

July 18, 2025

Molly Westman
Planning Coordinator
City of Mankato
10 Civic Center Plaza
Mankato, MN 56002
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**RE: Plan Review Response Letter
The Station – Blue Earth County PID R430903200005**

Molly & Bennett,

Thank you for your plan review comments dated July 14, 2025. We have prepared the following information to address your review comments. Please note that for your convenience each review item is restated below along with our corresponding response.

1. The applicant will agree to be a willing petitioner for any future road/street network improvements at such time as the property to the West (Hodapp property) develops.

ISG Response: Acknowledged.

2. The northern boundary of the subject property will remain the front yard for the development, so long as it abuts Blue Earth County ROW.

ISG Response: Acknowledged.

3. Applicant shall provide a refuse plan for the site. Applicant shall detail the use and construction of the trash building, as proposed. Any refuse containers shall be fully enclosed in conformance with the Mankato City Code or stored entirely within the buildings.

ISG Response: See attached exterior elevations plan. Trash building will be the same materials as the garage condos listed below in response to 10. Refuse containers will be fully enclosed in conformance with the Mankato City Code.

4. Applicant shall provide a snow storage/removal plan.

ISG Response: Snow storage areas have been added to C3-10 Site Plan.

5. Applicant shall update submitted plans to depict parcel boundary dimensions.

ISG Response: See updated plan sheets.

6. Applicant shall update submitted plans to depict required setbacks.
 - a. Front yard setback: 15-foot setback to impervious parking and 30-foot setback to a building.
 - b. Side yard setback: 6-foot setback to impervious parking and 15-foot setback to a building.

ISG Response: See updated plan sheets.

7. Applicant shall submit a development signage plan that contemplates all businesses within the development. This shall include any shared monument sign, and building signage specifications and allowable sizes for possible tenants.

ISG Response: Signage plan will meet City code and will be submitted at a later date.

8. A signage management plan shall be maintained that addresses the total signage allowed on the property, the amount of the signage that each tenant may use, and monument signage. This plan must be updated to reflect all approved signage within the greater development to ensure continued compliance.

ISG Response: Signage plan will meet City code and will be submitted at a later date. No monument signs will be proposed.

9. NOTE: As a development with shared access and utilities, the frontage for signage is associated with the linear length of the northern property line. In the M-1 District, the maximum total signage area of all signs cannot exceed more than two times the front linear frontage of the lot.

ISG Response: Signage plan will meet City code and will be submitted at a later date.

10. Applicant shall provide exterior elevations, detailing materials for the Commercial Condos and the trash building.

ISG Response: See attached exterior elevations plan. Detailing materials are as follows:

Stone accent wainscot, LP smart siding for lap siding and steel board and batten.

11. On-site lighting shall conform to the lighting standards in Mankato City Code, including but not limited to full-cut, fully shielded fixtures. Conformance shall include, but not limited to, all signage, building, and parking lot lighting.

ISG Response: Acknowledged.

12. Each individual suite will be required to have a building permit at the time of tenant build out.

ISG Response: Acknowledged.

13. Each individual Use shall conform to the Uses Permitted in the M-1 Zoning District. Each individual Use that seeks to operate a conforming Conditional Use in the M-1 Zoning District shall receive a Conditional Use Permit prior to occupancy.

ISG Response: Acknowledged.

14. Payment in lieu of parkland dedication, in the amount of \$40,161, shall be submitted prior to affixing signatures to a final plat for development.

ISG Response: Acknowledged.

Please contact me at 507.387.6651 or via email at Katia.Ostermann@ISGInc.com with any questions or if there is any additional information we can provide in support of this project.

Sincerely,

A handwritten signature in black ink, reading "Katia Ostermann". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Katia Ostermann

Development Services Coordinator

Katia.Ostermann@ISGInc.com