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May 9, 2025

City of Mankato
Planning Commission
Attn: Molly Westman
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001

RE: Conditional Use Permit for parking lot expansion at West High School

As a next door neighbor to West High School I would like to comment in support of the expanded lot for the same reasons that are indicated in the narrative. However, I would also like to make comment on what may be a slight increase in light pollution from added parking lot lights. Our property is directly affected by light leak and diffusion from West High School. Perhaps this is already in the plan, but implementing the use of directional lighting or shades to limit diffused light leak would be appreciated.

I am also in favor of this expansion especially if this allows more students to park in the main lot as opposed to the lot south of West Pleasant St at the baseball fields. The pedestrian crossing from the south lot is precarious and the students who park there often cross outside of the designated crosswalk. We've lived on our property for just over a year and have witnessed several near misses between drivers who seem to like to use the hill between the Baker/West Pleasant/Blue Earth intersection and the West Pleasant and Stoltzman Ave as a speedway, accelerating while traveling either up or down the hill, often reaching speeds clearly beyond the speed limit. The signage for the crosswalk is inadequate and the poor traffic habits of both the drivers who frequent that road and the students who cross it make that spot a safety hazard. I strongly advocate for the district via West High School to implement or enhance a parking permit policy and parking code of conduct to both reduce the amount of students who use the south lot and educate the students who do with proper safety protocols.

This could also be a moment where the city of Mankato considers the pedestrian safety options available to slow traffic and provide a clear pedestrian right of way for the students with flashing crosswalk signage and by changing the crosswalk location to the east side of the parking lot entrance instead of the west side (which is a little ways up the hill, and that much more out of the way for the crossing students). It's clear why students would not want to take a less efficient route to cross the street, so maybe it should change to meet the more logical and direct path.

Thank you for considering my comments.



Evan Bierer
808 W Pleasant St