

February 16, 2026



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

**RE: ZONE-0010-26: Preliminary Plat
Comments/Responses #1
Front Street Place**

Brittany:

Thank you for your time reviewing Preliminary Plat application for the proposed Front Street Redevelopment, project # Zone-0010-26. We received the Site Plan and Traffic Advisory comments dated February 11, 2026 and have addressed these comments. Below we have copied all your review comments and then provided written responses to explain how each item was addressed.

SITE PLAN & TRAFFIC COMMENTS

- a. The Applicant shall provide an anticipated loading dock schedule, taking into account the proximity to the Public Safety Center, and the City Code for loading/unloading.

ISG Response: This will be addressed in the CUP/CDC submittal.

- b. The Applicant shall be aware that there are currently seven utility accounts associated with this lot. The City of Mankato prefers that these accounts be consolidated into a single account.

ISG Response: This will be addressed in the CUP/CDC submittal.

- c. The applicant shall submit a Stormwater Drainage report.

ISG Response: This will be addressed in the CUP/CDC submittal. Drainage within the public right-of-way will remain the same and private discharge rates will not increase.

- d. The applicant shall submit a Traffic Impact Study.

ISG Response: This will be addressed in the CUP/CDC submittal.

- e. The applicant shall be aware that all existing unused utility water and sanitary sewer services shall be capped/abandoned at the city main.

ISG Response: Acknowledged.

- f. The applicant will be required to pay SAC and WAC connection charges.

ISG Response: Acknowledged.

- g. The applicant shall be aware that the plan to abandon 127", 72", & 48" Storm lines running through site shall be in development plans.

ISG Response: Acknowledged.

- h. The applicant shall work with the City of Mankato to further coordinate/consider the current outlot conversation to right of way as well as the right of way along Riverfront Drive and dedication of right of way area for additional sidewalk along this corridor. These items shall be further clarified and defined prior to the submission of additional zoning applications.

ISG Response: Acknowledged further discussion will take place.

- i. Applicant shall provide a status update on the unassigned parcel located within the proposed platting area.

ISG Response: Update will be provided when complete.

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

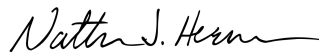
ISG Response: Fees have been paid.

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,



Andrea Rand, AICP
Development Services Coordinator



Nate Hermer, PE
Project Manager