

February 16, 2026

Molly Westman
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City of Mankato
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ISG

**RE: Plan Review Response Letter – Plan Review #ZONE-0008-26
The Station – R010903200005**

Molly,

Thank you for your plan review email dated February 11, 2026. 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. Applicant shall submit to the City of Mankato the HydroCAD hydraulic modeling “model” used to support the drainage report.

ISG Response: HydroCAD hydraulic model is included with this response letter.

- b. Applicant shall provide detailed storm sewer, outfalls, outlet control structures (if present), and pond grading plans.

ISG Response: Pond outlets consist of culverts and emergency overflows only. No outlet control structure is required. CO-20 Details sheet was added to the submittal which includes a general emergency overflow detail.

- c. The applicant shall be aware that aisle depth between proposed 6-plex buildings shall be 26-ft.

ISG Response: The total parking bay width meets the city requirement of 63 feet. The parking stall striping is proposed to be 0.5 feet longer than the city requirement to visually make the aisle depth narrow to slow down traffic.

- d. The applicant shall be aware that aisle depth between parking stalls for northern most parking lot shall be 26-ft.

ISG Response: The total parking bay width meets the city requirement of 63 feet. The parking stall striping is proposed to be 0.5 feet longer than the city requirement to visually make the aisle depth narrow to slow down traffic.

- e. The applicant shall provide pavement typical sections.

ISG Response: CO-20 Details sheet was added to the submittal which includes typical pavement sections.

- f. The property owner of The Station shall be a willing petitioner and willing to connect to city gravity sewer when the properties to the west develop, at which point the septic system will be removed.

ISG Response: Acknowledged.

- g. The applicant shall be aware that the watermain connection at CSAH 26 shall be a wet-tap connection.

ISG Response: Acknowledged.

- h. The applicant shall coordinate turn lane work on CSAH 26 with Blue Earth County.

ISG Response: Acknowledged.

- i. Applicant shall provide a landscaping plan that conforms to Mankato City Code. The applicant shall provide perimeter landscaping that screens parking areas from adjacent properties and landscaping to soften long expanses of building walls. Applicant may include perimeter landscaping as part of the phasing plan, as long as said landscaping is in-place prior to completion of each phase.

ISG Response: Landscaping has been revised to screen the parking in front of the storage units.

- j. Applicant shall provide a Phasing Plan.

ISG Response: Phasing has been added to sheet C3-10.

- k. Each phase shall of the proposed self-storage development shall be permitted separately and reviewed against Mankato City Code standards and any conditions of approval.

ISG Response: Acknowledged.

- l. All parking & driving surfaces shall be fully hard-surfaced and striped per each phase of development.

ISG Response: Acknowledged.

- m. Applicant shall provide exterior elevations and floor plans for each of the proposed self-storage unit styles.

ISG Response: See updated exterior elevation plans.

- n. Applicant shall provide a narrative describing how refuse operations shall occur on site. Narrative shall outline coordination between the self-service storage units and Rickway carpet operations.

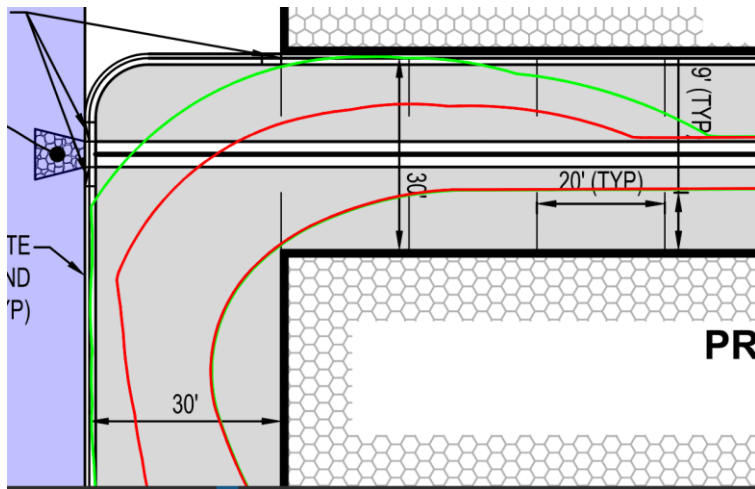
ISG Response: The self-storage units will not have onsite refuse. Refuse building will be for Rickway Carpet only.

- o. Applicant shall provide documentation for the maintenance of shared common spaces. Including, but not limited to, management of: landscaping, snow removal/storage, repair of amenities, lighting, liability, security, and access. A plan for property maintenance responsibilities shall be in place prior to issuance of a building permit.

ISG Response: Acknowledged.

- p. The applicant shall provide clarification regarding the feasibility of fire truck turning movements through the site, notably, the applicant shall address any conflicts caused by insufficient space or off-tracking.

ISG Response: The image below shows there are no conflicts due to insufficient space. The potential conflicts were due to a plotting line weight.



- q. All drive aisle and parking stalls shall conform to the City of Mankato Engineering Plates (plate 2700A, pdf pg. 45).

ISG Response: The total parking bay width meets the city requirement of 63 feet. The parking stall striping is proposed to be 0.5 feet longer than the city requirement to visually make the aisle depth narrow to slow down traffic.

- r. Applicant shall clarify where the number of required off-street parking stalls for the Rickway carpet warehouse came from. Staff notes that the previous application for “The Station” utilized a different calculation.

ISG Response: The off-street parking numbers have been updated. The self-storage units are calculated at one per two units. The Rickway Carpet building is based on office and warehouse use, which matches what was previously submitted.

- s. Applicant shall clarify the official plat recording status with Blue Earth County and make definitive action to record the preliminary and final plat with Blue Earth County prior to issuance of any building permit.

ISG Response: Acknowledged.

- t. Applicant shall clarify the proposed building square footages provided for each proposed building and make any necessary corrections to proposed plans.

ISG Response:

- u. Applicant shall clarify intent for the rear doors of the self-surface storage units. Will there be a slab, sidewalk, or other connection between the rear doors and the hard-surfaced common spaces?

ISG Response: There will be a stoop provided at the doors.

- v. Applicant shall provide detailed exterior elevations and floor plans for each of the proposed self-storage unit building formats.

ISG Response: See updated exterior elevation plans.

- w. Applicant shall provide elevations with detailed materials or a material sample board for proposed buildings.

ISG Response: See updated exterior elevation plans.

- x. The applicant shall coordinate with City Staff regarding updated addressing for the proposed property.

ISG Response: Acknowledged.

- y. Applicant shall coordinate with Blue Earth County for any construction that is proposed to occur within the public right-of-way, including construction of roadway, grading, utilities, stormwater, lighting, and landscaping.

ISG Response: Acknowledged.

- z. Proposed plan shows that the northernmost private stormwater pond will encroach into Blue Earth County public right-of-way. The applicant shall work with Blue Earth County on any proposed work within their right-of-way. If coordination is not possible or Blue Earth County does not permit the encroachment, the applicant shall modify the proposed plan to provide a stormwater pond that does not encroach.

ISG Response: Acknowledged.

- aa. Proposed photometric plan does not conform to Sec. 10-1774 of the Mankato City Code. Applicant shall provide an updated photometric plan that conforms to Mankato City Code Standards, including a maximum illumination at the property line of one-half footcandle.

ISG Response: See updated photometric plan.

- bb. The applicant shall provide plans showing the intended future connection area and closure of the temporary access from 227th St.

ISG Response: The future connection has been added to the plan sheets.

- cc. The applicant shall provide plans showing the future connection to the West and decommissioning of the existing access.

ISG Response: The future connection has been added to the plan sheets.

- dd. Applicant shall pay notification fees and any outstanding fees in the online portal, if not already complete.

ISG Response: Fees have been paid.

- ee. The applicant shall be aware of and abide-by the following conditions included with the initial approval:
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.
 2. Future site access from the West shall conform to the standards of the MAPO Long Range Transportation Plan.
 3. Wetland signage shall be installed in accordance with standards provided by the City of Mankato.
 4. Development of the property must conform to FAA Flight Zone standards. The Applicant shall confirm and comply with any approvals/permits needed in order to conform with Flight Zone C. The applicant shall have approval from the FAA prior to application for a building permit for each structure.
 5. If not already completed, a payment in lieu of parkland dedication in the amount of \$40,161 shall be submitted.
 6. The developer shall participate in a pre-construction meeting with city staff prior to construction beginning.
 7. 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.
 8. 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. Conforming lighting shall be installed prior to issuance of a certificate of occupancy.
 9. 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.
 10. Applicant shall confirm whether any approvals/permits are needed from the adjacent Railroad.

11. 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.
12. Parking demand for the uses shall not exceed the number of off-street parking provided. All off-street parking stalls shall be striped and conform to dimension in the City of Mankato standards engineering plates.
13. If signage is desired, a sign permit shall be obtained prior to signage fabrication and installation and shall conform to Mankato City Code section 10.87.
14. Applicant shall submit a development signage plan that contemplates all businesses within the development. A signage management plan shall be maintained that addresses the total signage allowed on the property, the amount of 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.
15. Any proposed future uses outside of self-service storage shall require independent Conditional Use Permits.
16. Use of the self-service storage component of the development shall be exclusively limited to “self-service storage”. Any proposed future uses outside of self-service storage, shall require independent zoning review and potential Conditional Use Permits prior to change in use.
17. Noise levels may not exceed the allowable MPCA standards and shall not be audible beyond the property lines.
18. The buildings/uses within the proposed planned unit development will not be issued a certificate of occupancy until all private drives, parking, and driving surfaces are completed and approved by the City of Mankato for each phase of development.
19. All areas upon the property intended to be used for parking/driving purposes shall be hard-surfaced with each phase of development.
20. Applicant shall provide exterior elevations for the “trash building” prior to submittal of a building permit.
21. All exterior finishes shall conform to the Mankato City Code.
22. Loading and unloading shall not interfere with the operation of adjacent uses. It shall not block parking spaces during operations of the businesses within the development and shall not occupy drive aisles required for ingress/egress to the 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,



Katia Ostermann

Development Services Coordinator

Katia.Ostermann@ISGInc.com