



**BOLTON  
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## MEMORANDUM

**Date:** July 1, 2019  
**To:** Jennifer Bromeland, City of Eagle Lake Administrator  
**From:** Matt Lassonde, Transportation Planner, Bolton & Menk, Inc.  
**Cc:** Brian Sarff, City Engineer  
**Subject:** Mankato Motorsports Park – Environmental Review Status Update and Request for Revisions to the Zoning Ordinance to accommodate the track use.  
City of Eagle Lake, MN  
M15.118258

### Introduction

This purpose of this memorandum is threefold. First, Bradford Development (hereafter referred to as the Proposer) is requesting the City of Eagle Lake revise the zoning ordinance to accommodate the Mankato Motorsports Park development as a conditional use. Second, the Proposer is requesting that the City consider assuming ownership of Township Road 216<sup>th</sup> Street north of the cemetery. Third, this memorandum provides a status update on the environmental assessment worksheet (EAW) review process for the Mankato Motorsports Park development.

### Request from Proposer

The Proposer is requesting the City of Eagle Lake discuss the following items at your July 1, 2019 City Council Meeting:

*City of Eagle Lake Zoning Ordinance Revision Request* – The Proposer is asking the City of Eagle Lake to consider revisions to the zoning ordinance to incorporate the Mankato Motorsports Park development as a conditional use. Revisions to the zoning ordinance now would ensure the property is able to be appropriately zoned upon annexation to accommodate the development. This would assist with timely construction of the Mankato Motorsports Park keeping in line with the Proposer's timeline. This will also demonstrate the City's commitment to the success of development implementation, providing confidence to partners hoping to invest in the development.

*Request for the City to Assume Ownership of Township Road 216<sup>th</sup> Street* – The Proposer is asking the City of Eagle Lake to consider assuming ownership of Township Road 216<sup>th</sup> Street in preparation for annexation of the proposed Mankato Motorsports Park property. Le Ray Township expressed concern regarding this roadway segment suggesting it has not been discussed. The Proposer believes access to the development from this road would be ideal. This road may also serve as an avenue for extending city utilities to the development as well, yet another reason ownership by the City may be beneficial.

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## **Project Status**

*Phase I Archaeological Survey* – We are performing a Phase I Archaeological Survey as directed by the State Historic Preservation Office (SHPO). This includes a field review of the site for archaeological artifacts. At this time, a significant number of artifacts have been identified onsite, primarily near the western portion of the property within the shoreland zone. Our Phase I process should conclude this week and we will report findings and further guidance from SHPO in the August update memorandum.

*Wetland Delineation* – The wetland delineation field work has been completed and a report has been submitted. A meeting has been coordinated for July 8th with the area Technical Evaluation Panel (TEP) consisting of representatives from various environmental agencies as well as Blue Earth County. The TEP will join wetland specialists from Bolton & Menk, Inc. onsite to confirm the findings from the delineation. Should they find that revisions need to be made, Bolton & Menk staff will perform the needed field review and revise the report document for resubmission. Permitting will occur after approval from the TEP and the end of the 60-day review period.

*Noise Analysis* – We anticipate the noise analysis will begin in early July.

*Traffic Impact Study* – We expect the traffic impact study to start in July.

## **Conclusion**

The Proposer is asking the City Council to consider revising the zoning ordinance to accommodate the Mankato Motorsports Park use prior to annexation of the property to show commitment and ensure construction timelines can be met.

The Proposer is also asking the City of Eagle Lake to consider assuming ownership of Township Road 216<sup>th</sup> Street to accommodate entry to the development.

The Phase I Archaeological Survey is almost complete and has found significant artifacts onsite that will need to be considered with the development. The wetland delineation field review is complete and a report has been submitted to the TEP. The TEP will meet on July 8<sup>th</sup> to confirm the findings. The noise analysis will begin in early July.

Please feel free to contact Matt Lassonde at 507-625-4171 ext. 3136 or [matthew.lassonde@bolton-menk.com](mailto:matthew.lassonde@bolton-menk.com) with any questions or concerns you may have.