

January 27, 2026



Community Development
City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001

**RE: Preliminary Plat Narrative
Front Street Place**

City Community Development team:

ISG is submitting a Preliminary Plat application for the redevelopment project in downtown Mankato for the block bound by S. Riverfront Dr/S Front Street/Warren St / Liberty Street. (where the Fillin Station Coffeehouse is located at 630 S Front St.). We are submitting a Preliminary Plat to consolidate the 13 parcels on this city block into 1 lot, totaling a size of 2.5 acres (109,036 square feet). Attached is the proposed Preliminary Plat and supporting documentation showing all the parcels included with this city block, providing the parcel number, address (if applicable) and owner on record. The property is zoned CBD-F (Central Business District – Fringe) and within the Front Street Connectivity Plan.

The purpose of the Preliminary Plat is to consolidate multiple parcels into one lot with the goal to be able to build a mixed-use project redeveloping this city block. Over the past month, our team has shared the concept preliminary plat and site plan with the city. Our team has a pre-application meeting scheduled with the city for early February to review the concept site plan with the goal of submitting the CUP/CDC application at the end of February. Once the Preliminary Plat is approved, we will then proceed with the Final Plat or as advised by the city.

Thank you again for reviewing the application and attached materials. Please contact us with any questions or if there is any additional information we can provide in support of this project. Andrea Rand is the application coordinator and her contact is Andrea.Rand@ISGInc.com or 952.426.0699. Nate Hermer is the project manager and civil engineer and his contact information is Nathan.Hermer@ISGInc.com or 507-387-6651.

Sincerely,

A handwritten signature in black ink that reads "Andrea Rand".

Andrea Rand, AICP
Development Services Coordinator

A handwritten signature in black ink that reads "Nathan J. Hermer".

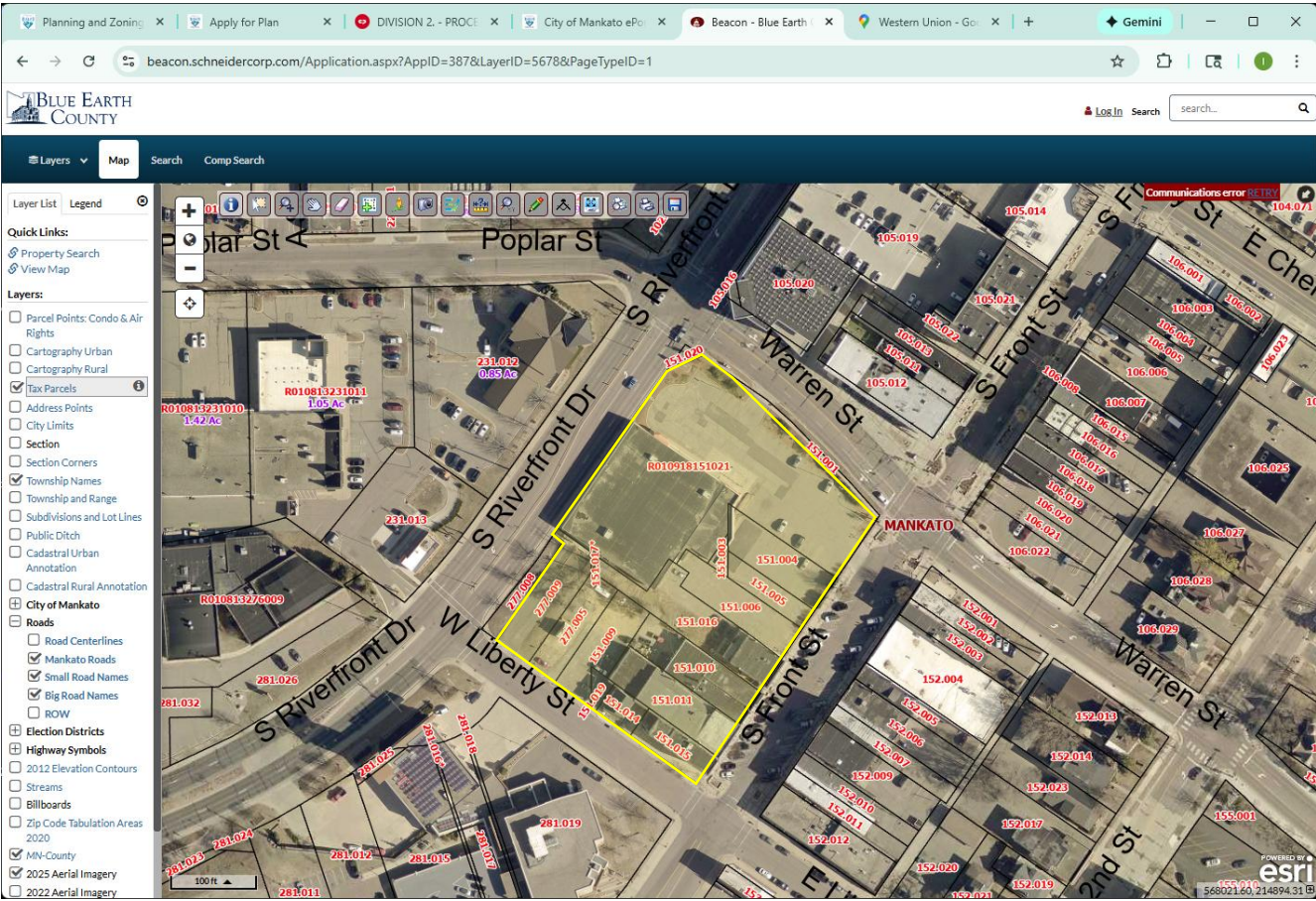
Nate Hermer, PE
Project Manager

FRONT STREET REDEVELOPMENT

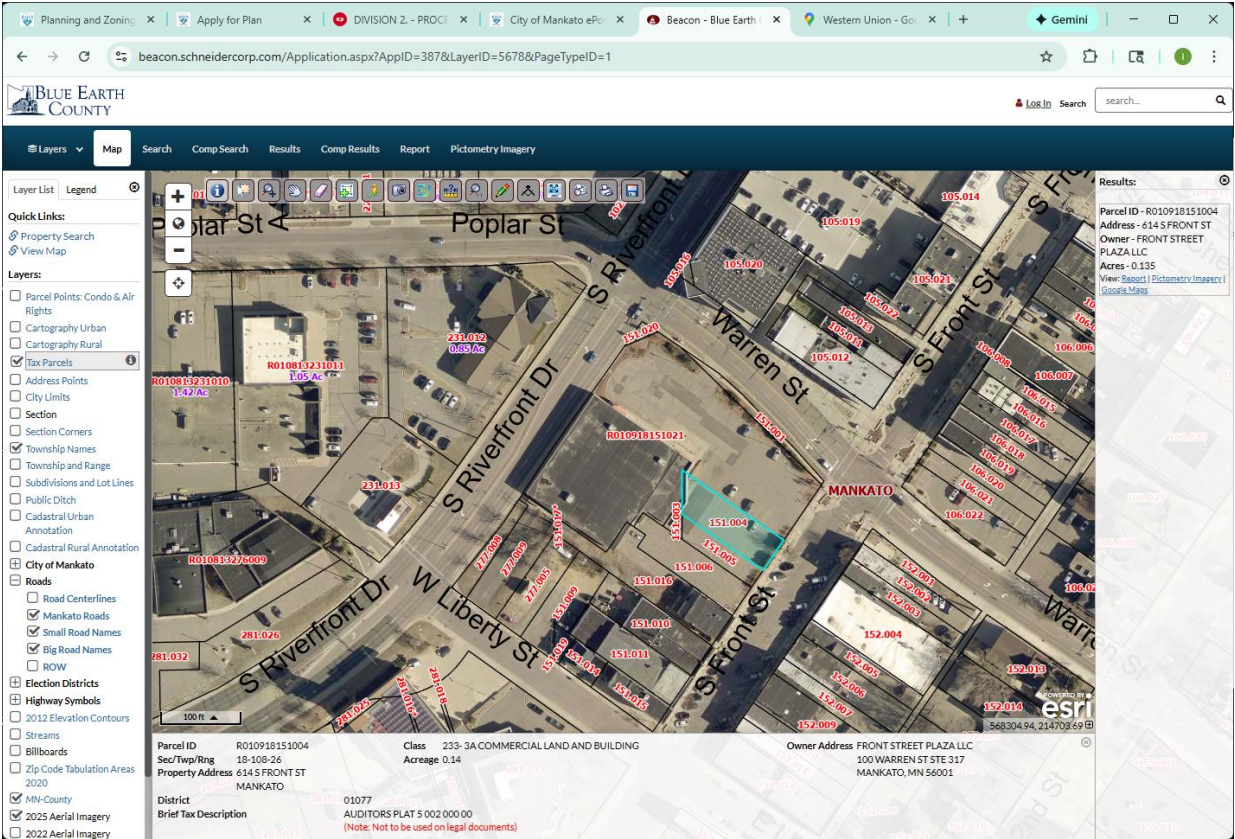
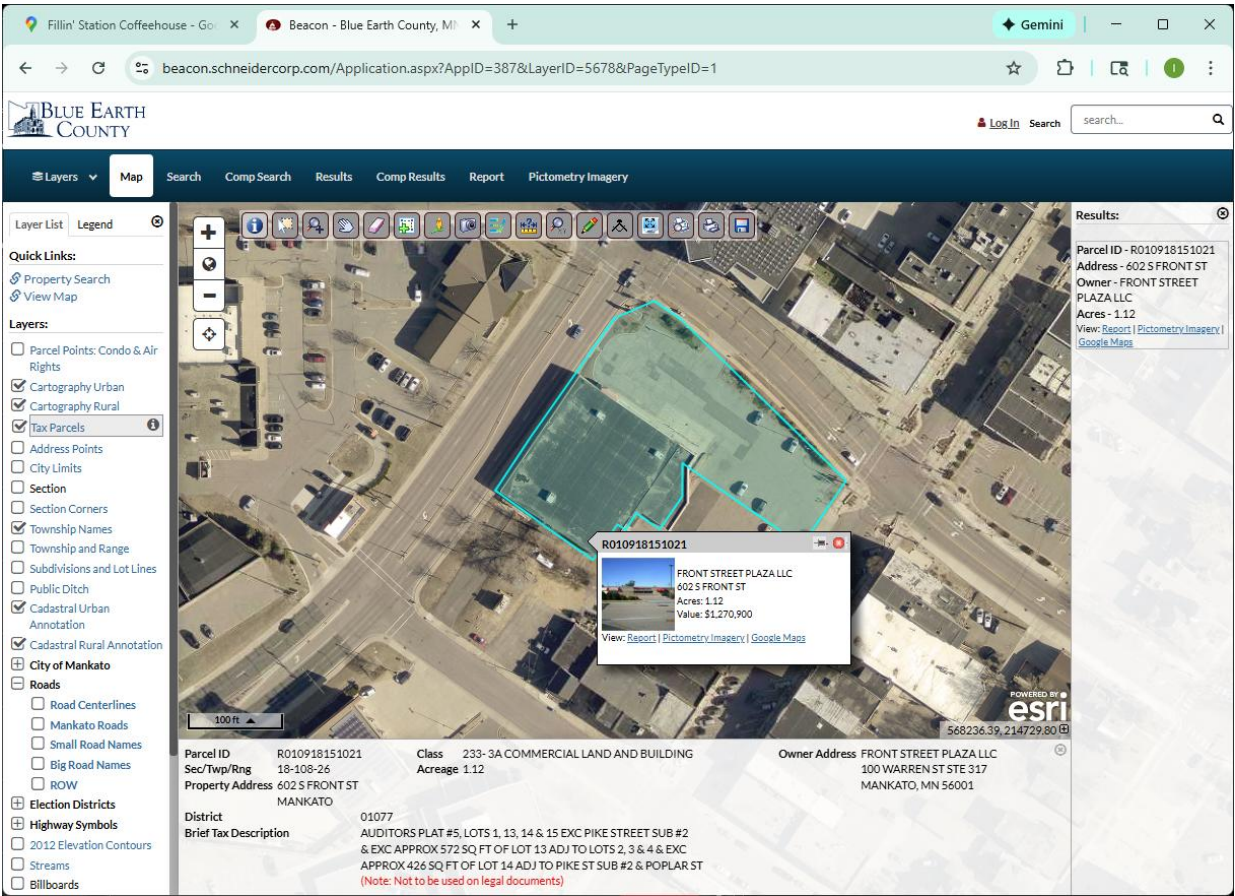
Properties included in Project Boundary

PIN	Size (acres)	Site Address	Owner	Owner Address
R010918151021	1.12	602 S FRONT ST	FRONT STREET PLAZA LLC	100 WARREN ST STE 317, MANKATO, MN 56001
R010918151004	0.135	614 S FRONT ST	FRONT STREET PLAZA LLC	100 WARREN ST STE 317, MANKATO, MN 56001
R010918151005	0.055	618 S FRONT ST	FRONT STREET PLAZA LLC	100 WARREN ST STE 317, MANKATO, MN 56001
R010918151006	0.135		FRONT STREET PLAZA LLC	100 WARREN ST STE 317, MANKATO, MN 56001
R010918151016	0.209	624 S FRONT ST	FRONT STREET PLAZA LLC	100 WARREN ST STE 317, MANKATO, MN 56001
R010918151010	0.152	628 S FRONT ST	628 S FRONT STREET LLC	630 S FRONT ST, MANKATO, MN 56001
R010918151011	0.152	630 S FRONT ST	630 S FRONT STREET LLC	75 N HILL DR, MANKATO, MN 56001
R010918151015	0.08	634 S FRONT ST	634 S FRONT STREET LLC	630 S FRONT ST, MANKATO, MN 56001
R010918151014	0.042	112 W LIBERTY ST	FRONT STREET PLAZA LLC	100 WARREN ST STE 317, MANKATO, MN 56001
R010918151019	0.017		630 S FRONT STREET LLC	75 N HILL DR, MANKATO, MN 56001
R010918151009	0.123	116 W LIBERTY ST	FRONT STREET PLAZA LLC	100 WARREN ST STE 317, MANKATO, MN 56001
R010813277005	0.107	118 W LIBERTY ST	FRONT STREET PLAZA LLC	100 WARREN ST STE 317, MANKATO, MN 56001
R010813277009	0.146		FRONT STREET PLAZA LLC	100 WARREN ST STE 317, MANKATO, MN 56001
<i>Total acres</i>	<i>2.473</i>			

Overall Site Area



Individual Parcels



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Parcel ID: R010918151005
Sec/Twp/Rng: 18-108-26
Property Address: 618 S FRONT ST
MANKATO

Class: 233- 3A COMMERCIAL LAND AND BUILDING
Acreage: 0.06

Owner Address: FRONT STREET PLAZA LLC
100 WARREN ST STE 317
MANKATO, MN 56001

District: 01077
Brief Tax Description: AUDITORS PLAT 5 003 000 00
(Note: Not to be used on legal documents)

Results:
Parcel ID - R010918151005
Address - 618 S FRONT ST
Owner - FRONT STREET PLAZA LLC
Acres - 0.055
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Parcel ID: R010918151006
Sec/Twp/Rng: 18-108-26
Property Address: 100 WARREN ST STE 317
MANKATO

Class: 233- 3A COMMERCIAL LAND AND BUILDING
Acreage: 0.14

Owner Address: FRONT STREET PLAZA LLC
100 WARREN ST STE 317
MANKATO, MN 56001

District: 01077
Brief Tax Description: AUDITORS PLAT 17 REARRANGEMENT AUDITORS PLAT 5 004 000 00
(Note: Not to be used on legal documents)

Results:
Parcel ID - R010918151006
Owner - FRONT STREET PLAZA LLC
Acres - 0.135
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Parcel ID: R010918151016
Class: 203- 1A/1B/4B1 RESIDENTIAL 1-3 UNITS; 3A COMMERCIAL LAND AND BUILDING
Sec/Twp/Rng: 18-108-26
Property Address: 624 S FRONT ST
MANKATO

District: 01077
Brief Tax Description: AUDITORS PLAT 17 REARRANGEMENT AUDITORS PLAT 5 LOTS 5 & 6 & VAC ALLEY ADJ 005 000 00
(Note: Not to be used on legal documents)

Owner Address: FRONT STREET PLAZA LLC
100 WARREN ST STE 317
MANKATO, MN 56001

Results:

Parcel ID - R010918151016
Address - 624 S FRONT ST
Owner - FRONT STREET PLAZA LLC
Acres - 0.209
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Parcel ID: R010918151010
Class: 233- 3A COMMERCIAL LAND AND BUILDING
Sec/Twp/Rng: 18-108-26
Property Address: 628 S FRONT ST
MANKATO

District: 01077
Brief Tax Description: AUDITORS PLAT 17 REARRANGEMENT AUDITORS PLAT 5 007 000 00
(Note: Not to be used on legal documents)

Owner Address: 628 S FRONT STREET LLC
630 S FRONT ST
MANKATO, MN 56001

Results:

Parcel ID - R010918151010
Address - 628 S FRONT ST
Owner - 628 S FRONT STREET LLC
Acres - 0.152
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Parcel ID: R010918151011
Sec/Twp/Rng: 18-10B-26
Property Address: 630 S FRONT ST
MANKATO

Class: 201- 1A/1B/4B8 RESIDENTIAL SINGLE UNIT; 3A COMMERCIAL LAND AND BUILDING
Acreage: 0.15

District: 01077
Brief Tax Description: AUDITORS PLAT 17 REARRANGEMENT AUDITORS PLAT 5 TRIANGLE IN SE COR OF LT 12 & ALL OF 008 000 00
(Note: Not to be used on legal documents)

Owner Address: 630 S FRONT STREET LLC
75 N HILL DR
MANKATO, MN 56001

Results:

Parcel ID - R010918151011
Address - 630 S FRONT ST
Owner - 630 S FRONT STREET LLC
Acres - 0.152
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Parcel ID: R010918151015
Sec/Twp/Rng: 18-10B-26
Property Address: 634 S FRONT ST
MANKATO

Class: 203- 1A/1B/4B1 RESIDENTIAL 1-3 UNITS; 3A COMMERCIAL LAND AND BUILDING
Acreage: 0.08

District: 01077
Brief Tax Description: AUDITORS PLAT 5 E92' OF 9 & 010 000 00
(Note: Not to be used on legal documents)

Owner Address: 634 S FRONT STREET LLC
630 S FRONT ST
MANKATO, MN 56001

Results:

Parcel ID - R010918151015
Address - 634 S FRONT ST
Owner - 634 S FRONT STREET LLC
Acres - 0.08
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Parcel ID: R010918151014
Sec/Twp/Rng: 18-10B-26
Property Address: 112 W LIBERTY ST
MANKATO

Class: 201- 1A/1B/4BB RESIDENTIAL SINGLE UNIT
Acreage: 0.04

Owner Address: FRONT STREET PLAZA LLC
100 WARREN ST STE 317
MANKATO, MN 56001

District: 01077
Brief Tax Description: AUDITORS PLAT 5 W48' OF E140' OF LOTS 9 & 010 000 00
(Note: Not to be used on legal documents)

Results:

Parcel ID - R010918151014
Address - 112 W LIBERTY ST
Owner - FRONT STREET PLAZA LLC
Acres - 0.042
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Parcel ID: R010918151019
Sec/Twp/Rng: 18-10B-26
Property Address: 630 S FRONT STREET
MANKATO

Class: 233- 3A COMMERCIAL LAND AND BUILDING
Acreage: 0.02

Owner Address: 630 S FRONT STREET LLC
75 N HILL DR
MANKATO, MN 56001

District: 01077
Brief Tax Description: AUDIT PLAT 5 LTS 9 & 10 EX SELV 140' 010 000 00
(Note: Not to be used on legal documents)

Results:

Parcel ID - R010918151019
Owner - 630 S FRONT STREET LLC
Acres - 0.017
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Parcel ID: R010918151009
Sec/Twp/Rng: 13-108-26
Property Address: 116 W LIBERTY ST
MANKATO

Class: 233-3A COMMERCIAL LAND AND BUILDING
Acreage: 0.12

Owner Address: FRONT STREET PLAZA LLC
100 WARREN ST STE 317
MANKATO, MN 56001

District: 01077
Brief Tax Description: AUDITORS PLAT 17 REARRANGEMENT AUDITORS PLAT 5 EX TRIANGLE IN SE COR 012 000 00
(Note: Not to be used on legal documents)

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Parcel ID: R010813277005
Sec/Twp/Rng: 13-108-27
Property Address: 118 W LIBERTY ST
MANKATO

Class: 233-3A COMMERCIAL LAND AND BUILDING
Acreage: 0.11

Owner Address: FRONT STREET PLAZA LLC
100 WARREN ST STE 317
MANKATO, MN 56001

District: 01077
Brief Tax Description: AUDITORS PLAT 17 REARRANGEMENT AUDITORS PLAT 5 LOT 21 S537 OF 016 000 00
(Note: Not to be used on legal documents)

