

March 16, 2026

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ISG

Brittany Mitchell
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**RE: Plan Review Response Letter – Snell Motors Addition
Lots 3, 4, and 5, Block 1, Menard Addition; except a portion of Lot 5, Block (1900
and 1990 Madison Avenue)– Mankato, MN 56001**

Molly & Brittany,

Thank you for your plan review comments dated March 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.

COMMENTS

- a. The applicant shall be aware that their storm water charge will be recalculated at the time of final plat.

ISG Response: Noted.

- b. The applicant shall be aware that standard lot easements shall be included on the new lots within the proposed plat.

ISG Response: Said easements are shown on the Preliminary Plat.

- c. The applicant shall provide private utility easements and a shared access easement for the shared driveway area.

ISG Response: Noted – these are in process.

- d. Applicant shall be aware that the City's Critical Link Sidewalk Plan shows sidewalk along the west side of Haefner Drive. Future reconstruction of Haefner Drive will require the installation of the sidewalk unless determined by the City Engineer that the sidewalk is infeasible.

ISG Response: Noted.

- e. If not already complete, the applicant shall log into the City's online portal and make notification fee payment.

ISG Response: Notification fee was paid on 03/09/2026.

- f. Applicant shall be aware that if future separate ownership of either parcel is anticipated, additional review and consideration will be necessary.

ISG Response: Noted.



- g. Signage at each site will need to conform with the applicable standards based on any new/revised frontages.

ISG Response: Review of signage standards is in process.

Please contact me at 507.387.6651 or via email with any questions or if there is any additional information we can provide in support of this project.

Sincerely,

A handwritten signature in black ink that reads "Emily Nepp". The signature is written in a cursive, flowing style.

Emily Nepp

Development Services Coordinator

Emily.Nepp@ISGInc.com