

July 14, 2025

Molly Westman
Planning Coordinator
City of Mankato
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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 9, 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.

- A. The applicant shall note that the submitted drawings reflect different ladder truck measurements. Please update the plans to reflect the correct dimensions (see attachment) and verify that the ladder truck can still access the site as required.

ISG Response: See updated site plan.

- B. The applicant shall be aware that connection fees will apply and that they will be determined by City of Mankato Public Works.

ISG Response: Acknowledged.

- C. The applicant shall be aware that the address for this property will be done at completion of annexation.

ISG Response: The applicant understands that address will be assigned at completion of annexation.

- D. The applicant shall be aware that drainage easement for ditch system shall be fully accessible and traversable from ROW or other publicly owned property with adequate space for maintenance operations. Slopes adjacent to the ditch and within the easement shall be designed such that maintenance may be performed.

ISG Response: Final design will accommodate an 8ft wide maintenance bench with a slope flatter than 4:1.

- E. The applicant shall describe the design intent of the pond discharges particularly the southern basin.

ISG Response: The existing soils do not allow for infiltration, so the southern basin will have maintained water to meet the permanent pool volume requirement and discharge to the west into the existing ditch. The northern two basins will have an equalizer pipe that connects the two basins under the access drive. The basins will have maintained water to meet the permanent pool volume requirements and discharge to the east into the existing ditch.

- F. The applicant shall confirm whether any approvals/permits are needed from the adjacent railroad.

ISG Response: The applicant will confirm whether any approvals/permits are needed from the adjacent railroad.

- G. The applicant shall review the proposed sanitary force main connection with the City of Mankato Public Works. Because of the potential issues with the force main, the developer should explore connection to gravity system to south/west. The City of Mankato may require the developer to obtain disclosures from each tenant or purchaser regarding the potential adverse impacts from the connection to the force main.

ISG Response: ISG will work with the City of Mankato Public Works to determine a feasible utility connection for the development.

- H. The applicant shall be aware that the wetland at the south end of the site shall be analyzed to determine a no-loss condition. A suitable impervious liner shall be considered within the southerly basin to prevent adjacent drawdown from the wetland.

ISG Response: Acknowledged.

- I. The applicant shall be aware that future access from the west shall conform to the standards of the MAPO long range transportation plan.

ISG Response: Acknowledged.

- J. Applicant shall make the notification fee payment in the online portal, if not already complete.

ISG Response: Payment was made on 07/09/2025 for the notification fee.

- K. Applicant shall note that the submitted drawing reflect inaccurate dimensions for the City of Mankato ladder truck. Applicant shall provide updated plans that reflect the correct dimensions (see attachment) and verify that the ladder truck will still be able to access the site as required.

ISG Response: See response to A.

- L. Applicant shall be aware that utility connection fees will apply. City of Mankato Public Works staff will determine the connection fee. Each commercial condo will be required to have a separate meter.

ISG Response: Acknowledged.

- M. Addressing for the development shall be coordinated with Kurt Klinder following annexation into the City of Mankato. Addressing will temporally be from Station Trail.

ISG Response: Acknowledged.

- N. Drainage easements for ditch system shall be fully accessible and traversable from Public ROW or Publicly owned property with adequate space for maintenance operations. Slopes adjacent to the ditch and within the easement shall be designed such that maintenance may be performed without issue.

ISG Response: See response to D.

- O. The proposed 30' wide Drainage & Utility easement along the western property boundary should be extended for the entire length of the western boundary in order to provide perpetual access for ditch maintenance purposes.

ISG Response: Change has been made on the Final Plat.

- P. Applicant shall describe the design intent of the pond discharges particularly for the Southern basin.

ISG Response: See response to E.

- Q. Applicant shall confirm whether any approvals/permits are needed from the adjacent Railroad.

ISG Response: See response to F.

- R. The applicant shall review the proposed sanitary force main connection with the Public Works. Because of potential issues with force main, the developer should explore connection to gravity system to south/west. The City may require the developer to obtain disclosures from each tenant or purchaser regarding the potential adverse impacts from connection to the force main.

ISG Response: See response to G.

- S. The wetland at the southern extent of the site shall be analyzed to determine a no-loss condition. A suitable impervious liner shall be considered within the southerly basin to prevent adjacent drawdown from the wetland.

ISG Response: See response to H.

- T. Applicant shall be aware that future site access from the West shall conform to the standards of the MAPO Long Range Transportation Plan.

ISG Response: See response to I.

- U. Applicant shall note that the submitted drawing reflect inaccurate dimensions for the City of Mankato ladder truck. Applicant shall provide updated plans that reflect the correct dimensions (see attachment) and verify that the ladder truck will still be able to access the site as required.

ISG Response: See response to A.

- V. Applicant shall be aware that utility connection fees will apply. City of Mankato Public Works staff will determine the connection fee. Each commercial condo will be required to have a separate meter.

ISG Response: See response to L.

- W. Addressing for the development shall be coordinated with Kurt Klinder following annexation into the City of Mankato. Addressing will temporally be from Station Trail.

ISG Response: See response to C.

- X. Drainage easements for ditch system shall be fully accessible and traversable from Public ROW or Publicly owned property with adequate space for maintenance operations. Slopes adjacent to the ditch and within the easement shall be designed such that maintenance may be performed without issue.

ISG Response: See response to D.

- Y. The proposed 30' wide Drainage & Utility easement along the western property boundary should be extended for the entire length of the western boundary in order to provide perpetual access for ditch maintenance purposes.

ISG Response: See response to O.

Z. Applicant shall describe the design intent of the pond discharges particularly for the Southern basin.

ISG Response: See response to E.

AA. Applicant shall confirm whether any approvals/permits are needed from the adjacent Railroad.

ISG Response: See response to F.

BB. The applicant shall review the proposed sanitary force main connection with the Public Works. Because of potential issues with force main, the developer should explore connection to gravity system to south/west. The City may require the developer to obtain disclosures from each tenant or purchaser regarding the potential adverse impacts from connection to the force main.

ISG Response: See response to G.

CC. The wetland at the southern extent of the site shall be analyzed to determine a no-loss condition. A suitable impervious liner shall be considered within the southerly basin to prevent adjacent drawdown from the wetland.

ISG Response: See response to H.

DD. Applicant shall be aware that future site access from the West shall conform to the standards of the MAPO Long Range Transportation Plan.

ISG Response: See response to I.

EE. Applicant shall confirm that submitted landscaping and parking plans conform to perimeter and internal landscaping standard per Mankato City Code. If updates to ensure conformance are needed, applicant shall provide updated parking and landscaping plans that conform.

ISG Response: Applicant confirms that the landscaping and parking plans conform to perimeter and internal landscaping standard per Mankato City Code.

FF. Outside storage will be limited to the M-1 standards in Mankato City Code. The applicant shall screen all items stored outside from view from adjacent properties and rights-of-way.

ISG Response: Acknowledged.

GG. The applicant shall submit and record a maintenance plan for all private areas, utilities, ponds, and drives. The document shall address financing of maintenance and future replacement of the private road, storm water facilities, and private utilities activities prior to issuance of a building permit. The private road, storm water facilities, and utilities will be subject to private covenants and/or association agreements. The agreement shall be recorded with Blue Earth County and a recorded copy shall be submitted to the City of Mankato.

ISG Response: Acknowledged.

HH. Wetland signage shall be installed in accordance with standards provided by the City of Mankato.

ISG Response: Acknowledged.

- II. A parking analysis shall be submitted with and updated for each new tenant. Parking demand for the uses shall not exceed the number of off-street parking provided. Use may be restricted in the development if parking is insufficient. All off-street parking stalls shall be striped and conform to dimension in the City of Mankato standards engineering plates.

ISG Response: Acknowledged.

- JJ. The applicant shall be made aware that noise standards must be strictly adhered to. Noise levels may not exceed the allowable MPCA standards and shall not be audible beyond the property lines.

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,



Katia Ostermann
Development Services Coordinator
Katia.Ostermann@ISGInc.com