

February 12, 2026

City of Mankato

Planning and Zoning Dept.

Re: Site Plan and Traffic Advisory Committee Comments

Attn: Ms Westman and Ms Mitchell

Please find the attached response letter

CY03-26 Request of Web Construction, on behalf of Old Town Holdings, for a conditional use permit to allow for the conversion of ground floor commercial space to residential apartment units in the B-3, Highway Commercial, zoning district. The subject property is described as Lots 1A and 1B, Block 2, Axis Subdivision (1247 Range Street, BE County PID R010801426012).

- a. The Applicant shall be aware that 1247 Range Street will be the address, and individual apartment numbers will be assigned. The Applicant shall also be aware that the commercial address currently assigned to this property will be retired. [Applicant acknowledges.](#)
- b. Applicant shall be aware of ongoing planning and design associated with the TH 169 Revitalization and Hiniker Parkway project which includes the construction of the new River Lane and Hiniker Parkway roadways, respectively. [Applicant acknowledges.](#)
- c. The Applicant shall be aware that the cost of water and wastewater services will increase based on the addition of 13 units. [Applicant acknowledges that these additional units will increase the quantity of water and wastewater generated which will affect monthly fees.](#)
- d. An amenity plan shall be submitted demonstrating ground floor exterior amenities. [A ground floor patio area with grilling stations is shown on the attached amenity plan. Tenants will also have access to the rooftop outdoor open area patios, covered patio and turf game play area.](#)
- e. A full floor plan shall be submitted showing the existing conditions in the remainder of the building. [Full floor plans are included with this submission. Note that no changes are planned anywhere else in the building besides the current apartment expansion area.](#)
- f. Updated exterior elevations shall be submitted to reflect floor plan changes. [We have included a new exterior elevation plan indicating locations of new windows being planned.](#)
- g. Applicant shall clarify the updated mechanical systems and if there are any new exterior penetrations. [Each unit will have its own heating/cooling unit which will have an exterior grille no larger than the existing units on the building. Grilles to be](#)

custom painted to match the building. Each unit will also include the code required exhaust venting for dryers, microwaves and bathroom exhaust. These small vents will match the existing building and be custom painted to blend into the building finishes.

- h. Applicant shall pay notification fees and any outstanding fees in the online portal, if not already complete. [Applicant acknowledged.](#)

WEB Construction on behalf of Old Town Holdings appreciates the consideration of this matter looking to provide additional positive impact to our community through further redevelopment of this important gateway corridor.

Respectfully,

Josh Williams