width (multiple).* Every lot upon which there is erected a multiple family dwelling shall require a minimum width of 100 feet at the building setback line.

(5) *Lot depth.* Every lot upon which there is erected a single family dwelling, whether attached or detached, a two family dwelling; or a multiple family dwelling shall require a minimum depth of not less than 100 feet.

(H) *Yard regulations.*

(1) *Front yard.* For all uses allowed there shall be a front yard of not less than 30 feet. Where a lot is located at the intersection of two or more streets there shall be a front yard on each street side.

(2) *Side yard.* For all uses allowed there shall be a side yard, on each side of the building, each not less than 10 feet in width, plus 1 additional foot for each side yard required for each 1 foot or fraction thereof of building height in excess of 30 feet.

(3) *Rear yard.* For all uses allowed there shall be a rear yard of not less than 25 feet.

(4) *Transitional yards.* There are no requirements.

(I) *Ground coverage.* Not more than 50% of a lot or plot shall be covered by all main and accessory buildings.

(J) *Height regulations.* No structure hereafter erected or altered shall exceed three stories or 45 feet in height. Accessory buildings shall not exceed 1-11/2 stories in height or 22 feet in height.

(1975 Code, §11.10) (Am. Ord. 23, passed 8-16-1982; Am. Ord. 24, passed 10-18-1982; Am. Ord. 54, passed 12-17-1984; Am. Ord. 8, 4<sup>th</sup> series, passed 1-16-2007)

Adopted by the City Council this 17<sup>th</sup> day of February 2015.

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Mark Dehen, Mayor

ATTEST:

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April Van Genderen, City Clerk

CITY CODE AMENDMENT

CITY OF NORTH MANKATO

THE CITY OF NORTH MANKATO

SUBJECT: City Code Amendment  
APPLICANT: City of North Mankato  
DATE OF HEARING: January 8, 2015  
DATE OF REPORT: December 22, 2014  
REPORTED BY: Michael Fischer, City Planner

APPLICATION SUBMITTED

Request to amend Section 156 of the City Code.

COMMENT

In an effort to accommodate lower density multi-family housing, the City is proposing to create a new zoning district, R-3A, Medium Density Residential district. The following is a summary of the permitted uses in each current zoning district:

**R-1, One-Family Dwelling** – One-family dwellings

**R-2, One- and Two-Family Dwelling** – One-family and two-family dwellings

**R-3, Limited Multiple Dwelling** – One-family, two-family, single-family attached dwellings not to exceed 8 units per structure, apartments not to exceed 12 units per structure.

**R-4, Multiple Dwelling** – One-family dwelling, two-family dwellings, single-family attached dwellings exceeding 8 units per structure, apartments exceeding 12 units per structure.

The purpose of the R-3A district is to provide a zoning district which permits multi-family dwellings at a lower per acre density than permitted in the R-3 zoning district. As proposed, the R-3A district would allow single-family dwellings, two-family dwellings, single-family attached dwellings not to exceed 6 units per structure and apartments not to exceed 6 units per structure. Additionally, the density of residential development upon any lot in an R-3A district shall not exceed 8 units per acre.

RECOMMENDATION

Staff recommends approval of R-3A district to create a zoning district which allows a variety of housing options not to exceed 8 dwelling units per acre.

**§ 156.040 R-3A, LIMITED MULTIPLE DWELLING DISTRICT MEDIUM DENSITY RESIDENTIAL DISTRICT.**

(A) *Purpose.* This district is intended to establish an area of for limited high medium density residential uses. Such areas are intended for the development of single-family attached and detached dwellings and medium density residential dwellings such as duplexes, townhomes and smaller apartment buildings.

(B) *Special requirements.*

(1) The density of residential development upon any lot in an R-3A zone shall not exceed 8 dwelling units per acre.

(42) Conversion of any use to other than a permitted or approved conditional use is prohibited. Single family attached dwellings permitted shall not exceed ~~eight~~ 6 dwelling units per structure. Apartments, apartment buildings, and multiple family dwellings permitted shall not exceed ~~12~~ 6 dwelling units per structure.

(23) All two-family dwellings which share a common vertical wall and whose lot size and front footage render them capable of being converted to a twin home shall conform to the twin home building code requirements.

(C) *Permitted uses.* The following are permitted uses:

(1) Single family detached dwellings.

(2) Two family dwellings.

(3) Fences.

(4) Non-commercial gardening.

(5) Landscaping.

(6) Driveways.

(7) Churches, provided that no building shall be located within 50 feet of any abutting lot line in any of the classes of residential districts.

(8) Public buildings and uses of the following kind: elementary and secondary schools, parks, playgrounds, libraries, museums, community centers and recreation centers, or private schools having a curriculum equivalent to a public elementary school or public high school.

(9) Home occupations. See § 156.035(BB).

(10) Apartments or apartment buildings not to exceed 6 dwelling units per structure.

(11) Multiple family dwellings not to exceed 6 dwelling units per structure.

(D) *Conditional uses.* The following uses may be permitted:

(1) Cemetery.

(2) Government, public utility and public service uses.

(3) ~~Mobile home or trailer park pursuant to the provisions of the City Code.~~

(E) *Accessory uses.* The following are permitted uses:

(1) Private garage.

(2) Inground private swimming pool or similar recreational facilities when completed enclosed with a suitable fence at least 6 feet in height.

(3) Aboveground swimming pool.

(4) Driveways.

(5) Off-street parking.

(6) Utility buildings.

(7) Solar energy systems.

(8) Satellite reception equipment.

(9) Accessory uses customarily incidental to and on the same lot as the principal use as regulated by this chapter.

(F) *Lot area.*

(1) *Lot area (detached).* Every single family detached dwelling erected shall require a lot area of not less than 6,500 square feet.

(2) *Lot area (attached).* Every single family attached dwelling erected shall require a lot area of not less than 9,000 square feet for the first two dwelling units erected, plus 3,000 square feet for each additional unit attached.

(3) *Lot area (two family).* Every two family dwelling erected shall require a lot area of not less than 8,800 square feet.

(4) *Lot area (multiple).* Every multiple family dwelling erected shall require a lot area of not less than 11,000 square feet for the first three dwelling units erected plus 1,500 square feet for each additional unit attached.

(G) *Lot width and depth.*

(1) *Lot width (detached).* Every lot upon which there is erected a single family detached dwelling shall require a minimum width of 65 feet at the building setback line.

(2) *Lot width (attached).* Every lot upon which there is erected a single family attached dwelling consisting of two dwelling units shall require a minimum width of 80 feet at the building setback line; each additional dwelling unit attached thereafter shall require a minimum additional width of 16 feet per unit at the building setback line.

(3) *Lot width (two family/duplex).* Every lot upon which there is erected a two family dwelling shall require a minimum width of 80 feet at the building setback line.

(4) *Lot width (multiple).* Every lot upon which there is erected a multiple family dwelling shall require a minimum width of 100 feet at the building setback line.

(5) *Lot depth.* Every lot upon which there is erected a single family dwelling, whether attached or detached, a two family dwelling; or a multiple family dwelling shall require a minimum depth of not less than 100 feet.

(H) *Yard regulations.*

(1) *Front yard.* For all uses allowed there shall be a front yard of not less than 30 feet. Where a lot is located at the intersection of two or more streets there shall be a front yard on each street side.

(2) *Side yard.* For all uses allowed there shall be a side yard, on each side of the building, each not less than 10 feet in width, plus 1 additional foot for each side yard required for each 1 foot or fraction thereof of building height in excess of 30 feet.

(3) *Rear yard.* For all uses allowed there shall be a rear yard of not less than 25 feet.

(4) *Transitional yards.* There are no requirements.

(I) *Ground coverage.* Not more than 50% of a lot or plot shall be covered by all main and accessory buildings.

(J) *Height regulations.* No structure hereafter erected or altered shall exceed three stories or 45 feet in height. Accessory buildings shall not exceed 1-1/2 stories in height or 22 feet in height.

(1975 Code, § 11.10) (Am. Ord. 23, passed 8-16-1982; Am. Ord. 24, passed 10-18-1982; Am. Ord. 54, passed 12-17-1984; Am. Ord. 8, 4th series, passed 1-16-2007)



# CITY OF NORTH MANKATO

## REQUEST FOR COUNCIL ACTION



Agenda Item #10B	Department: Finance Director	Council Meeting Date: 02/17/15
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**TITLE OF ISSUE: 2014 End-of-Year Budget Report.**

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

If additional space is required, attach a separate sheet

**REQUESTED COUNCIL ACTION:**

**For Clerk's Use:**

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

Vote Record:

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

**SUPPORTING DOCUMENTS ATTACHED**

Resolution	Ordinance	Contract	Minutes	Map
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify <u>2014 End-of-Year Budget Report</u> )				
_____				
_____				
_____				

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

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