



MANKATO PLANNING COMMISSION
Regular Meeting March 25, 2026 - 6:00 p.m.
Intergovernmental Center
Council Chambers

Any person speaking to the Commission shall give to the Secretary of the
Commission the NAME and HOME ADDRESS of such person prior to speaking.

1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

3. **APPROVAL OF MINUTES**

1. February 2026 - Minutes

4. **OLD BUSINESS**

5. **NEW BUSINESS**

1. CY10-26

Request of ISG, on behalf of the owner, Front Street Plaza, LLC, for a conditional use permit to allow for the redevelopment of the subject properties to include retail, office, residential and shared parking spaces and contain apartments on floors 2-6 of the proposed new building and restaurant spaces; and for a certificate of design compliance to allow a new structure and redevelopment in the Downtown Gateway Overlay District. The subject properties are described as, Parcel 1: Lots 1, 2, 3, 13, 14 and 15 of Auditor's Plat No. 5 Mankato with exceptions; AND, Parcel 2: Easterly 157 feet of the northerly 22 feet of Lot 4 and also the easterly 143 feet of the middle 22 feet of said Lot 4 in Block 1, Warren's Addition to Mankato; otherwise also described as Lot 4 of Auditor's Plat No. 17 and light well on Lot 5 of said Auditor's Plat No. 17; AND, Parcel 3: Outlot B, Pike Street Subdivision No. 3, City of Mankato, Blue Earth County, Minnesota; AND, Parcel 4: Lots 5 and 6, and the vacated alley adjacent thereto, of Auditor's Plat No. 17, Rearrangement of part of Auditor's Plat No. 5, City of Mankato; AND, Parcel 5: Lot Twelve (12), Auditor's Plat #17, Re-Arrangement of part of Auditor's Plat #5, except: All that part of Lot No. 12 lying East of Southerly extension of Westerly line of Lot No. 8, both of said lots being in the City of Mankato and according to Auditor's Plat #17; AND, Parcel 6: That part of Lot Sixteen (16), Auditor's Plat #17, Rearrangement of Auditor's Plat #5, and Lot Twenty-one (21), Auditor's Plat #17, Re-Arrangement of Part of

Auditor's Plat #5, according to the Plat thereof; AND, Parcel 7: the Westerly 48 feet of the following described parcel: The Easterly 140 feet of Lots 9 and 10 of Auditor's Plat No. 5, Mankato, of Block 84, Bruner's Plat of Mankato, Lot 1 and part of Lot 2 of Van Brunt's North Row, Block 2 of Oakwood Addition to Mankato, and Block 1 Warrens Addition to Mankato, said tract of land fronting on Front Street in said City 38 feet and extending along Liberty Street a distance of 140 feet and being rectangular in form; AND, Parcel 8: Lot 7, Auditor's Plat No.17, Rearrangement of Part of Auditor's Plat No. 5; AND, Parcel 9: Lot Eight (8), Auditor's Plat No.17, Rearrangement of Part of Auditor's Plat No. 5 and Part of Lots Nine (9) and Ten (10) Auditor's Plat No. 5 and a part of Lot Twelve (12) Auditor's Plat No.17 and All that part of Lot 9 according to Auditor's Plat No. 5 lying West of the southerly extension of the westerly line of Lot No. 8, according to Auditor's Plat No. 17; AND, Parcel 10: The Easterly 92 feet of the following described parcel: The Easterly 140 feet of Lots 9 and 10 of Auditor's Plat No. 5, Mankato, of Block 84, Bruner's Plat of Mankato, Lot 1 and part of Lot 2 of Van Brunt's North Row, Block 2 of Oakwood Addition to Mankato, and Block 1 Warrens Addition to Mankato, said tract of land fronting on Front Street in said City 38 feet and extending along Liberty Street a distance of 140 feet and being rectangular in form; AND, Parcel 11: Outlot A, Warren Street Subdivision; AND, Parcel 12: Outlot A, Pike Street Subdivision No. 3, City of Mankato; AND, Parcel 13: part of Lot 14, Auditor's Plat No. 5, on file and of record with the Blue Earth County Recorder, described as: Commencing at the southeasterly corner of Lot 5, Block 9, City of Mankato by E.D. Bruner, according to the plat thereof on file and of record with the Blue Earth County Recorder, all being in City of Mankato, Blue Earth County, Minnesota (All those lands lying between Warren Street, South Front Street, Liberty Street and Riverfront Drive.

2.

CY11-26

Request of ISG, on behalf of the owner, Snell Real Estate, LLC, for a preliminary plat review of Snell Addition. The subject properties are described as Lots 3, 4, and 5, Block 1, Menard Addition; except a portion of Lot 5, Block (1900 and 1990 Madison Avenue).

3.

CY12-26

Request of Brett Skilbred for a preliminary plat review of Quarry View Addition. The subject properties are described as Lots 1-6, Block 24, Germania Park Addition; Lots 1-8, Block 8 & Lots 1-2, Block 9, Columbia Park Addition.

6. **MISCELLANEOUS**

7. **ADJOURNMENT**

Planning Commission Regular Meeting

3. 1.

Meeting Date: 03/25/2026

Title

February 2026 - Minutes

Attachments

February 25, 2026 Minutes



MINUTES

**Mankato Planning Commission
February 25, 2026 - 6:00 p.m.
IGC - Council Chambers**

1. **CALL TO ORDER**

Chair Zehnder called the meeting to order at 6:00 p.m.

Commissioner's Present: Chair Zehnder, Ms. Surdy, Mr. Filipovitch, Mr. Dieken, Mr. Iddings, Mr. Wilke, Ms. Bigham.

Staff Present: Molly Westman-Planning and Zoning Administrator, Mark Konz-Director of Planning and Development Services, Travis Johnson-Permit Technician, Brittany Mitchell-Planning Coordinator, Bennett Hanson-Planner, Ean Pringnitz-Community Development Intern.

2. **APPROVAL OF AGENDA**

Mr. Dieken moved to approve the agenda as amended. Mr. Wilke seconded the motion, and the motion carried unanimously.

3. **APPROVAL OF MINUTES**

Mr. Wilke made a motion to approve the minutes from January 28th, 2026. Ms. Surdy seconded the motion. The motion carried unanimously.

1. **Draft January 28, 2026 Minutes**

4. **OLD BUSINESS**

No old business

5. **NEW BUSINESS**

1.

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).

Ms. Mitchell reports that staff respectfully submits the following findings for consideration:

1. The use as a mixed use building is considered a conditional use permit in the B-3, General Business District.
2. The request is in keeping with the comprehensive planning policies of the City as the underlying land use plan identifies this parcel as "Commercial", and in that district this proposed use is identified in Code as a conditional use.
3. The proposal does not interfere with or diminish the use of property in the immediate vicinity.
4. The proposed development is served by public utilities.
5. There are no known historical or architectural resources on the site.
6. The site falls within FEMA's "Catastrophic Levee Failure" ESA Zone.
7. It will not cause a negative cumulative effect and effect on the City as a whole.
8. To the extent known, the development, when considered with the recommended conditions, conforms with all other applicable regulations of the district, and other applicable ordinances.
9. The proposal will not jeopardize the public's health, safety, or general welfare.

Ms. Mitchell reports that staff recommends the approval of the amendment to the conditional use permit with the following conditions:

1. If traffic issues arise associated with the development, at the discretion and request of the City of Mankato Engineering Department, the applicant/property owner will be responsible for having a more in-depth traffic study prepared, and will be a willing petition for the costs associated with any recommended geometry or traffic control improvements.
2. Exterior lighting shall conform to Mankato City Code standards. All exterior light fixtures shall achieve Mankato City Code standards and a photometric plan shall be provided that demonstrates conformance with the Mankato City Code. rds.
3. Any refuse and recyclable material containers shall continue to be stored inside the building.
4. All amenities shall be installed prior to the issuance of a rental license.
5. The applicant shall be responsible for noise complaints associated with the proximity to Highway 169.
6. The proposed development shall conform to the residential requirements in B-3, Highway Business District.

Ms. Surdy asked whether the reference to Hiniker Parkway indicated that a road would be extended behind the building.

Mr. Konz stated that the extension is part of the upcoming 169 project. He added that modifications to Range Street will reroute traffic to the rear of the building, where the roadway will be named Hiniker Parkway.

Chair Zehnder opened the public hearing for comment. With no one wishing to speak, the public hearing was closed.

Chair Zehnder stated that the proposal aligns with the Comprehensive Plan's emphasis on providing diverse housing options in Mankato. He added that converting the units to

residential use supports the City's overall goals.

Mr. Wilke made a motion to approve CY03-26. The motion was seconded by Ms. Surdy and passed unanimously.

The anticipated date of City Council action will be March 9, 2026.

2.

CY04-26

Request of ISG, on behalf of the property owner Reichel Properties, LLC, for a conditional use permit to allow exterior fuel storage tanks in the M-1, Light Industrial, zoning district. The subject property is described as Lot 1, Block 1, Eastwood Energy Center No. 4, Mankato, Blue Earth County (1711 Energy Drive, BE County PID R010903400021).

Ms. Mitchell reports that staff submits the following findings:

1. The request is considered a conditional use within the M-1, Light Industrial District.
2. The proposed improvements, including the implementation of the recommended conditions, conform to the standards of Mankato City Code Chapter 10.

Ms. Mitchell reports that staff recommends the approval of the amendment to the conditional use permit with the following conditions:

1. Applicant shall provide screening for the proposed exterior storage in accordance with the Mankato City Code.
2. The additional equipment must be in conformance with the MPCA noise standards.
3. The design of the fuel storage area shall conform to the MPCA storage tanks requirements.
4. Any added exterior lighting must be in conformance with the Mankato City Code, including full cut-off, fully shielded style, and a photometric will be required prior to lighting installation.
5. The applicant shall submit an emergency response and action plan to the Department of Public Safety for review and approval. The plan shall address Public Safety access to the area.
6. The applicant shall submit an application for a land disturbance permit and building permit prior to construction.
7. The applicant shall submit an updated drainage report.
8. The applicant shall submit a SWPPP at the time of building permit submission.

Chair Zehnder opened the public hearing for comment. With no one wishing to speak, the public hearing was closed.

Mr. Filipovitch made a motion to approve CY04-26. The motion was seconded by Mr. Wilke and passed unanimously.

The anticipated date of City Council action will be March 9, 2026.

3.

CY05-26

Request of AJK Mankato Holdings, LLC for a conditional use permit to allow self-service storage units in the M-1, Light Industrial, zoning district and for a planned unit development to allow shared flexibility for multiple buildings, shared utilities, and a shared roadway network to serve the proposed development. The subject property is described as that part of the easterly 20 acres of the Northeast Quarter of the Northeast Quarter and the North Half of the Southeast Quarter of the Northeast Quarter, all in Section 3, Township 108, Range 26, Blue Earth County, Minnesota, lying westerly of the railroad right of way, to be described as Lots 1 and 2, The Station Subdivision (Blue Earth County PID R430903200005/ R010903200005).

Mr. Hanson reports that staff respectfully submits the following findings of fact for the Conditional Use Permit:

1. The proposed use as a self-service storage facility is considered a Conditional Use in the M-1, Light Industrial zoning district.
2. The proposed self-service storage facility, when implemented with the recommendations and in conformance with Mankato City Code, is in keeping with the comprehensive planning policies of the City, as the underlying land use plan identifies this parcel as "Light Industrial".
3. The proposal does not cause undue traffic congestion. Temporary private access is proposed to be extended off of 227th Street until such a time that the adjacent property to the west is annexed into the City of Mankato and subsequently developed.
4. There is a natural and environmental feature on the site, a wetland. There are no impacts proposed, and the applicant intends to maintain the code-required setbacks as well as provide wetland signage.
5. The proposal does not interfere with or diminish the use of property in the immediate vicinity.
6. There are no known historical or architectural resources on the site.
7. It will not cause a negative cumulative effect and effect on the City as a whole.
8. To the extent known, the development conforms with all other applicable regulations of the district, and other applicable ordinances.
9. The proposal will not jeopardize the public's health, safety, or general welfare.

Mr. Hanson reports that staff respectfully submits the following findings of fact for the planned unit development:

1. The applicant is proposing to utilize efficiencies in development by sharing private utilities, storm water, and access.
2. The planned unit development satisfies the intent of the City of Mankato's ordinance and does not jeopardize public health, safety, or welfare.
3. The development of the planned unit development will conform to the approved development plan, including all proposed covenants, easements, conditions of approval, and other provisions relating to the bulk, location, and density of permitted structures, accessory structures, parking, and other public facilities.
4. A condition is included with the approval that requires that all land shown on the approved development plan as common open space must be conveyed to trustees provided in the indenture establishing the association or similar organization for the maintenance of the planned unit development.
5. As a development with shared access and utilities, the frontage for signage is associated with the linear length of the northern property line. In the M-1 District, the maximum total signage area of all signs cannot exceed more than two times the front linear frontage of the lot.
6. A payment in lieu of parkland dedication in the amount of \$40,161 was included as a condition of approval with the previous submittal.

Mr. Hanson reports that staff recommends approval of the Conditional Use Permit to allow a self-service storage facility in the M-1, Light Industrial District with the following conditions:

1. The previously approved Conditional Use Permit, approved on September 22nd, 2025, shall remain fully in-place and all conditions of approval associated with said Conditional Use Permit must still continue to be met.
2. 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 a potential Conditional Use Permit prior to any change in use.
3. Each phase of the proposed self-service storage development shall be permitted separately and reviewed against Mankato City Code standards and any conditions of approval.
4. All exterior finishes shall conform to the Mankato City Code.
5. Self-service storage shall be limited to interior storage only and shall not, at any point, be extended to include exterior storage without prior review and approval by City Staff.
6. Self-service storage units shall, in all cases, remain as unconditioned, non-habitable spaces that shall, in no circumstances, be utilized for residential or hazardous occupancy, as defined by Minnesota State Building Code.
7. The applicant shall provide a Phasing Plan for the proposed development of self-service storage units.
8. Applicant shall provide plans for each proposed self-service storage building. Plans shall include exterior elevations, floor plans, material sample boards, and any other relevant data.
9. Applicant shall clarify intent for the rear doors of the proposed self-surface storage units and how they intend to operate as unit access.

Mr. Hanson reports that staff recommends approval of a planned unit development with the following conditions:

1. The applicant shall coordinate with City Staff for updated addressing associated with the proposed development. The address assigned to the Rickway Carpet building shall remain as 1151 Station Trail.
2. The proposed uses of the subject property shall conform to the noise standards. Noise levels may not exceed the allowable MPCA standards and noises associated with said uses shall not be audible beyond the property lines.
3. The applicant shall agree to be a willing petitioner for any future road/street network improvements at such time as the property to the West (currently identified as the Hodapp property) develops.
4. Future site access from the west shall conform to the standards of the MAPO Long Range Transportation Plan.
5. The property owner(s) of all those areas contained within the "The Station" planned unit development, shall be a willing petitioner and be willing to connect to City gravity sewer at such time as properties to the west develop, at which point the private septic system shall be removed in coordination with Blue Earth County.
6. Wetland signage shall be installed in accordance with the standards provided by the City of Mankato.
7. 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.
8. All off-street parking stalls and areas of development intended to be used for parking/driving purposes shall be hardsurfaced, striped, and shall conform to the dimensions of the City of Mankato [standard engineering plates](#) (plate 2700A, pdf pg. 45). Parking demands for the uses shall not exceed the number of off-street parking stalls provided.

9. 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. No vehicle shall be left unattended within any area not designated for parking or loading/unloading.
10. The applicant shall provide bicycle parking equal to 5% of the total number of automobile off-street parking spaces provided. Bicycle parking provided for the planned unit development shall conform to Mankato City Code [Sec. 10-1628](#).
11. 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.
12. Drainage easements for the 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.
13. Outside storage will be limited to the M-1 standards in Mankato City Code. The applicant shall screen all items stored outside from view by adjacent properties and rights-of-way. Screening shall conform to City of Mankato Landscaping & Screening standards.
14. If signage is desired, a sign permit shall be obtained prior to signage fabrication and installation, and shall conform to Mankato City Code [Chapter 10, Article X, Division 7](#).
15. 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 any monument signage. This plan must be updated to reflect all approved signage within the greater development to ensure continued compliance.
16. The applicant shall submit and record a maintenance plan for all private areas, utilities, ponds, shared signage, and drives. The document shall address financing of maintenance and future replacement of the private road, storm water facilities, and private utilities 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.
17. Applicant shall provide a landscaping plan that conforms to the Mankato City Code. The applicant shall provide perimeter landscaping which screens parking areas from adjacent properties and shall provide landscaping to soften long expanses of building walls. The 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. Landscaping for each phase shall be installed prior to any Certificate of Occupancy within the larger Planned Unit Development.
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 per Mankato City Code standards and approved, for each phase of development.
19. Applicant shall provide a refuse plan for the site. Any refuse containers shall be fully enclosed in conformance with the Mankato City Code, or stored entirely within the buildings. Applicant shall provide exterior elevations for the "trash building" prior to submittal of a building permit.
20. 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.
21. The watermain connection at CSAH 26 shall be a wet-tap connection. This shall be explicitly stated in the approved utility plans.
22. The applicant shall be aware that the HydroCAD hydraulic modeling "model" used to support the draining report, detailed storm sewer, outfalls, and pond grading plans are all actively under review by the City of Mankato Engineer. The applicant shall make any

necessary modifications and provide any updated documentation needed in order to meet the recommendations and standards provided by City Staff. This shall be accomplished prior to issuance of a building permit.

23. The applicant shall coordinate turn lane work on CSAH 26 with Blue Earth County. The applicant shall submit typical pavement sections for the proposed turn lane to Blue Earth County for review and approval.
24. Snow storage shall be utilized per the approved snow storage plan provided by the applicant.
25. Applicant shall confirm whether any approvals/permits are needed from the adjacent Railroad prior to issuance of a building permit.
26. The developer shall participate in a pre-construction meeting with city staff prior to construction beginning.
27. The applicant shall provide updated plans that do not include encroachment of a private stormwater pond 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. Applicant shall provide proof of an agreement with Blue Earth County to allow any such encroachment into the ROW prior to issuance of a building permit.
28. The applicant shall fully record the official plat of the subject property with Blue Earth County prior to issuance of any building permit.

Chair Zehnder opened the public hearing for comment. With no one wishing to speak, the public hearing was closed.

Mr. Dieken made a motion to approve CY05-26. The motion was seconded by Mr. Wilke and passed unanimously.

The anticipated date of City Council action will be March 9, 2026.

4.

CY07-26

Request of ERM, on behalf of the CenterPoint Energy, for a preliminary plat review of CNP Mankato First Addition. The subject property is described as part of the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West; AND, part of the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West; AND, a tract of land located in the South Half of the Northwest Quarter of Section 5, Township 108 North, Range 26 West; AND, part of a parcel lying within the Southeast Quarter of the Northwest Quarter, Section 5, Township 108 North, Range 26 West, all located in the City of Mankato, Blue Earth County (2400 N. Riverfront Drive, BE County PID's R010905176004, R010905176003, R010905176002, R010905176001).

Mr. Pringnitz reports that staff recommend the following findings:

General Requirements:

1. The site is designed in conformance with the location and width of streets, the general drainage location, lot sizes and arrangement.
2. The site provides storm drains and stormwater ponds that outlet into the city's stormwater facilities at the rates and volumes allowed by the MS4 permit.

Streets:

1. The site is surrounded by an existing street network and no new dedication is proposed.

Easements:

1. The proposed preliminary plat provides ten feet wide easements around the subject site

- for public drainage and utilities ts required in Chapter 10 of the Mankato City Code.
2. The plat shall be updated to include all private easements upon the subject site.

Block Standards:

1. The block within the subdivision were designed for the intended end use of industrial lots.

Lot Standards:

1. The lot within the subdivision is intended for industrial development. The lot is designed in conformance with the standards set forth in Chapter 10.
2. The concept plan for the industrial areas demonstrates adequate size to allow off-street parking, loading areas and such other facilities as are required to satisfy the requirements of chapter 6, and further review and consideration will be required for any site improvements proposed at the subject property.

Public Sites and Open Spaces:

1. The subdivision is not designated as an area for a playground or park in the comprehensive development plan, the owner or subdivider, in lieu of property dedication, shall provide a payment-in-lieu of parkland dedication of \$45,973

Mr. Pringnitz reports that staff recommend approving the preliminary plat with the following conditions:

1. Payment in lieu of parkland dedication, in the amount of \$45,973, shall be submitted prior to affixing signatures to a final plat for the subject property.
2. No additional addresses will be assigned if the building is not occupied.
3. An increase in stormwater square footage will result in increased billing, which will take effect at the time of final plat approval.
4. Applicant will be required to pay Sanitary Access Connection and Water Access Connection charges.
5. The applicant shall include all private easements on an amended preliminary plat for review with the final plat submission.

Mike Fogarty (CenterPoint Energy Project Manager). Mr. Fogarty was present at the meeting to answer questions from commission members. He thanked the Planning Commission and City of Mankato staff and expressed CenterPoint Energy's excitement about the opportunity to advance clean energy initiatives in Mankato.

Chair Zehnder opened the public hearing for comment. With no one wishing to speak, the public hearing was closed.

Mr. Wilke moved to approve CY07-26. The motion was seconded by Mr. Filipovitch and passed by a 6–1 vote, with Ms. Surdy voting no.

The anticipated date of City Council action will be March 9, 2026.

5.

CY08-26

Request of ISG, on behalf of the owner, Front Street Plaza, LLC, for preliminary plat review of Front Street Place subdivision. The subject properties are described as, Parcel 1: Lots 1, 2, 3, 13, 14 and 15 of Auditor's Plat No. 5 Mankato with exceptions; AND, Parcel 2: Easterly 157 feet of the northerly 22 feet of Lot 4 and also the easterly 143 feet of the middle 22 feet of said Lot 4 in Block 1, Warren's Addition to Mankato;

otherwise also described as Lot 4 of Auditor's Plat No. 17 and light well on Lot 5 of said Auditor's Plat No. 17; AND, Parcel 3: Outlot B, Pike Street Subdivision No. 3, City of Mankato, Blue Earth County, Minnesota; AND, Parcel 4: Lots 5 and 6, and the vacated alley adjacent thereto, of Auditor's Plat No. 17, Rearrangement of part of Auditor's Plat No. 5, City of Mankato; AND, Parcel 5: Lot Twelve (12), Auditor's Plat #17, Re-Arrangement of part of Auditor's Plat #5, except: All that part of Lot No. 12 lying East of Southerly extension of Westerly line of Lot No. 8, both of said lots being in the City of Mankato and according to Auditor's Plat #17; AND, Parcel 6: That part of Lot Sixteen (16), Auditor's Plat #17, Rearrangement of Auditor's Plat #5, and Lot Twenty-one (21), Auditor's Plat #17, Re-Arrangement of Part of Auditor's Plat #5, according to the Plat thereof; AND, Parcel 7: the Westerly 48 feet of the following described parcel: The Easterly 140 feet of Lots 9 and 10 of Auditor's Plat No. 5, Mankato, of Block 84, Bruner's Plat of Mankato, Lot 1 and part of Lot 2 of Van Brunt's North Row, Block 2 of Oakwood Addition to Mankato, and Block 1 Warrens Addition to Mankato, said tract of land fronting on Front Street in said City 38 feet and extending along Liberty Street a distance of 140 feet and being rectangular in form; AND, Parcel 8: Lot 7, Auditor's Plat No.17, Rearrangement of Part of Auditor's Plat No. 5; AND, Parcel 9: Lot Eight (8), Auditor's Plat No.17, Rearrangement of Part of Auditor's Plat No. 5 and Part of Lots Nine (9) and Ten (10) Auditor's Plat No. 5 and a part of Lot Twelve (12) Auditor's Plat No.17 and All that part of Lot 9 according to Auditor's Plat No. 5 lying West of the southerly extension of the westerly line of Lot No. 8, according to Auditor's Plat No. 17; AND, Parcel 10: The Easterly 92 feet of the following described parcel: The Easterly 140 feet of Lots 9 and 10 of Auditor's Plat No. 5, Mankato, of Block 84, Bruner's Plat of Mankato, Lot 1 and part of Lot 2 of Van Brunt's North Row, Block 2 of Oakwood Addition to Mankato, and Block 1 Warrens Addition to Mankato, said tract of land fronting on Front Street in said City 38 feet and extending along Liberty Street a distance of 140 feet and being rectangular in form; AND, Parcel 11: Outlot A, Warren Street Subdivision; AND, Parcel 12: Outlot A, Pike Street Subdivision No. 3, City of Mankato; AND, Parcel 13: part of Lot 14, Auditor's Plat No. 5, on file and of record with the Blue Earth County Recorder, described as: Commencing at the southeasterly corner of Lot 5, Block 9, City of Mankato by E.D. Bruner, according to the plat thereof on file and of record with the Blue Earth County Recorder, all being in City of Mankato, Blue Earth County, Minnesota (All those lands lying between Warren Street, South Front Street, Liberty Street and Riverfront Drive).

Ms. Mitchell reports that staff submit the following findings:

1. General Requirements

1. The site is designed in conformance with the existing location and width of streets, the general drainage situation, lot sizes and arrangement.
2. A drainage study will need to be submitted to prove compliance with the City drainage requirements.

2. Streets

1. The street right-of-way widths conform to the standards listed in Chapter 10 of the Mankato City Code.

3. Easements

1. The preliminary plat provides standard easements required in Chapter 10 of the Mankato City Code.

4. Block Standards

1. The blocks within the subdivision were designed around the existing corridors.

5. Lot Standards

1. The lots are designed in conformance with the standards set forth in Chapter 10.

6. Public Sites and Open Spaces

1. The applicant will be making a payment-in-lieu of parkland dedication. The Parks and Open Space Plan does not show that a park is needed within this subdivision.

Ms. Mitchell reports that staff recommends approval of the preliminary plat with the following conditions:

1. The applicant shall be a willing petitioner when any intersection improvements are proposed on adjacent roads.
2. The applicant shall submit a stormwater drainage report.
3. The applicant shall submit a Traffic Impact Study.
4. The applicant shall be required to pay SAC and WAC connections.
5. The applicant shall be aware that the plan to abandon 127", 72", & 48" Storm lines running through site shall be in development plans.

Chair Zehnder opened the public hearing for comment. With no one wishing to speak, the public hearing was closed.

Mr. Wilke made a motion to approve CY08-26. The motion was seconded by Mr. Filipovitch and passed unanimously.

The anticipated date of City Council action will be March 9, 2026.

6.

CY09-26

Request of Brett Skilbred for the vacation of a portion of Lind Street. The subject property is described as all that part of Lind Street located west of 8th Avenue and between Block 8 & 9, Columbia Park Addition.

Mr. Hanson reports that staff respectfully submit the following findings of fact for the requested vacation:

1. The applicant has petitioned to vacate the subject portion of the Lind St right-of-way.
2. The subject portion of Lind Street proposed to be vacated was never improved as a Public Street following its dedication as such.
3. The proposed vacation area is no longer needed for public street or roadway purposes, as it was originally intended.
4. The proposed vacation is necessary for the intended development of the subject parcel.
5. The applicant has provided notice to the utility companies with a copy of the vacation request and has provided responses from the utility companies. No utility company respondents identified a need for dedication of an easement.
6. The applicant is responsible for coordination of utility relocation and is responsible for all costs associated with any said relocations. The applicant is responsible for coordination and granting of any new easements, if deemed necessary, for preservation or relocation of the subject infrastructure.
7. At the time of platting, standard drainage and utility easements will be dedicated along a portion of the right-of-way.

Mr. Hanson reports that staff recommends approval of the vacation of the subject portion of Lind Street with the following conditions:

1. Applicant shall coordinate with City Staff to address all pre-submittal comments provided to the applicant. The applicant shall address these comments prior to, or in tandem with, submission of future zoning request applications.
2. The requested ROW Vacation shall not be recorded until such time as there is an agreement between any utility provider and the applicant regarding dedication of a utility easement, or until a documented, definitive pathway to relocation of the utilities has been provided to City Staff.
3. The applicant shall be a willing grantor of any necessary easement in order to maintain or relocate the existing utility infrastructure located within the right-of-way area. The

- location and size of the easement shall be at the discretion of the applicable utility.
4. The applicant/property owner shall be responsible for any and all costs associated with re-routing the existing infrastructure to a location that is acceptable to the utility company.
 5. The applicant shall receive sign-off from all relevant utilities companies and provide proof of signature to City Staff prior to recording the vacation with Blue Earth County.

Brett Skilbred (Fisher Group). Mr. Skilbred was present at the meeting to answer questions from commission members. He thanked the commission for considering his item and noted that this application would be the first in a series related to the Quarry View development project.

Chair Zehnder opened the public hearing for comment. With no one wishing to speak, the public hearing was closed.

Mr. Filipovitch made a motion to approve CY09-26. The motion was seconded by Ms. Surdy and passed unanimously.

The anticipated date of City Council action will be March 23, 2026.

6. **MISCELLANEOUS**

Chair Zehnder welcomed Ms. Bigham as a new member of the Planning Commission.

7. **ADJOURNMENT**

There being no further business, Mr. Filipovitch moved to adjourn the meeting. The motion was seconded by Mr. Wilke with all in favor. The meeting adjourned at 6:50 pm.

MINUTES APPROVED.

Chair, Mankato Planning Commission

Meeting Date: 03/25/2026

Title

CY10-26

Request of ISG, on behalf of the owner, Front Street Plaza, LLC, for a conditional use permit to allow for the redevelopment of the subject properties to include retail, office, residential and shared parking spaces and contain apartments on floors 2-6 of the proposed new building and restaurant spaces; and for a certificate of design compliance to allow a new structure and redevelopment in the Downtown Gateway Overlay District. The subject properties are described as, Parcel 1: Lots 1, 2, 3, 13, 14 and 15 of Auditor's Plat No. 5 Mankato with exceptions; AND, Parcel 2: Easterly 157 feet of the northerly 22 feet of Lot 4 and also the easterly 143 feet of the middle 22 feet of said Lot 4 in Block 1, Warren's Addition to Mankato; otherwise also described as Lot 4 of Auditor's Plat No. 17 and light well on Lot 5 of said Auditor's Plat No. 17; AND, Parcel 3: Outlot B, Pike Street Subdivision No. 3, City of Mankato, Blue Earth County, Minnesota; AND, Parcel 4: Lots 5 and 6, and the vacated alley adjacent thereto, of Auditor's Plat No. 17, Rearrangement of part of Auditor's Plat No. 5, City of Mankato; AND, Parcel 5: Lot Twelve (12), Auditor's Plat #17, Re-Arrangement of part of Auditor's Plat #5, except: All that part of Lot No. 12 lying East of Southerly extension of Westerly line of Lot No. 8, both of said lots being in the City of Mankato and according to Auditor's Plat #17; AND, Parcel 6: That part of Lot Sixteen (16), Auditor's Plat #17, Rearrangement of Auditor's Plat #5, and Lot Twenty-one (21), Auditor's Plat #17, Re-Arrangement of Part of Auditor's Plat #5, according to the Plat thereof; AND, Parcel 7: the Westerly 48 feet of the following described parcel: The Easterly 140 feet of Lots 9 and 10 of Auditor's Plat No. 5, Mankato, of Block 84, Bruner's Plat of Mankato, Lot 1 and part of Lot 2 of Van Brunt's North Row, Block 2 of Oakwood Addition to Mankato, and Block 1 Warrens Addition to Mankato, said tract of land fronting on Front Street in said City 38 feet and extending along Liberty Street a distance of 140 feet and being rectangular in form; AND, Parcel 8: Lot 7, Auditor's Plat No.17, Rearrangement of Part of Auditor's Plat No. 5; AND, Parcel 9: Lot Eight (8), Auditor's Plat No.17, Rearrangement of Part of Auditor's Plat No. 5 and Part of Lots Nine (9) and Ten (10) Auditor's Plat No. 5 and a part of Lot Twelve (12) Auditor's Plat No.17 and All that part of Lot 9 according to Auditor's Plat No. 5 lying West of the southerly extension of the westerly line of Lot No. 8, according to Auditor's Plat No. 17; AND, Parcel 10: The Easterly 92 feet of the following described parcel: The Easterly 140 feet of Lots 9 and 10 of Auditor's Plat No. 5, Mankato, of Block 84, Bruner's Plat of Mankato, Lot 1 and part of Lot 2 of Van Brunt's North Row, Block 2 of Oakwood Addition to Mankato, and Block 1 Warrens Addition to Mankato, said tract of land fronting on Front Street in said City 38 feet and extending along Liberty Street a distance of 140 feet and being rectangular in form; AND, Parcel 11: Outlot A, Warren Street Subdivision; AND, Parcel 12: Outlot A, Pike Street Subdivision No. 3, City of Mankato; AND, Parcel 13: part of Lot 14, Auditor's Plat No. 5, on file and of record with the Blue Earth County Recorder, described as: Commencing at the southeasterly corner of Lot 5, Block 9, City of Mankato by E.D. Bruner, according to the plat thereof on file and of record with the Blue Earth County Recorder, all being in City of Mankato, Blue Earth County, Minnesota (All those lands lying between Warren Street, South Front Street, Liberty Street and Riverfront Drive).

Applicant

The applicant is ISG, on behalf of the owner, Front Street Plaza, LLC.

Request

The applicant is seeking a conditional use permit to allow for the redevelopment of the subject properties to include retail, office, residential and shared parking spaces and contain apartments on floors 2-6 of the proposed new building and restaurant spaces; and for a certificate of design compliance to allow a new structure and redevelopment in the Downtown Gateway Overlay District.

Location

The development is proposed to occur on the city block between Riverfront Dr. and Front St. and Warrent St. and Liberty St.

The subject properties are described as, Parcel 1: Lots 1, 2, 3, 13, 14 and 15 of Auditor's Plat No. 5 Mankato with exceptions; AND, Parcel 2: Easterly 157 feet of the northerly 22 feet of Lot 4 and also the easterly 143 feet of the middle 22 feet of said Lot 4 in Block 1, Warren's Addition to Mankato; otherwise also described as Lot 4 of Auditor's Plat No. 17 and light well on Lot 5 of said Auditor's Plat No. 17; AND, Parcel 3: Outlot B, Pike Street Subdivision No. 3, City of Mankato, Blue Earth County, Minnesota; AND, Parcel 4: Lots 5 and 6, and the vacated alley adjacent thereto, of Auditor's Plat No. 17, Rearrangement of part of Auditor's Plat No. 5, City of Mankato; AND, Parcel 5: Lot Twelve (12), Auditor's Plat #17, Re-Arrangement of part of Auditor's Plat #5, except: All that part of Lot No. 12 lying East of Southerly extension of Westerly line of Lot No. 8, both of said lots being in the City of Mankato and according to Auditor's Plat #17; AND, Parcel 6: That part of Lot Sixteen (16), Auditor's Plat #17, Rearrangement of Auditor's Plat #5, and Lot Twenty-one (21), Auditor's Plat #17, Re-Arrangement of Part of Auditor's Plat #5, according to the Plat thereof; AND, Parcel 7: the Westerly 48 feet of the following described parcel: The Easterly 140 feet of Lots 9 and 10 of Auditor's Plat No. 5, Mankato, of Block 84, Bruner's Plat of Mankato, Lot 1 and part of Lot 2 of Van Brunt's North Row, Block 2 of Oakwood Addition to Mankato, and Block 1 Warrens Addition to Mankato, said tract of land fronting on Front Street in said City 38 feet and extending along Liberty Street a distance of 140 feet and being rectangular in form; AND, Parcel 8: Lot 7, Auditor's Plat No.17, Rearrangement of Part of Auditor's Plat No. 5; AND, Parcel 9: Lot Eight (8), Auditor's Plat No.17, Rearrangement of Part of Auditor's Plat No. 5 and Part of Lots Nine (9) and Ten (10) Auditor's Plat No. 5 and a part of Lot Twelve (12) Auditor's Plat No.17 and All that part of Lot 9 according to Auditor's Plat No. 5 lying West of the southerly extension of the westerly line of Lot No. 8, according to Auditor's Plat No. 17; AND, Parcel 10: The Easterly 92 feet of the following described parcel: The Easterly 140 feet of Lots 9 and 10 of Auditor's Plat No. 5, Mankato, of Block 84, Bruner's Plat of Mankato, Lot 1 and part of Lot 2 of Van Brunt's North Row, Block 2 of Oakwood Addition to Mankato, and Block 1 Warrens Addition to Mankato, said tract of land fronting on Front Street in said City 38 feet and extending along Liberty Street a distance of 140 feet and being rectangular in form; AND, Parcel 11: Outlot A, Warren Street Subdivision; AND, Parcel 12: Outlot A, Pike Street Subdivision No. 3, City of Mankato; AND, Parcel 13: part of Lot 14, Auditor's Plat No. 5, on file and of record with the Blue Earth County Recorder, described as: Commencing at the southeasterly corner of Lot 5, Block 9, City of Mankato by E.D. Bruner, according to the plat thereof on file and of record with the Blue Earth County Recorder, all being in City of Mankato, Blue Earth County, Minnesota (All those lands lying between Warren Street, South Front Street, Liberty Street and Riverfront Drive).

Existing Land Use

The property currently has a mix of commercial, retail, and residential units with associated parking areas.

Zoning

The property is zoned CBD-F, Central Business District-Fringe.

Other Board or Commission

A Preliminary Plat of the subject property was reviewed and recommenced for approval with conditions by the Planning Commission at their February 25, 2026, meeting. The City Council reviewed the Preliminary Plat at their March 9, 2026, meeting.

Environmentally Sensitive Areas

The site falls within FEMA's "Catastrophic Levee Failure" ESA Zone. There are no known wetlands within the subject property.

Public Utilities

The property is currently served by public utilities. The applicant proposes to connect to existing utilities within S. Front Street & Warren Street. The applicant will be required to cap/abandon any unused utility services back to the main.

The applicant proposes to construct an underground stormwater treatment basin with associated stormwater services on the western portion of the subject property.

City Code

The City Code pertaining to the CBD-F, Central Business District-Fringe may be viewed at the following link:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=PTIICOOR_CH10LAUSDE_ARTVCODI_DIV5CCEBUDIIN

Mankato City Code Chapter 10, Article V, Division 9. Downtown Gateway Overlay District standards and the Certificate of Design Compliance standards can be found at this link:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=PTIICOOR_CH10LAUSDE_ARTVCODI_DIV9GTGAOVDI_SDIIDGDOGAOVDI

Site Plan Review Comments

The Site Plan and Traffic Committee reviewed the request at their February 10th, 2026 meeting and the following comments were provided. The applicant subsequently replied, as shown in italics:

- a. The plan submitted does not conform to the standards for a Certificate of Design Compliance. The applicant shall review the standards set forth in the Urban Design Guidelines, specifically, Principles 3, 4, 5, 6, 7, 8, and 10. Staff would be willing to further discuss this issues following your March 16 meeting with Ms. Draper.
- b. The applicant shall provide an updated plan for the sidewalk area along Warren Street that better coordinates with the Front Street corridor and provides increased pedestrian safety through the use of buffer zones. *ISG Response: We are revising the design to have the loading/unloading zone on the north side of Liberty Street as suggested by city staff.*
- c. Applicant must provide a full set of updated plans that ensure full consistency across each plan. The existing submittal contains many inconsistencies. *ISG Response: See attached full set of updated plans.*
- d. The applicant shall submit a plan to screen the parking in the surface parking area. *ISG Response: Landscape screening is shown on sheet C5-10 and is continuous along surface parking. Sea Green Junipers are proposed to provide year-round screening at a consistent 4' height once fully grown.*
- e. Applicant shall provide detailed plans of the proposed exterior refuse enclosure. The enclosure must conform to City Code, including landscaping as required per Sec. 10-1743. Plans shall detail the location of any grease disposal for the restaurant. *ISG Response: Proposed exterior refuse enclosure will conform to City Code. Grease disposal will be located in the exterior refuse enclosure.*
- f. Applicant must provide the proposed bike locker capacity shown and floor plans for the space. *ISG Response: A minimum of 75 bicycle spaces will be provided within the residential bike storage room.*
- g. Applicant shall provide refuse truck turning movements. *ISG Response: Refuse truck turning movements have been added to sheet C3-00.*
- h. Applicant shall provide an exhibit demonstrating proposed mechanical equipment locations and any required screening. Mechanical Equipment placements must conform to Mankato City Code. Rooftop mechanical equipment shall conform to Sec. 10-1745 of the Mankato City Code. *ISG Response: The building elevations and section show roof top units and call out a factor-finish metal screening to match building facade for all roof top mechanical units exceeding 6 feet in height. Mechanical equipment placement and screening will conform to city code.*
- i. The applicant shall provide an amenities plan for residents, particularly within the terrace area. *ISG Response: The private outdoor amenity deck will include a fenced in dog area with hose bib and waste receptacle for cleaning pet refuse, pergola, grill, fireplace, seating and open space. Refer to sheet C3.*
- j. The applicant will need to coordinate with Public Safety well prior to beginning construction to ensure that the proposed construction does not impact public safety operations. *ISG Response: Acknowledged. This will be determined prior to building permit.*
- k. Staff request clarification as to what is intended with the proposed stormwater treatment basin, particularly the “salvaged existing system to be reused” statement included within the plans. *ISG Response: There will be no salvaged system as shown on the utility plan. This note has been removed from the Proposed Drainage Map in the Stormwater Memorandum.*
- l. Applicant shall provide planting details for the proposed landscaping plan in accordance with Mankato City Code. *ISG Response: Refer to added sheet C5-20.*
- m. The applicant shall submit information address common area maintenance of the buildings and common areas. *ISG Response: Acknowledged. This will be submitted prior to building permit.*
- n. Applicant shall submit an application for a License to Encroach that covers all proposed encroachments. This shall be requested for, and in place, prior to, or in conjunction with, the council review for the variance application. The application shall include an updated encroachment map. *ISG Response: License to Encroach application will be submitted via the city online portal prior to the Council review of the variance application.*
- o. Applicant shall specify all proposed material finishes, including specific products, manufacturers, product sizes, product installation orientation, product finishes (i.e. precast concrete) and product specific colors (for that specified product). *ISG Response: See updated material board selections.*
- p. Applicant shall provide a Hydrant coverage map. *ISG Response: See attached hydrant coverage map.*
- q. Applicant shall provide an ADA site circulation plan for the development including the Right Of Way areas. *ISG Response: ADA routes from accessible stalls to public R.O.W have been added to sheet C3-00. All public walks will be accessible.*
- r. Applicant shall provide window washing plans that detail actual utilization intentions. *ISG Response: Per Minnesota Building Code Section 1305.3114, windows located 38 feet or higher above an associated work surface must be provided with a safe window cleaning method in accordance with ANSI/IWCA I-14.1. The buildings in the proposed development will incorporate roof-mounted window cleaning anchor points/davits to allow professional window-washing contractors to safely access and clean exterior glazing from the roof using ropedescend systems.*
- s. Applicant shall be responsible for any noise or light complaints from or by the development. *ISG Response: Acknowledged.*
- t. Parking demand for the redevelopment shall not exceed the number of off-street parking provided per Mankato City Code. The applicant shall petition for the property to become part of the Downtown Parking District if the property does not conform. *ISG Response: The development is providing the number of off-street parking per Mankato City Code.*
- u. Applicant shall be subject to SAC & WAC fees based on the City of Mankato assessment policy and fee schedule. *ISG Response: Acknowledged.*
- v. Applicant shall provide clarification regarding the availability of the ramp for public usage. *ISG Response: Market rate public parking will be allowed from 7am-5pm. There will be reserved residential parking between 5pm-7am, with remaining stalls available to the public.*
- w. Due to the proposed street and parking closures, the applicant shall provide a plan detailing how they intend to provide alternative parking during the closure and ensure the most minimal impact the street and parking areas. *ISG Response: Street closure along Front Street will be temporary for utility hook-ups. The public parking stalls along the east side of Front Street will remain open during construction except for occasional deliveries and installations that will require a short-term closing of a few stalls. These parking closings will be communicated with the local business prior to the work being performed.*
- x. Staff recommend that a signage plan is submitted in conformance with Urban Design Framework Manual. *ISG Response: A signage plan conforming to the Urban Design Framework Manual will be submitted with the tenant buildout plans.*
- y. The applicant shall provide a narrative stating that the applicant understands that an occupancy restriction will be in place based on the proposed phasing of the project and that they agree to not occupy any of the Phase I spaces until Phase 2 is completed with all of the required parking. The City will withhold any certificate of occupancy for the property until all of the required parking is completed. *ISG Response: Acknowledged. It is anticipated that the office and mixed-use building structures will be constructed first. During the interior construction of those buildings, the parking ramp will be constructed. The two phases were in regard to construction sequencing. The development will be constructed in one phase.*
- a'. Applicant shall provide an updated Variance exhibit that visibly displays the lot coverage calculation areas. *ISG Response: The building has been pulled away from the Riverfront ROW to accommodate the 8-foot sidewalk width. This has reduced the overall building lot coverage to 75%, eliminating the need for a variance.*
- aa. The applicant shall work with Kurt Klinder of the Mankato City to determine development addressing and vacate the existing addresses. *ISG Response: Acknowledged.*
- ab. Applicant shall be aware that loading and unloading shall not interfere with the operation of adjacent uses or roadways. It shall not block parking spaces within development nor shall it block street parking and shall not occupy drive aisles required for ingress/egress to the development. *ISG Response: Acknowledged.*
- ac. A minimum of a 26' drive aisle depth shall be maintained for the surface parking lot. The applicant shall provide updated plans that meet the minimum drive aisle depth. *ISG Response: The total required parking bay width of 63 feet is provided. Stall striping of 19 feet is preferred to visually make the drive lane smaller and slow vehicles down.*
- ad. Proposed ramp shall be sufficiently lit to ensure safety of tenants, including the under-ramp storage area. *ISG Response: Acknowledged.*
- ae. Applicant shall provide details on the proposed screening of the off-street loading area located along Liberty Street. See code for required off-street parking screening requirements. *ISG Response: Per the Liberty Street elevation, a 6 ft high wall has been provided as well as architectural perforated metal screening above the wall to further provide architectural interest and screening of the loading bay.*
- af. The applicant shall submit a construction logistics plan addressing construction activity and contractor parking, including documented use and authorization of off-site parking lots. The updated logistics plan shall allow access for emergency vehicles to the block of South Front Street. *ISG Response: A construction logistics plan can be made available upon request. (Nathan Hermer noted, in an email, that an updated construction activity plan would not be submitted at this time) Contractor parking will be located on the proposed construction site in the Construction Laydown Area and / or in the public parking ramp across Warren Street. Near the end of the project the subcontractors will park in the recently completed parking ramp.*
- ag. The applicant shall be aware that separate meters will be required for residential and commercial usage. *ISG Response: Acknowledged.*
- ah. Applicant shall be aware that it is the City of Mankato's position that no truck activities (loading/unloading) shall take place on South Front Street. *ISG Response: Acknowledged. No loading/unloading is proposed on South Front Street.*
- ai. The applicant shall provide a waste management plan for any pet-related services that may be provided on site. *ISG Response: A hose bib and waste receptacle will be provided at the pet area. Residents will be encouraged to use both after using the pet area facility. Maintenance staff will also be responsible for daily cleaning.*
- aj. The applicant shall determine whether they would like to petition to join the Downtown Special Service District for maintenance. *ISG Response: Acknowledged. This will be*

determined prior to building permit.

- ak. The applicant shall provide a ramp cleaning plan in accordance with applicable federal, state, and local laws. *ISG Response: Acknowledged. This will be provided prior to building permit*
- al. The applicant shall address all utility, traffic, and loading comments with the City Engineer. The applicant and City Engineer shall determine the following timing of submission of the following items:
- a. Applicant shall respond and address Engineering's staff comments on the traffic memo, particularly the need for collection of existing volume counts, tabulation of queue lengths and confirmation of new trips. *ISG Response: We will work with engineering staff to address comments regarding the traffic memo.*
 - b. Staff recommend that the proposed loading zone be removed from the south side of Warren Street. The Warren Street study (2020) recommends a revised future cross-section for Warren Street and adding an additional new loading zone will cause issues with the feasibility and implementation of these future improvements. *ISG Response: We are removing the loading/unloading zone from the south side of Warren Street.*
 - c. Staff recommend that the proposed loading zone be located along the north curb line of Liberty Street. Liberty Street is a better candidate for a loading zone as it has significantly less volume and could function as a time restricted loading zone to still provide for parking during non-loading hours. *ISG Response: We have relocated the loading zone to Liberty Street as staff suggested.*
 - d. Applicant shall review sight triangle at intersection of Warren St and S Riverfront Dr and location of the proposed building to ensure sufficient operational sight distance. *ISG Response: According to Chapter 5, Sec. 5-20, the sight triangle is shown on sheet C3-00. Further evaluation of vehicular or pedestrian sight distances will be performed.*
 - e. Applicant shall respond and address Engineering's staff comments on the Stormwater Management Report. *ISG Response: Acknowledged. Engineering comments and design will be coordinated with the city engineer.*
 - f. The applicant shall provide proof of concept and supporting calculations of the underground treatment mechanism as design progresses. *ISG Response: Acknowledged. Engineering comments and design will be coordinated with the city engineer.*
 - g. Engineering Staff recommend discharging site stormwater to Liberty Street if elevations are supportive of implementing. Capacity and documented inundation at Warren/Riverfront pose risk to private infrastructure. *ISG Response: Outlet elevations will be reviewed and coordinated with city engineer.*
 - h. The applicant shall revise existing conditions hydraulic modeling to include an accurate assessment of current landuse, accounting for existing pervious surfaces present on the southwestern quadrant of the site. An evaluation of the existing inlet capacity, ponding, and bypass flows shall also be analyzed in full. *ISG Response: Acknowledged. Final hydraulic modeling will be submitted with building permit.*
 - i. The applicant shall be aware that City Staff conducted a field walk to observe conditions of the existing storm sewer following written concern of demolition and removal from adjacent property owners, citing water still flows through this infrastructure. Staff observed bulkheads and an absence of water in the system. *ISG Response: Acknowledged.*
 - j. The applicant shall remove all existing storm sewer and bulkhead existing pipes at the limits of construction. Where disturbance limits impact public right-of-way, storm sewer shall be removed (or replaced) to the greatest extent possible. *ISG Response: Acknowledged.*
 - k. The applicant shall be aware that casing will be required on any proposed storm sewer within the structural zone of influence, in accordance with building codes and LRFD Bridge and Structural Design Manual. *ISG Response: Acknowledged.*
 - l. The applicant shall be aware that the City is discussing the possibility of a maintenance agreement for the underground treatment. *ISG Response: Acknowledged.*
 - m. Existing Emergency Vehicle Preemption (EVP) on Liberty Street for Riverfront Emergency Signal shall be required to be protected in place. *ISG Response: Acknowledged.*
 - n. Applicant shall further detail and clarify the encroachment plan. The extent of the encroachments both width and depth from the right of way line, should be fully detailed and dimensioned. Proposed and existing utilities should be shown to ensure proper maintenance work including replacement of the pipe can occur without impacting the building structure. *ISG Response: License to Encroach application will be submitted via the city online portal prior to the Council review of the variance application.*
 - o. Proposed development with food preparation and service shall have proper fat oil and grease separator designed as part of the utility plan. *ISG Response: Fat oil and grease separator will be included in the final utility design.*
 - p. Applicant shall provide for a minimum 8-foot sidewalk along east side of S Riverfront Drive. *ISG Response: Building design has been revised to accommodate an 8-foot public sidewalk that will encroach into private development.*
 - q. Applicant shall be aware that the existing storm sewer system downstream of the project site is susceptible to high intensity rainfalls (e.g. June 2024 event) and flooding does occasionally occur in this area of town. Staff recommend the proposed project design and storm sewer system include best management practices and provisions to minimize risk when flows exceed the local storm sewer system. Of particular concern is the lower levels of the proposed parking structure which may be located below the hydraulic grade line of the storm sewer system. The applicant should consider how these areas would respond to periodic flooding and propose solutions to minimize risk and ensure safety. *ISG Response: Acknowledged.*
 - r. Applicant shall be aware that the existing sanitary sewer system downstream of the project site is susceptible high flows. Larger capacity pipes in the area routinely run full with hydraulic grade lines above the pipe. Staff recommend the proposed project sanitary sewer system include best management practices and provisions to minimize risk (e.g. service backflow preventors). *ISG Response: Acknowledged.*
 - s. Applicant shall be encouraged to consider utilization and activation of the Front Street right of way via streetscape and similar type amenities to ensure that this development contributes to the success of Front Street as a pedestrian oriented downtown destination. *ISG Response: The public streetscape will include landscaping as shown on sheet C5-10 and the concrete walk will include the standard exposed aggregate banding finish.*
 - t. Applicant will be required to pay SAC and WAC connection charges. *ISG Response: Acknowledged.*
 - u. Applicant shall be aware that ROW obstruction fees will be incurred based on the proposed construction phasing plan. *ISG Response: Acknowledged.*
 - v. Applicant shall forward R/W tree planting plan to City Forester for review. *ISG Response: Acknowledged.*
 - w. Boulevard trees shall be replaced at a 2:1 ratio. *ISG Response: There are currently (11) boulevard trees planned for removal. The project anticipates (22) new trees to satisfy this requirement. The project also plans to protect (3) existing trees at the intersection of Liberty + Riverfront Dr.*
 - x. Sidewalk tree planting detail shall match City specifications, coordinate with the City. *ISG Response: Acknowledged.*
 - y. All sanitary, water, and storm services that are not being utilized by the new development shall be identified by the design team and depicted on the removals plan. Those services shall be abandoned to the respective main line. *ISG Response: Acknowledged.*
 - a. Sewer and Water Services – Larger water services shall be wet-tapped if the condition of the pipe will permit. When the Public Safety Center was remodeled, they could not wet tap due to the condition on the outside of the pipe. Sizes of sewer and water services are not noted on the utility plan; due to that the recommended types of connection would be prescribed at a later date. Proposed sanitary services on S. Front Street will require a connection to clay pipe (N. Service) and a connection to truss pipe (S. Service); design team to specify viable connections to those pipes. Coordinate with the City. *ISG Response: Acknowledged.*
 - aa. There are precast sanitary manholes adjacent to the two proposed services on Warren Street and service connections shall be made at adjacent precast sanitary manholes via an inside drop and modification to the bottom of the structure to add a dedicated invert for the new service. *ISG Response: Acknowledged.*
 - ab. 24" storm connection into manhole on Warren Street shall be core drilled being the structure is precast. *ISG Response: Acknowledged.*
 - ac. Street cuts into Warren Street shall be full width. *ISG Response: Acknowledged.*
 - ad. Ex. 48", 72", & 127" abandoned Storm Drains traversing site shall be removed. *ISG Response: Acknowledged.*
 - ae. Traffic Control Plan shall be incorporated into Civil Plans. *ISG Response: Acknowledged.*
 - af. The applicant shall protect City Fiber optic conduit running on the west side of S. Front Street between Warren Street and Liberty Street. *ISG Response: Acknowledged.*
 - ag. If not already complete, the applicant shall log into the City's online portal and make notification fee payment. *ISG Response: All invoices have been paid and no outstanding fees are shown in the city online portal at this time.*

Review

The applicant, ISG, on behalf of the owner, Front Street Properties, LLC, seeks a conditional use permit (CUP) to allow redevelopment of the subject properties to include retail, office, residential uses, and shared parking spaces; to construct apartments on floors 2–6 of a new mixed-use building; and to establish restaurant space within the Central Business District Fringe (CBD-F) zoning district. The applicant also seeks a certificate of design compliance (CDC) to allow new construction and redevelopment within the Downtown Gateway Overlay District.

The redevelopment plans propose demolition of all existing structures within the block bordered by S. Riverfront Drive, Warren Street, S. Front Street, and W. Liberty Street. In their place, the applicant proposes a multi-story, mixed-use development across the full extent of the properties. The proposal includes multiple office spaces, two retail spaces, a restaurant, multi-floor residential, and a shared parking facility. A total of 160 apartments—108 one-bedroom and 52 two-or-more-bedroom units—and 250 off-street parking stalls are proposed.

The applicant proposes to construct the project as a single redevelopment effort executed in two deliberate phases to accommodate on-site laydown needs. Phase I will include construction of both the five-story office building and the six-story mixed-use building, with the intervening area temporarily used for construction laydown. Phase II will begin once exterior finishes for both buildings are substantially complete and will include construction of the parking ramp and surface parking lot. Because Phase I relies on improvements from Phase II for operational viability, occupancy of the development will not be permitted until both phases are complete.

Conditional Use Permit:

The subject property is located in the CBD?F (Central Business District Fringe), where Mankato City Code requires conditional use permits for the proposed uses.

Plans submitted show demolition of all existing structures and construction of a five?story office building at the corner of S. Riverfront Drive and Warren Street, and a six?story mixed?use building along S. Front Street. The six?story building is organized by use as follows:

- First Floor: Two retail spaces along W. Liberty Street; a café and residential lobby/storage along S. Front Street; and a restaurant at the corner of Warren & S. Front Street s. A covered walkway off S. Front Street provides access to tenant spaces and the parking garage.
- Second Floor (mezzanine level): Residential apartment units and resident amenity spaces, as well as mezzanines serving the café and lobby spaces.
- Third Level (labeled “second floor” on plans): Residential apartment units and associated amenities, including two outdoor terrace spaces reserved for residents; the larger terrace is described below.
- Floors 3–6: Primarily residential apartment units with limited resident amenity areas.

A three?story parking ramp and a surface parking lot are proposed between the two buildings. The ramp is designed as a single?threaded helix with three access points. Ramp access will be provided from Warren Street and via the surface lot off W. Liberty Street. The ramp will serve as secondary access to the first three floors of the office and mixed?use buildings (including direct access to the office building, café mezzanine, residential lobby and amenity spaces, and the covered common walkway). The ramp will not provide direct access to the retail, café, or restaurant spaces.

Amenities & Common Spaces:

No public amenities or public common spaces are proposed; however, the applicant will extend the landscaping and sidewalk design consistently with the established S. Front Street corridor.

Private residential amenities include two terrace spaces with dedicated features; a bicycle room/locker; pet areas; lounge spaces; and an interior trash room. The second?story rooftop terrace is identified as the primary residential amenity area and will include a fenced pet area (with bench, hose bib, and waste receptacle), multiple seating areas, a shaded enclosure with an electric grill (as required by Code), and a mix of accessible open space and decorative rock ballast. The applicant has indicated intent to install a fire pit in this area, but current plans do not reflect that improvement.

The parking garage, surface lot, and covered walkway will function as shared spaces for residents and tenants.

The proposed restaurant includes an exterior private patio, a portion of which is recessed beneath the second?floor apartment overhang; the entire patio area is covered.

Refuse:

Apartment residents and tenants of Retail Space #2 will have access to an interior trash room and compactor located on the west side of the six?story building.

All other tenants of both buildings will share an exterior refuse enclosure situated between the surface parking lot and the six?story building. Detailed enclosure plans have not yet been provided; a condition requires submittal of detailed plans with the building permit. Because the redevelopment includes restaurant use, the exterior enclosure must include a grease disposal.

Turning movement exhibits provided for refuse service demonstrate successful maneuvering without fully blocking private drive lanes.

Construction & Phasing Details:

The applicant has submitted site logistics, phasing, and construction plans outlining redevelopment following demolition of all structures and vacation/abandonment of existing utilities.

As noted, the project will be constructed in two phases to “minimize disruption to local traffic, pedestrians, and businesses,” and will remain unoccupied until both phases are complete. Each phase will include temporary closures affecting parking, sidewalks, and travel lanes within the right?of?way.

- Phase I: Construct the five?story office building and six?story mixed?use building; use the future parking area for laydown. Temporary lane closures will occur along S. Riverfront Drive, Warren Street, and S. Front Street; street parking along S. Front Street and W. Liberty Street will be closed. To complete utility connections, the portion of S. Front Street adjacent to the site will require full closure for approximately four weeks.
- Phase II: Commence after exterior finishes are largely complete; construct the parking ramp and surface lot. The applicant does not anticipate long?duration lane closures during Phase II but expects continued closures of parking along S. Front Street and W. Liberty Street .

Contractor parking will be accommodated within the Construction Laydown Area on site, in the public parking ramp across Warren Street, and—near project completion—in the new parking ramp.

Additional clarification provided by the applicant states: “The street closure along Front Street will be temporary for utility hook?ups. The public parking stalls along the east side of Front Street will remain open during construction except for occasional deliveries and installations that will require a short?term closing of a few stalls. These parking closings will be communicated with the local business prior to the work being performed.

Parking:

The applicant proposes a shared parking model and states that the development provides more than the required number of off?street stalls with 250 stalls.

Within the CBD?F district, code reduces off?street parking requirements by one?half. Thus, the calculated requirement of 483 stalls is reduced to 242 stalls. However, per City Code, the City Council may require off?street parking for conditional uses in the CBD?C or CBD?F districts. In lieu of required parking spaces, a payment may be made to the city parking fund or other authorized parking fund. The in?lieu amount per stall is determined annually by the Council, following standard assessment procedures. Requests for payment in lieu must be made to the Council through the City Planning Commission. The Council’s determination will consider available municipal parking within 500 feet of the building and the overall city parking system.

For shared parking, the applicant utilized the City’s shared parking schedule and introduced customized residential and retail categories. These calculations justify reduced office parking parameters on weekends and reduced residential parking demand during the day, aligning peak demands across uses.

- Residential parking baseline (code): 120 stalls (0.5 stall per unit for 160 units).
- Applicant’s shared parking proposal:
 - 1.0 stall per one?bedroom unit
 - 1.5 stalls per unit with two or more bedrooms
 - Total of 186 stalls during all times except the “7am–6am weekday timeframe.”

The applicant states that a bicycle storage locker will be provided as a residential amenity and, on that basis, removed required stalls for residential use from the bicycle parking calculation. Based on 122 stalls for non?residential use, a minimum of 6.1 bicycle stalls (rounded to 7) is required.

The applicant proposes the parking ramp and surface lot be available for “market?rate public parking” from 7am–5pm, with reserved residential parking between 5pm–7am, and any remaining stalls available to the public.

Loading:

Two loading areas are proposed:

- Off?street loading dock (W. Liberty Street): Serves Retail Tenant #2; screened from W. Liberty Street by a 6?foot?high wall topped with decorative perforated metal screening.

Turning movements provided indicate feasible use, though minor modifications may be necessary to ensure movements remain within hard-surfaced drive areas.

- On-street loading (north side of W. Liberty Street): Serves Retail #1, café, restaurant, and office tenants. Based on use and floor area, this should consist of a minimum of two short loading berths (10 feet wide by 70 feet deep). The applicant will work with City staff to ensure dimensional conformance. As an on-street facility, screening is not permitted.

Loading operations are not permitted adjacent to the site along S. Front Street or along the south side of Warren Street. An existing loading area on the north side of Warren Street serves the adjacent development to the north.

Traffic:

The applicant's Traffic Memo concludes that the development will have minimal impact on the surrounding roadway network. It estimates a daily traffic generation of 3,894 trips and up to 432 trips during the AM peak hour, with an argument presented for reduction to 324 trips. The memo states that prior uses of the site were expected to generate approximately 350 AM peak-hour trips.

Based on the information provided, staff requested that the applicant provide additional details in the traffic study, including collection of existing volume counts, tabulation of queue lengths, and confirmation of new trips. The traffic study will be submitted to City staff prior to City Council review of the Final Plat, and the applicant will implement actions necessary to ensure sufficient roadway operations based on study findings and staff review.

Utilities:

The redevelopment area is currently served by public and private utilities. To construct the proposed development, the applicant must abandon or cap non-active services back to the main. New connections for each tenant space will be made to existing utilities within S. Front and Warren Streets.

An underground stormwater treatment basin, with associated storm services, is proposed on the western portion of the property.

Snow will be hauled off-site; temporary storage areas are identified within the surface parking area and at the corner of the upper deck of the parking ramp.

Massing, Floor Area Ratio, and Lot Coverage:

The redevelopment will front four streets: S. Riverfront Drive, Warren Street, S. Front Street, and W. Liberty Street.

No minimum setbacks apply, and the proposed buildings do not encroach into the required pedestrian sight triangles. The applicant states that encroachments will maintain a minimum clear height of 18 feet.

The CBD-F district permits a maximum floor area ratio (FAR) of 3.0. The applicant proposes an FAR of 2.83 (308,802 GSF of a maximum 327,108 GSF), which conforms to code.

The applicant proposes lot coverage of 74.9% (81,708 sq. ft.). Mankato City Code Section 10-546 states: "The sum total of ground area that may be covered by all structures located on the zoning lot in the CBD-F district shall not exceed 75 percent of the lot area." The proposed 74.9% coverage (81,708 sq. ft. of the 109,036 sq. ft. lot area) is 69 sq. ft. less than the 75% maximum (81,777 sq. ft.) and thus conforms to code.

A lot coverage exhibit was provided, identifying structural areas contributing to coverage. Uncovered surface parking areas and walkways are not included in lot coverage; covered walkways and parking areas (including the ramp) are included.

Encroachments:

The applicant proposes multiple encroachments into the public right-of-way (ROW).

- The building at the corner of W. Liberty Street and S. Front Street will encroach into the sight triangle on floors 2-6; a minimum clear height of 18 feet will be maintained for pedestrian and vehicle sight lines. Storefront canopies will encroach along S. Front Street with a minimum clear height of 15 feet. A residential terrace will encroach along S. Front Street, also maintaining an 18-foot clear height. The building at the corner of S. Riverfront Drive and Warren Street will encroach into the ROW on floors 2-6, with an 18-foot clear height.
- Building footings will encroach into the ROW by approximately three feet. A footing encroachment exhibit shows encroachments ranging from two inches to three and a half feet along all frontages. A simplified exhibit details installation of either 25" x 25" columns or 120-ton driven piles as encroachments into the Right-Of-Way.
- As part of the project, the applicant proposes removal of 11 boulevard trees. Per City Code, these must be replaced at a 2-to-1 ratio. The applicant proposes to plant 22 new boulevard trees and preserve three trees at the intersection of W. Liberty Street and S. Riverfront Dr. Boulevard trees will be planted in a manner consistent with the current S. Front Street pattern, including pairing trees with limestone block installations. The landscaping plan shows 18 new boulevard trees within the Right-Of-Way and five new trees on private property. The applicant will coordinate with the City Forester to ensure conformance with City planting standards.
- An on-street loading area is proposed along W. Liberty Street within the public Right-Of-Way, intended to function similarly to the on-street loading area along the south side of the 100 block of W. Cherry St (adjacent to Pub500). The loading area will be designated and signed for loading during the delivery window and used for public on-street parking outside of the morning/daytime delivery window.
- All doors along the Right-Of-Way will be recessed into the building; no at-grade door encroachments into the Right-Of-Way will occur.

The applicant will be required to apply for, obtain, and maintain an encroachment permit for the full duration of all encroachments.

Certificate of Design Compliance:

The subject property lies within the Downtown Gateway Overlay District, requiring a certificate of design compliance. To ensure development enhances the visual and aesthetic character of the gateway district consistent with the Urban Design Guidelines, demolition and new construction must be reviewed by the Planning Commission and City Council.

The Downtown Gateway Overlay District's purpose is to promote high-quality downtown design and effectively implement principles established in the Urban Design Framework Manual. The Manual is the reference for determining conformance.

Exterior Finishes:

Within the Downtown Gateway District, exterior wall finishes must be composed of permitted materials, including face brick; natural stone; stone or brick-textured precast concrete panels integrally treated with color; naturally colored and textured concrete block (not exceeding 20% of any wall area); glass; stucco or similar; and materials approved by the City Council. Building elevations must conform to the Urban Design Guidelines.

The applicant provided an architectural design narrative and material storyboard detailing design intent relative to adjacent structures, local themes, materials, and Urban Design Framework conformance. The narrative identifies frame detailing; base material changes; mid-level horizontal and upper-level cornices; horizontal banding; native stone surrounds; inset storefronts; and canopy signage as key strategies. A summary follows.

The applicant proposes exterior elevations finished with extensive limestone panels; neutral-toned architectural metal panels; fiber cement; brick accents; and precast concrete.

- Five-story office building:
 - Warren Street & S. Riverfront Drive frontages: metal and glass curtain wall system; varied grey-toned metal paneling; larger expanses of grey-toned precast along the Warren elevation.
 - S. Riverfront Drive elevation: predominantly honed full-depth limestone panel veneer.
 - Upper terraces: fifth- and sixth-floor terrace spaces at the Riverfront/Warren corner.
- Six-story mixed-use building:
 - Residential elevations: alternating fiber cement, limestone, architectural metal panels, windows, and large mechanical louvers; prefabricated metal residential balconies along interior-facing elevations.
 - S. Front Street elevation: prominent projecting terrace framed with copper-toned metal panels.
 - Street-level elevations: multiple storefronts; prefabricated metal canopies; horizontal/running-bond corbelled brick accents; coarse limestone paneling at alternating

- heights; rectangular honed limestone panels; “buff” ?toned precast concrete; a precast loading dock wall with perforated metal screening; and an enclosed outdoor patio area.
- S. Riverfront Drive frontage includes a metal overhead door and other features associated with commercial loading.
- Parking ramp:
 - Warren Street elevation: varied grey?toned precast concrete with prefinished metal coping.
 - Riverfront Drive elevations: “buff” ?toned precast concrete with areas of coarse full?depth limestone veneer.

The redevelopment is located within the Downtown Lighting District. The applicant proposes fully cut?off exterior lighting fixtures. Any future lighting additions, including artistic lighting, must be permitted and conform to Mankato City Code.

Mechanical units are located on rooftops or properly screened. A rooftop mechanical area is shown within the western corner of the second?floor terrace, screened by an 8?foot?tall fence. Screening must conform to Code, consisting of a parapet wall or other structure constructed of the same or similar materials as the principal building façade.

The applicant states that the redevelopment will front S. Front Street to the east, Warren Street to the north, W. Liberty Street to the south, and S. Riverfront Drive to the west. Façades along Warren and S. Front Streets continue the retail corridor with inset storefronts and canopies for signage and pedestrian cover. The development holds the street edge and includes a private “urban plaza” at S. Front Street and Warren Street, as well as an elevated second?level terrace for private residential use. The primary pedestrian garage entrance at mid?block on S. Front Street will also serve the café and the retail bay at Liberty & S. Front. Finishes are prioritized along S. Front and Warren Streets, with a mix of limestone, architectural metal and fiber cement panels, retail storefronts, and larger glazing at building breaks.

The Liberty Street and S. Riverfront Drive frontages will continue the architectural language but will be primarily clad in architectural fiber cement and metal panels with limited limestone accents at the base and accent walls. Street?perspective renderings provided by the applicant illustrate how the site will present from adjacent ROW areas, offering enhanced understanding of pedestrian?level features and finishes.

Signage:

A signage exhibit identifies potential sign locations and provides an estimates table summarizing sign areas under Mankato City Code. Because the property is shared, signage will be reviewed on a property?wide basis. Specific sign designs are not proposed at this time and must be approved via sign permits prior to fabrication and installation. A condition requires the applicant to draft and maintain a development?wide signage plan. All signage must conform to City Code and be reviewed and approved through the sign permit process prior to installation.

Conformance with Urban Design Guidelines:

The applicant submitted a Site Plan Comment Response Letter describing conformance with Downtown Gateway Overlay principles as reflected in the Urban Design Guidelines. The following statements were provided by the applicant:

Principle 3: Integrate traffic movement with pedestrian safety and street scape aesthetics

“Site access has been removed from Front Street providing a continuous pedestrian corridor from Liberty to Warren Street. Landscaping will screen the parking lot along Riverfront Drive. The parking ramp is designed in the center of the development to allow the buildings to screen it. There is a dedicated pedestrian breezeway connecting the screened parking deck to S. Front Street to facilitate direct and convenient access, thus enhancing future walkability for residents and visitors in the CBD. Short- and long-term bike parking will be provided to encourage alternative forms of transportation with a minimum of 75 bike stalls provided as a residential amenity.”

Principle 4: Respect the traditional urban development pattern

“The facade along South Front Street supports the urban fabric and retail corridor by holding the building to the ROW line for at least 82% of the street frontage, with the remaining setbacks serving as an urban plaza at the intersection of S. Front Street and Warren Street, site triangles, and a pedestrian garage entrance along the mid-block of Warren Street. On Warren Street, the parking deck will be shielded from view with architectural paneling, and the vehicular entrance will be visually minimized by the office building above. Along South Front Street, retail bays will help to activate and extend the shopping corridor, with inset storefronts and canopies for future retail signage and pedestrian cover. An elevated terrace at the second level will provide further engagement between the private residential development and the public sidewalk below. The primary pedestrian garage entrance along the mid-block of South Front Street will also serve as a point of entry for the café and the retail bay at the corner of Liberty and South Front Street.”

Principle 5: New or renovated buildings should complement adjacent buildings

“Width: The existing architecture along S. Front Street demonstrates a mix of storefront typologies that range in widths from ~21ft, ~24ft, ~40ft, and ~60ft. Our design employs a variety of architectural moves to create a varying rhythm to complement the context via architectural pilasters, inset storefronts, building entrances, and strong vertical piers to interrupt and break down the facades at the pedestrian scale comparable to the surrounding 2-story shopfronts.”

“Horizontal Rhythms: The overarching commonality of the retail corridor would be a horizontal capstone or limestone ribbon that delineates ground floor retail with upper-level private uses, masonry and cast stone accents, as well as tall glass storefronts with a variety of mullion patterns or large glazing with no mullions. Our development incorporates a strong horizontal ribbon establishing the datum that separates the ground level storefront activity with the private uses above (as articulated with smaller, punched openings). The storefronts will have vertical and horizontal mullions to reduce large expanses of glazing and provide more texture and depth in layers.”

“Entrances: The entrances all face the street, but are all set back such that the swing of the door does not overlap the right-of-way, while enforcing the sidewalk pattern as well as defining entrance points.”

Principle 6: Architecture should stimulate interest at the street level

“Display Windows: The retail bays with a high level of transparency due to a high ratio of glazing to solid walls all contribute to the interest at the street level. Additional architecture features such as pilasters, canopies, future retail signage and awnings, and the residential overlook all contribute to the stimulation of activity at the street level. Outdoor Space: Along with the plaza at the corner of Warren and S. Front, the retail bays all have storefronts set back to encourage additional outdoor seating and retail activity along S. Front Street while maintaining the sidewalk useability and pattern.”

Principle 7: Mankato's traditional character should be reinforced through building color, texture and materials

“The design incorporates the warm, buff tones of the Mankato stone as a prominent facing material, which is consistent with the materials encouraged in the Design Guidelines. The mix of coarse ashlar limestone and honed northern buff limestone creates a contrast of textures that help to enhance the architectural variety of materials and finishes. Along with the limestone cladding, with fiber cement panels of neutral colors as well as storefronts to balance out the architectural composition. A pop of copper-colored metal panel framing the residential entry and overlook terrace helps to bring interest using a color that is classic and timeless. Our design will implement products and design features that are consistent with Bridge Plaza, Prairie Care Medical center, Eide Bailly tower, Hotel Mankato, Profinium and Alltech, as well as phase two of the Civic Center.”

Principle 8: Signs should complement building appearance

“Future retail signage is proposed within the storefront canopies.”

Principle 10: Improve alleys, parking lots and rear building entries to create a safe attractive and viable commercial and residential environment

“The parking along S. Riverfront will have a planting buffer to create a safe and attractive separation from sidewalk to the parking. The parking garage will have limited access points to reduce vehicle and pedestrian travel overlaps. We are not proposing any alleys as they often have limited passive surveillance, thus increasing the safety of pedestrians in and around the development.”

Findings

Staff respectfully submits the following findings of fact for the Conditional Use Permit and the Certificate of Design Compliance:

1. The use of apartments (if constituting at least 50% of the space above the ground floor), retail, office and restaurants are considered conditional uses in the CBD-F, Central Business District Fringe.
2. The request is in keeping with the comprehensive planning policies of the City as the underlying land use plan identifies this parcel as "Central Business District", which is in keeping with this request.
3. The proposal does not interfere with or diminish the use of property in the immediate vicinity.
4. The proposal is currently served by public facilities and services and will continue to be. The applicant is proposing to vacate any unutilized existing utilities back to the main and extend municipal utilities from existing services under S. Front & Warren Streets.
5. The applicant has provided a traffic analysis that demonstrates no significant impact with respect to trip generation, site operations and overall traffic impact to the area. At the request of City Staff, the applicant has agreed to provide an in-depth traffic study. The traffic study will be provided prior to Council Approval of the Final Plat.
6. There are no known historical or architectural resources on the site.
7. There are no known natural or environmental features on the site.
8. It will not cause a negative cumulative effect and effect on the City as a whole.
9. To the extent known, the development, when considered with the recommended conditions, conforms with all other applicable regulations of the district, and other applicable ordinances.
10. The proposal will not jeopardize the public's health, safety, or general welfare.
11. The property is located in the Downtown Gateway Overlay District and the proposed value of the project exceeds \$500,000.
12. The design of building elevations largely reflect finishes approved with previous development projects within the Central Business District and Gateway Overlay District, when considered with the proposed approving conditions. The development proposes areas of architectural fiber cement panels exceeding 20% of wall areas and architectural metal panels as major elements.

Recommendation

Staff recommends approval of the Conditional Use Permit and the Certificate of Design Compliance with the following conditions:

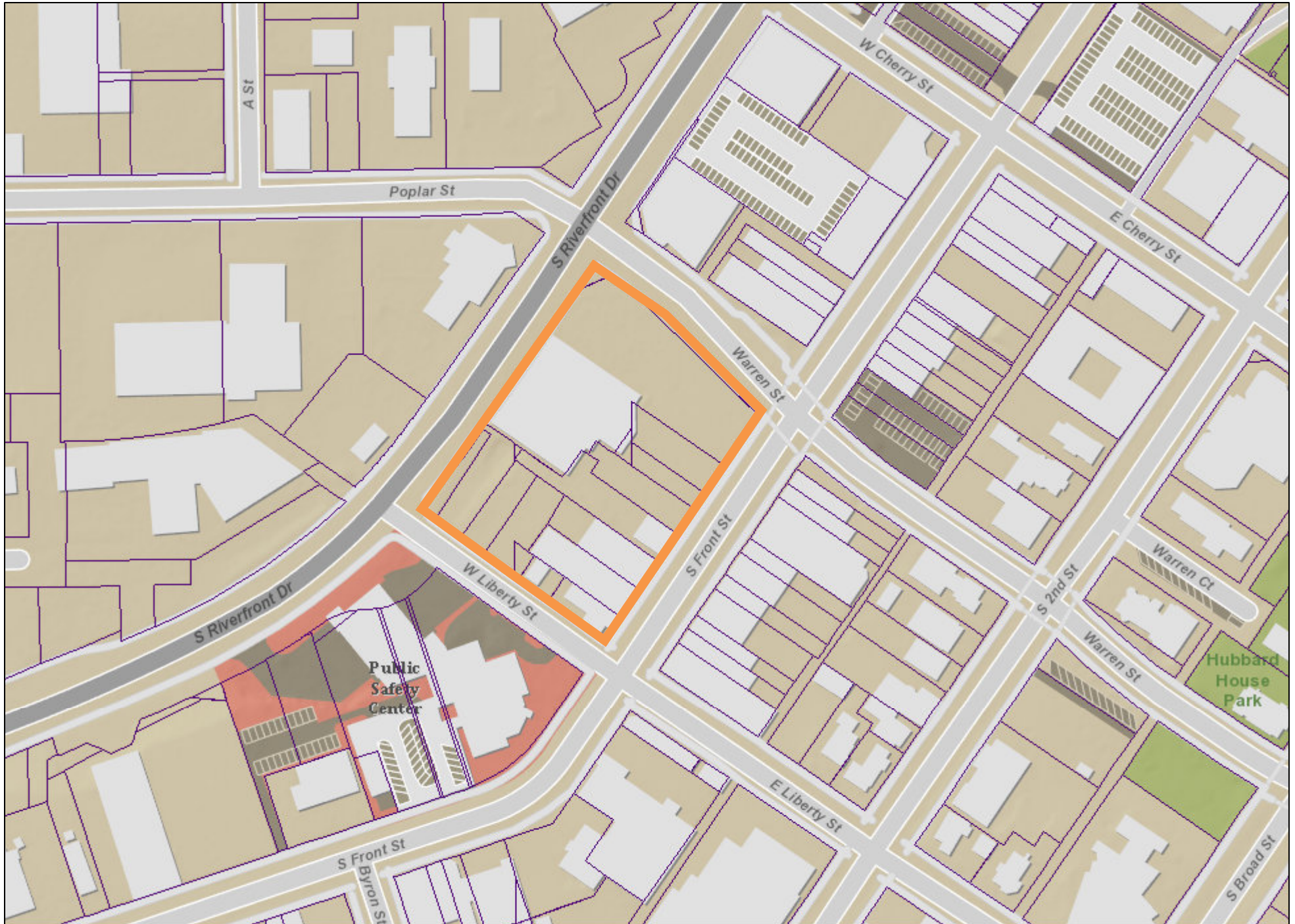
1. The applicant shall provide a detailed traffic study with coordination with the City of Mankato Engineer.
2. Traffic movements at all adjacent intersections and accesses shall be monitored. If changes are needed due to significant changes to the level or service or crash data, the applicant shall acknowledge that changes to the access may be required and the applicant will be a willing petitioner for the improvements.
3. Applicant shall submit an application for a License to Encroach that covers any and all proposed encroachments.
4. The applicant shall have a pre-construction meeting with the neighborhood 30 days prior to construction beginning on the development. The meeting shall address timing, staging areas, and contractor parking.
5. The applicant shall coordinate with city staff a minimum of 30 days prior to beginning construction to ensure that the proposed construction does not impact public safety operations.
6. The applicant shall be subject to SAC & WAC fees/connection charges based on the City of Mankato assessment policy and fee schedule. Separate meters will be required for residential and commercial usage.
7. The applicant shall provide a narrative stating that the applicant understands that an occupancy restriction will be in place based on the proposed construction phasing of the project and that they agree to not occupy any of the Phase 1 spaces until Phase 2 of the construction is completed with all of the required parking. The City will withhold any certificate of occupancy for the property until all the required parking is completed.
8. The applicant shall have all snow removed from the site in a timely manner. Snow storage will not be allowed in designated parking areas of the ramp, or in the public right-of-way. Snow storage shall not impede pedestrian circulation through the site or negatively impact vehicle sight lines.
9. The applicant shall provide a safe window cleaning method that incorporates roof-mounted window cleaning anchor points/davits to allow professional window-washing contractors to safely access and clean exterior glazing from the roof using rope descent systems.
10. All mechanical equipment placements shall conform to Mankato City Code and be constructed as shown on approved plans or per a comparable approved alternative. All rooftop mechanical equipment shall conform to [Sec.10-1745](#) of the Mankato City Code.
11. Any tree removal from the public right of way will need to be replaced in conformance with City Ordinance. Boulevard trees shall be replaced at a 2:1 ratio.
12. All closures or impacts to the public way require appropriate permitting and payment of fees prior to work occurring. Right-of-way obstruction fees will be incurred based on the proposed construction phasing plan.
13. The development shall reflect the City Council approved plans. Changes or deviations to the approved plans, outside of minor changes that represent availability of products, will require Council approval. Minor changes to the exterior materials due to product availability associated with this request may be authorized by the City Manager or designee. Minor changes must be similar to the original product, style, shape and color and subject to review and approval prior to installation.
14. The applicant shall replacement / continuation of the standard exposed red aggregate banding finish throughout the entirety of the development Sidewalk tree planting detail shall match City specifications; the applicant shall coordinate with the City to ensure conformance.
15. Amenities shall be installed as proposed with this approval. Proposed grill and fireplace amenities shall be reviewed for code conformance and residential safety by Public Safety prior to installation.
16. The property shall have all residential amenity spaces in a complete and usable state at the time of leasing of units.
17. No outside storage of any material is allowed. This includes unenclosed storage of pallets, trash, boxes, deliveries, refuse containers, or any other exterior components associated with the operation.
18. All refuse (garbage, recycling, and grease) containers shall be fully enclosed in conformance with Mankato City Code or stored entirely within the buildings.
19. A signage plan shall be submitted in conformance with *Urban Design Framework Manual* prior to issuance of a building permit.
20. The required landscaping shall be installed prior to issuance of a Certificate of Occupancy. All required landscaping and screening shall meet Mankato City Code Chapter 10.
21. Any desired murals or art will require additional coordination with City Staff and review/approval by the Twin Rivers Arts Council.
22. The lighting plan shall conform to City of Mankato standards, which includes the Downtown Lighting District standards.
23. A liquor license under the provisions of Chapter 4 of Mankato City Code shall be in place prior to the serving of alcoholic beverages in the restaurant or the patio areas.
24. Prior to occupancy of any rental units, a rental license issued by the City of Mankato shall be in place.
25. Utilization of the public right-of-way for patio/sidewalk café purposes, a license to encroach shall be requested and any such plans shall conform to the South Front Street Sidewalk Café Design Guidelines.
26. Exterior storage of patio components when not in use is prohibited unless stored in a fully screened area. No sound amplification equipment shall be located in, or directed into, the unenclosed patio area, unless prior written approval has been obtained.
27. All off-street parking stalls and areas of development intended to be used for parking/driving purposes shall be hardsurfaced, striped, and shall conform to the dimensions of the City of Mankato [standard engineering plates](#) (plate 2700A, pdf pg. 45). Seating in the restaurant and coffee shop areas will be limited to parking available onsite.
28. Parking demands for the uses shall not exceed the number of off-street parking stalls provided in such a way that impacts adjacent properties and ROW areas. If parking demand exceeds supply in this manner, the applicant shall petition for the property to become part of the Downtown Parking District. Any future changes to the proposed commercial and residential spaces may require additional parking in order to achieve Mankato City Code and will not be authorized without an amendment to this conditional use permit.
29. The applicant shall provide bicycle parking equal to 5% of the total number of automobile off-street parking spaces provided.
30. Loading and unloading shall not interfere with the operation of adjacent uses or roadways. Loading and unloading activities, both during construction and long-term usage of the site, must be coordinated with adjacent businesses.
31. Applicant shall provide details on the proposed perforated metal screening of the off-street loading area located along Liberty Street.
32. The applicant shall submit and record a maintenance plan for all common areas, utilities, shared signage, and access. The document shall address financing of maintenance. The agreement shall be recorded with Blue Earth County and a recorded copy shall be submitted to the City of Mankato.
33. The applicant shall provide a ramp cleaning plan in accordance with applicable federal, state, and local laws prior to issuance of a building permit.
34. The applicant shall submit a construction logistics plan addressing construction activity and contractor parking, including documented use and authorization of off-site parking lots. The updated logistics plan shall allow access for emergency vehicles to the block of South Front Street.
35. The applicant shall address all utility, traffic, and loading site plan comments with the City Engineer.

Attachments

General Location Map
Aerial
Site Plan

Exterior Elevations
Floor Plans
Site Operations Plan Graphic
Renderings
Building Cross Section
Private Amenity Plan
Foundation Encroachment Exhibit
Architectural Design Storyboard
Landscaping Plan
Grading Plan
Utility Plan
Photometric Plan
Existing Conditions & Removal Plan
Narrative - CUP & CDC
Narrative - Phasing & Construction
Parking Memo
Traffic Memo
Development Summary Table
Material Board
Signage Area Exhibit
Site Data
Lighting Detail Sheets
Stormwater Management Report
Lot Coverage Exhibit
Footings Encroachment - Columns
Site Plan Comments Response

General Location Map



Date: February 2026

Author:

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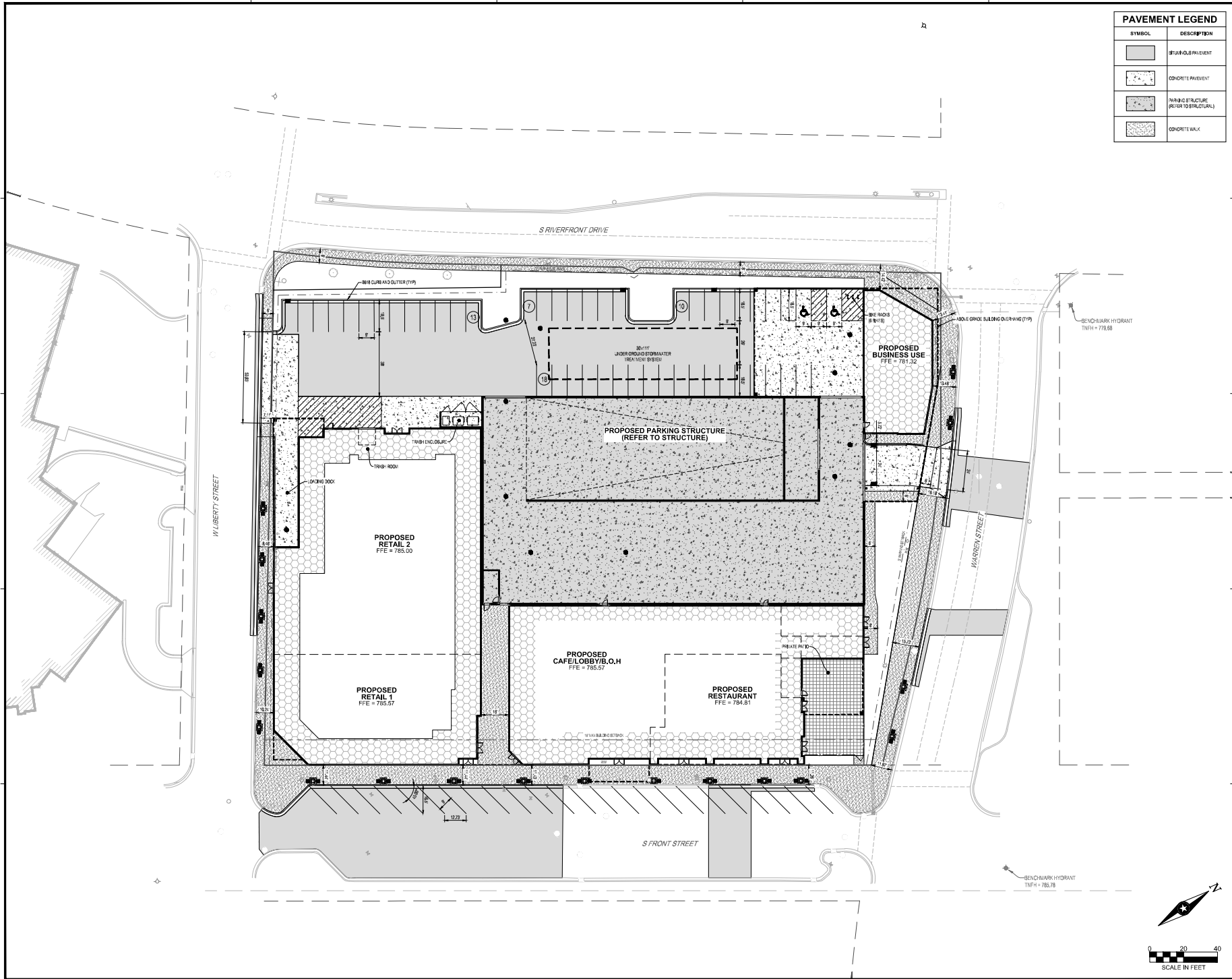
Aerial Map



Date: February 2026

Author:

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PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	GRAVEL PAVEMENT
	CONCRETE PAVEMENT
	PARKING STRUCTURE (REFER TO STRUCTURE)
	CONCRETE WALK



THESEY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: L.E.C. NO.:

THESEY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: L.E.C. NO.:

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PROJECT

FRONT STREET PLACE
MIXED USE DEVELOPMENT

MANKATO MINNESOTA

DATE	REVISION SCHEDULE	DESCRIPTION	BY

PROJECT NO.	25-33587
FILE NAME	250322-03587
DRAWN BY	SMW
DESIGNED BY	SMW, NLP
REVIEWED BY	NLP
ORIGINAL ISSUE DATE	11/11/24
CLIENT PROJECT NO.	-

TITLE

SITE PLAN

SHEET

C3-10

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

	LIMESTONE HONED FINISH		PRECAST COLOR 2		PREFINISHED METAL COPING RAL 9004 SIGNAL BLACK		ARCHITECTURAL METAL PANEL COLOR 4		FIBER CEMENT COLOR 1
	LIMESTONE COARSE ASHLAR		PRECAST COLOR 3		ARCHITECTURAL METAL PANEL COLOR 2		ARCHITECTURAL METAL PANEL COLOR 5		FIBER CEMENT COLOR 2
	PRECAST COLOR 1		PRECAST COLOR 4		ARCHITECTURAL METAL PANEL COLOR 3		BRICK ACCENT		FIBER CEMENT COLOR 3



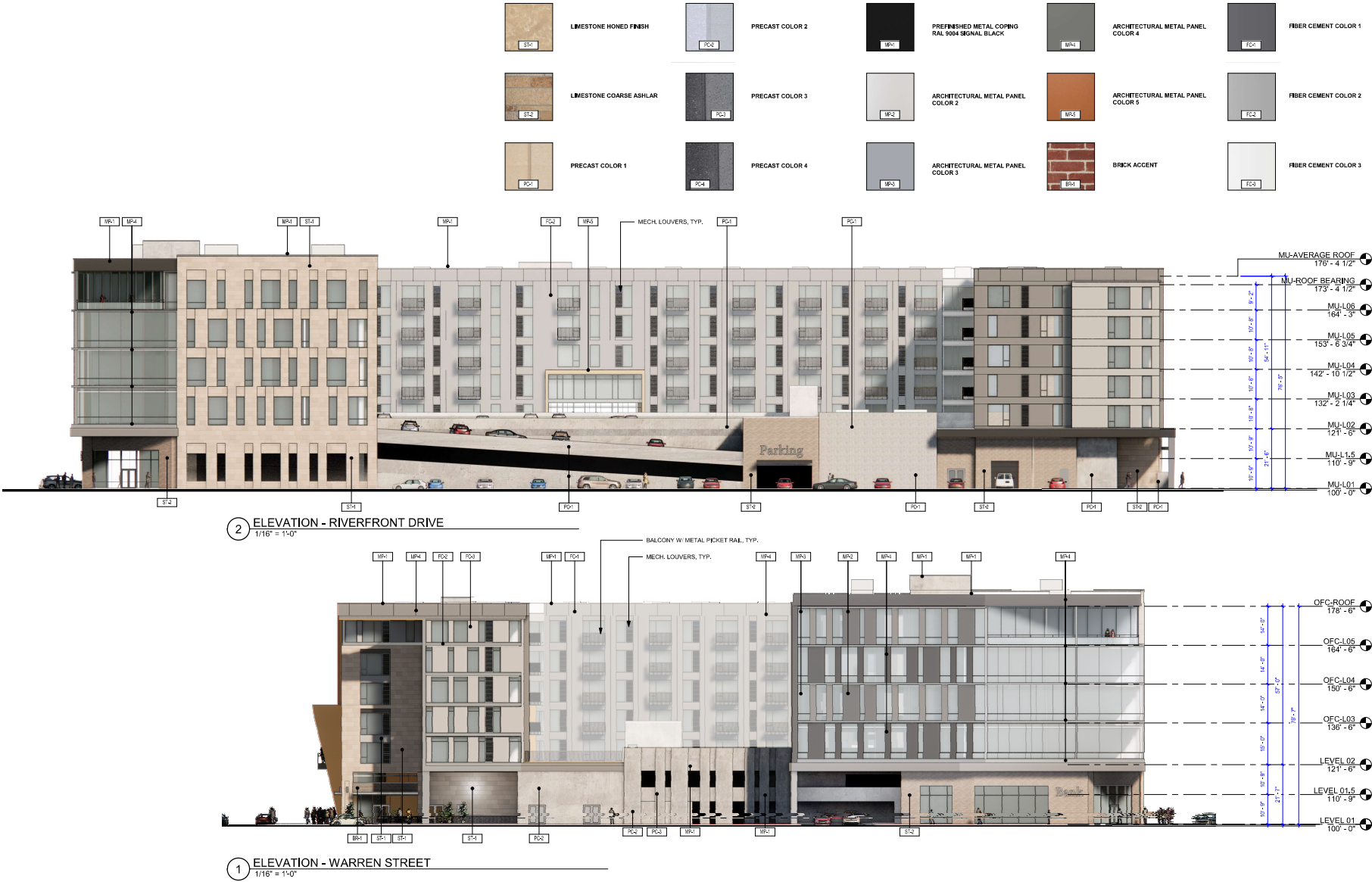
ELEVATIONS



Architecture + Engineering + Environmental + Planning

S. FRONT STREET MIXED USE REDEVELOPMENT
MANKATO, MINNESOTA - 03/20/2026
ISG PROJECT NO. 26-33587

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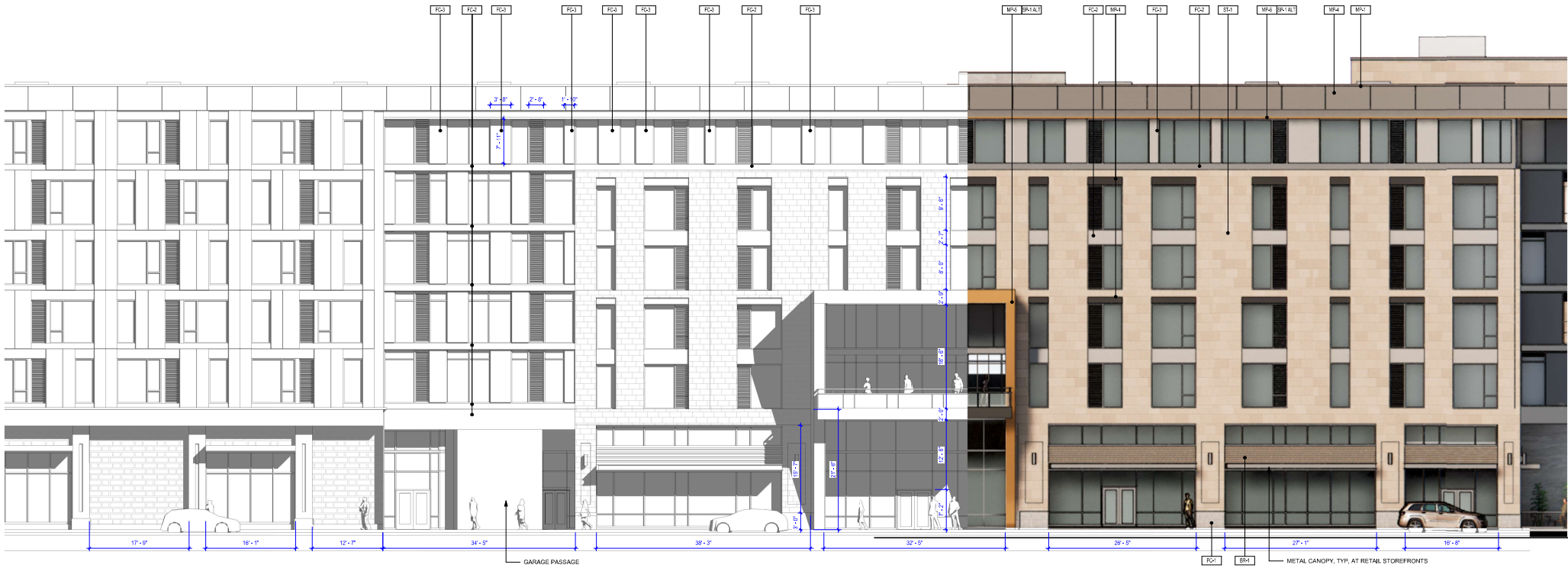
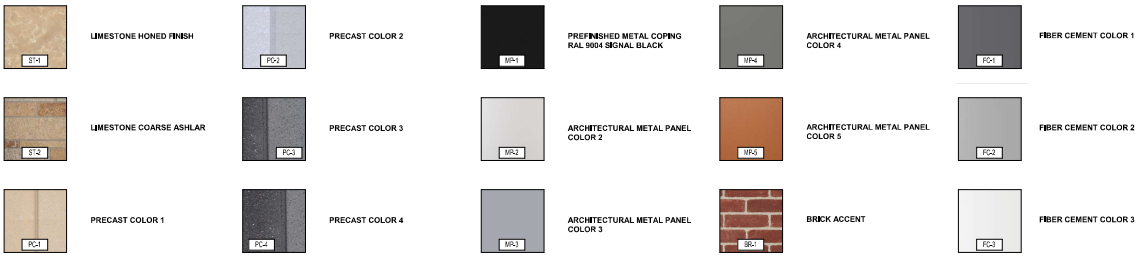
ELEVATIONS



Architecture + Engineering + Environmental + Planning

S. FRONT STREET MIXED USE REDEVELOPMENT
MANKATO, MINNESOTA - 03/20/2026
ISG PROJECT NO. 26-33587

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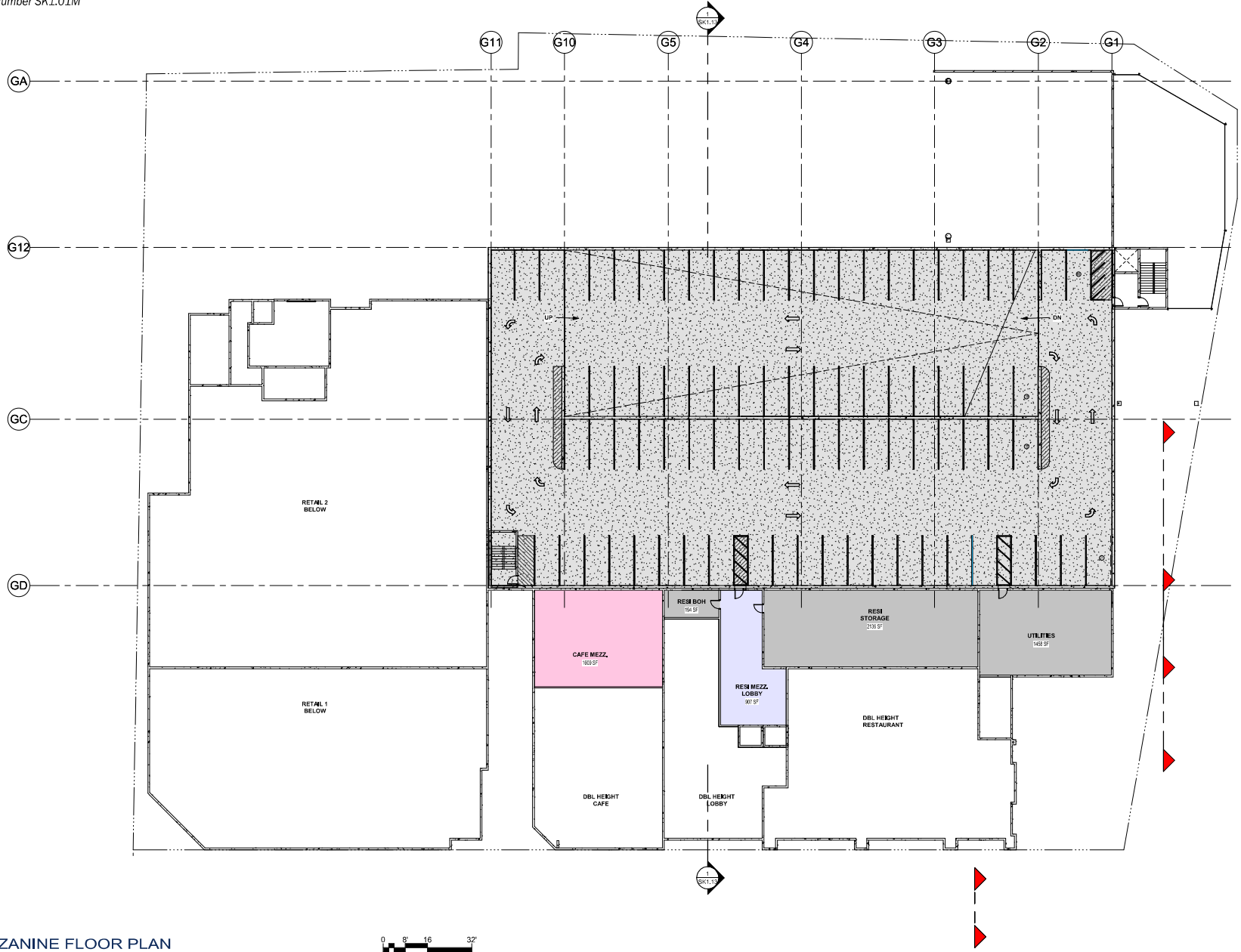
ENLARGED ELEVATION - SOUTH FRONT STREET



Architecture + Engineering + Environmental + Planning

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MANKATO, MINNESOTA - 03/20/2026
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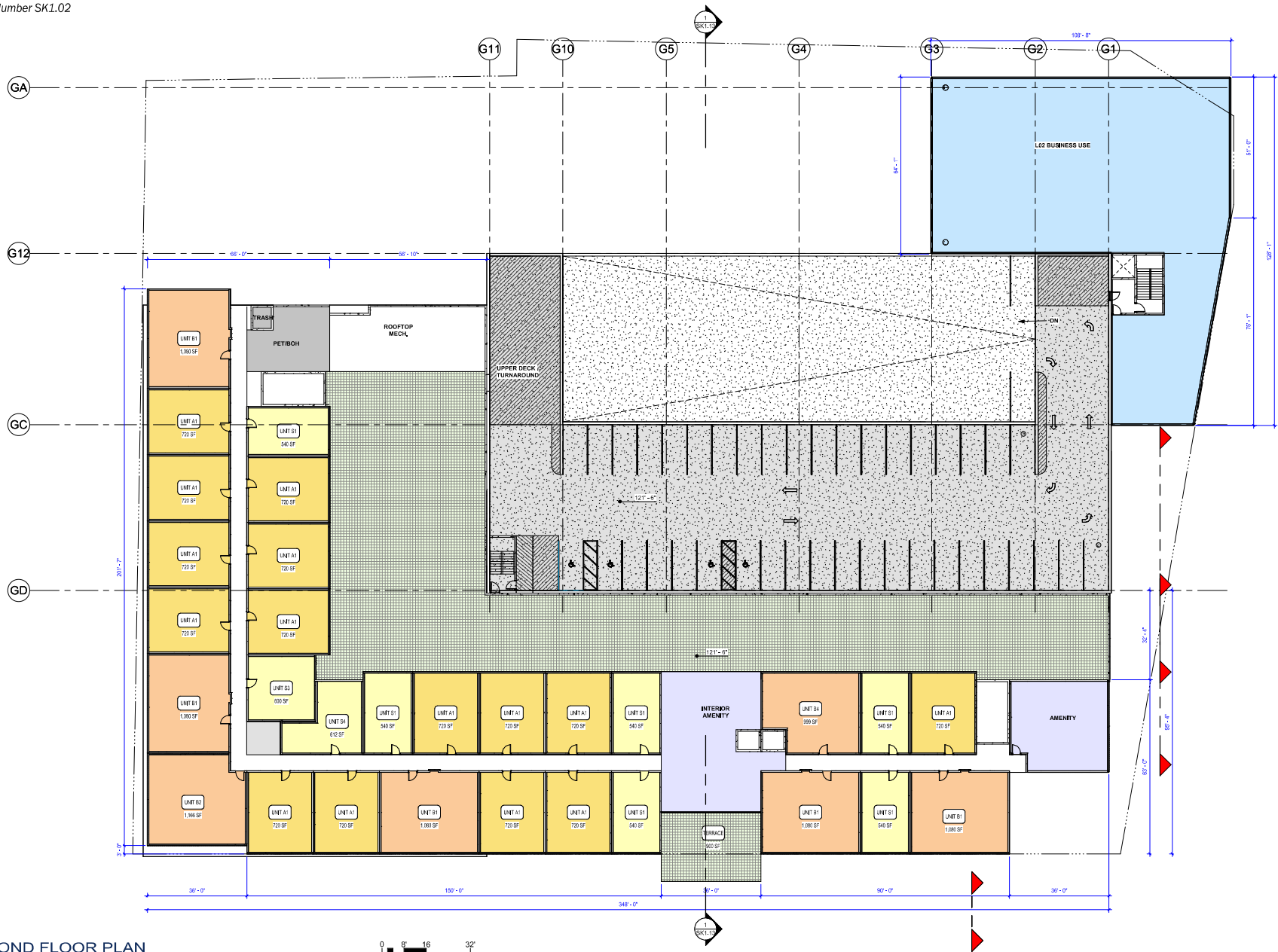


MEZZANINE FLOOR PLAN



Architecture + Engineering + Environmental + Planning

S. FRONT STREET MIXED USE REDEVELOPMENT
MANKATO, MINNESOTA - 03/20/2026
ISG PROJECT NO. 26-33587

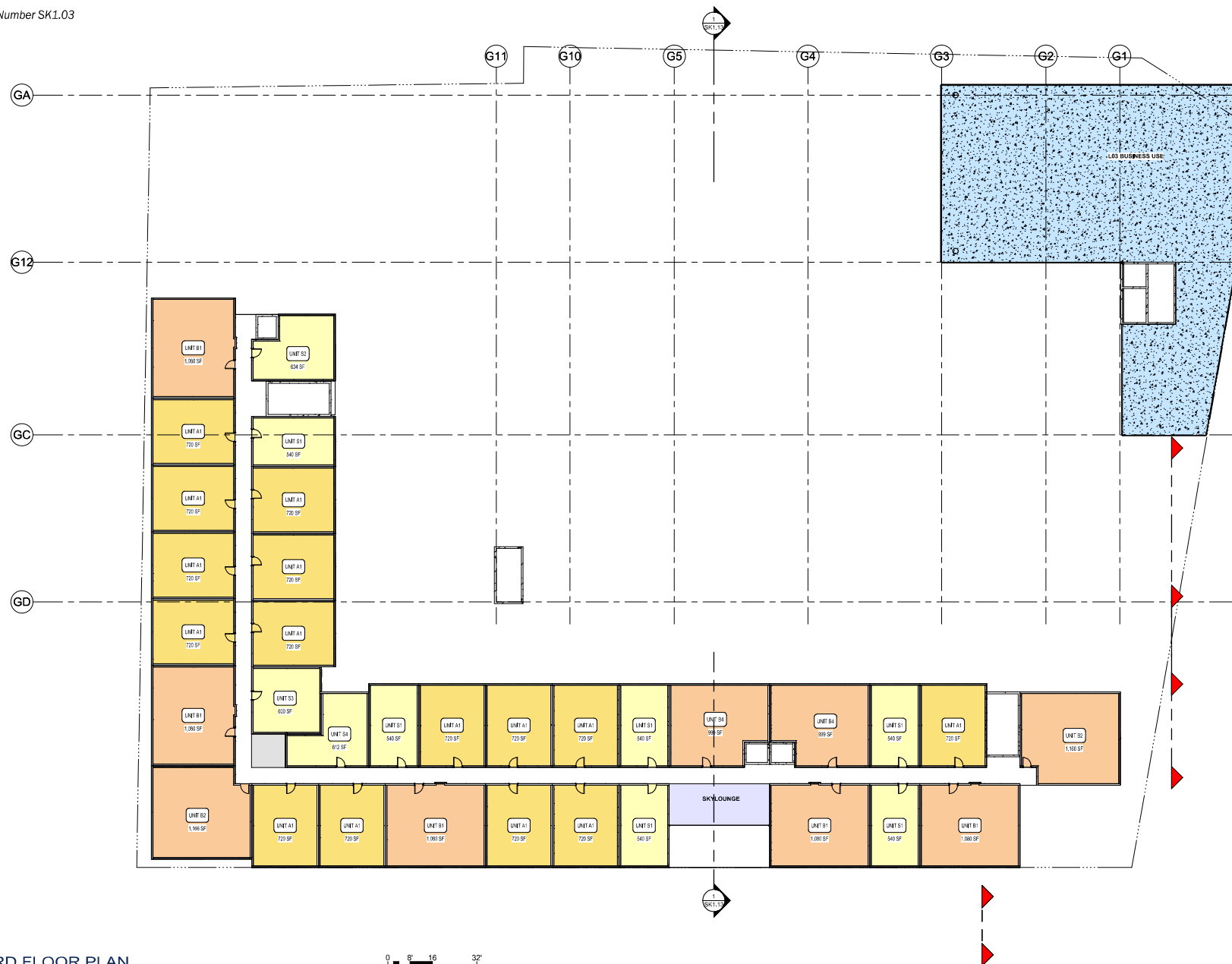


SECOND FLOOR PLAN



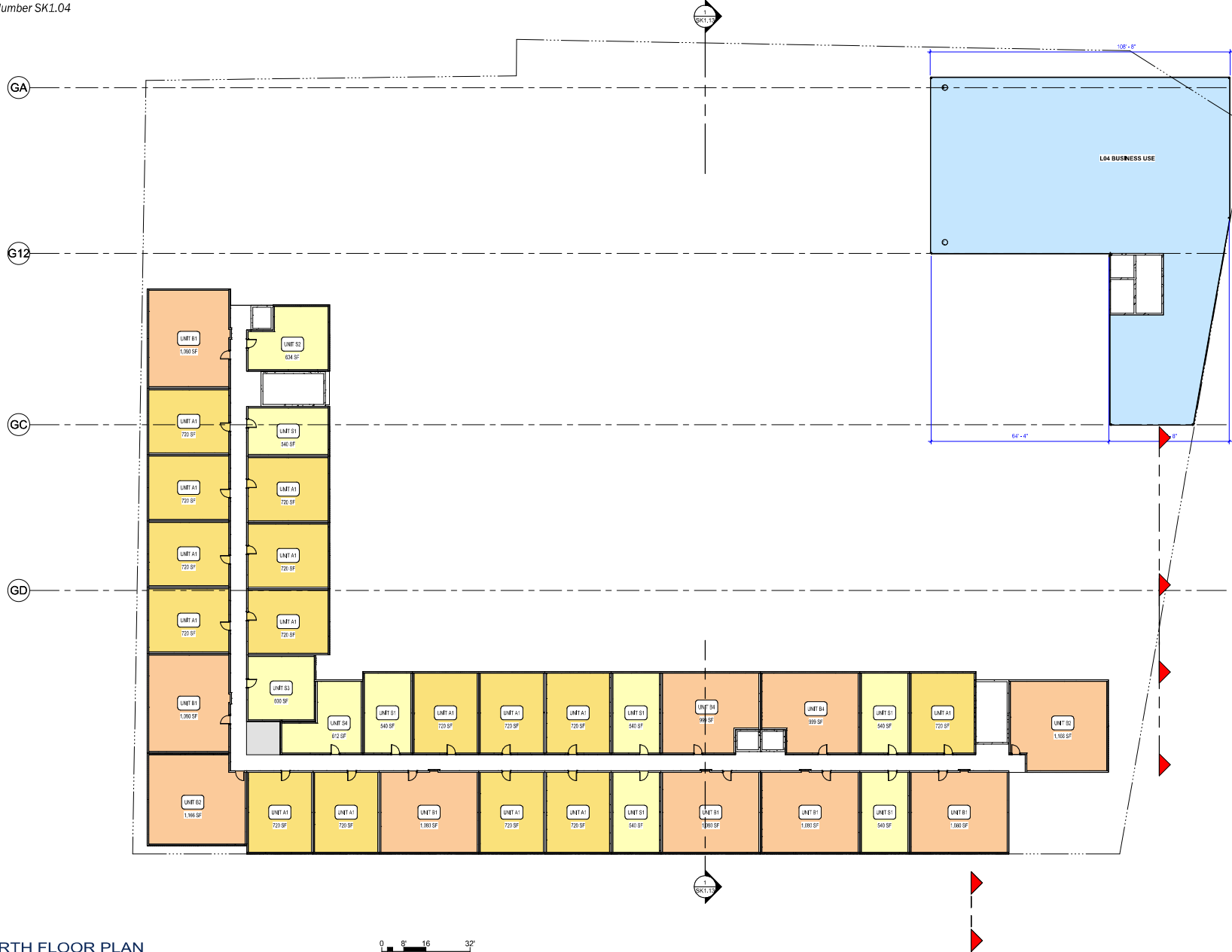
Architecture + Engineering + Environmental + Planning

S. FRONT STREET MIXED USE REDEVELOPMENT
MANKATO, MINNESOTA - 03/20/2026
ISG PROJECT NO. 26-33587



THIRD FLOOR PLAN



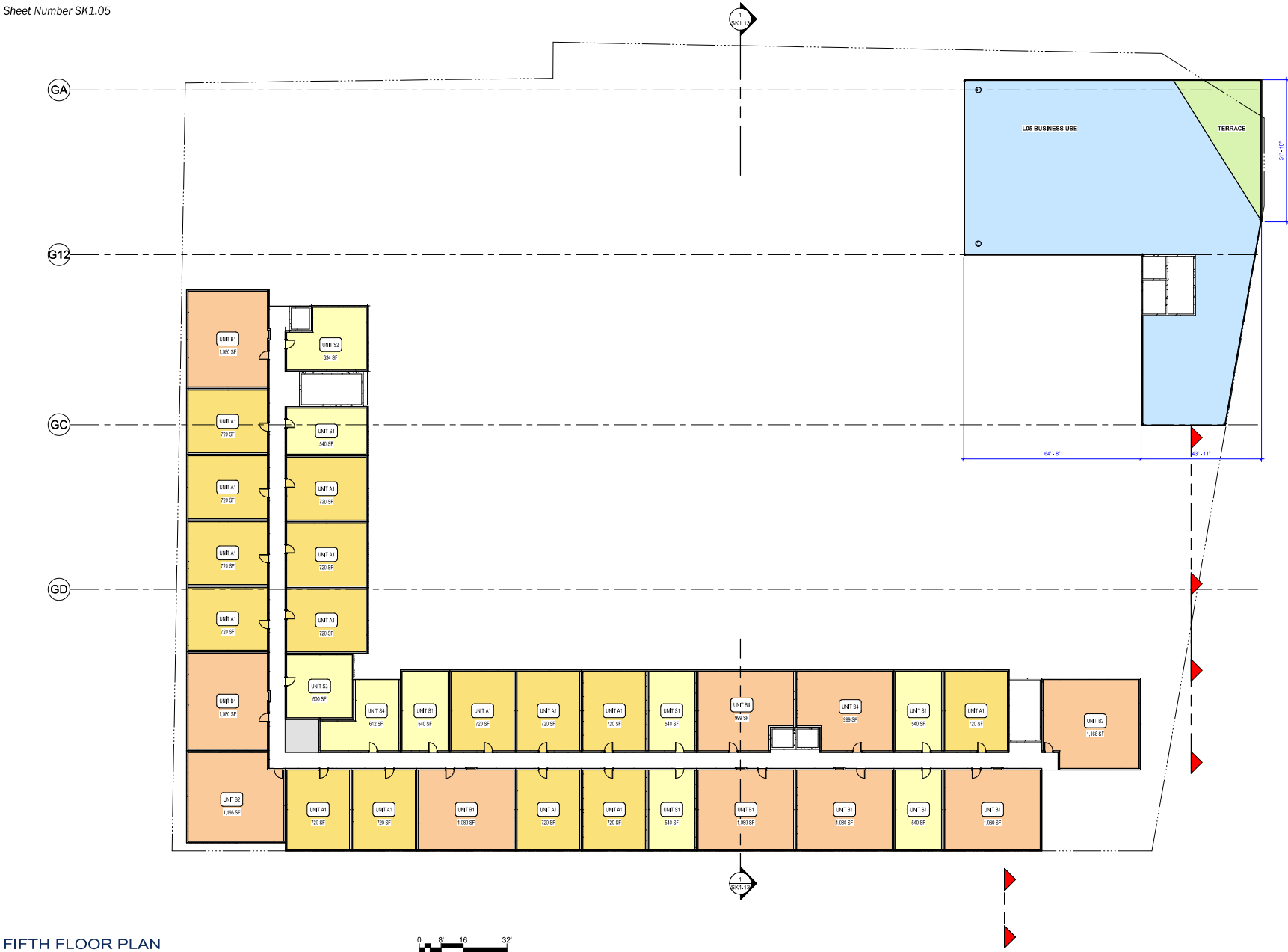


FOURTH FLOOR PLAN



Architecture + Engineering + Environmental + Planning

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MANKATO, MINNESOTA - 03/20/2026
ISG PROJECT NO. 26-33587

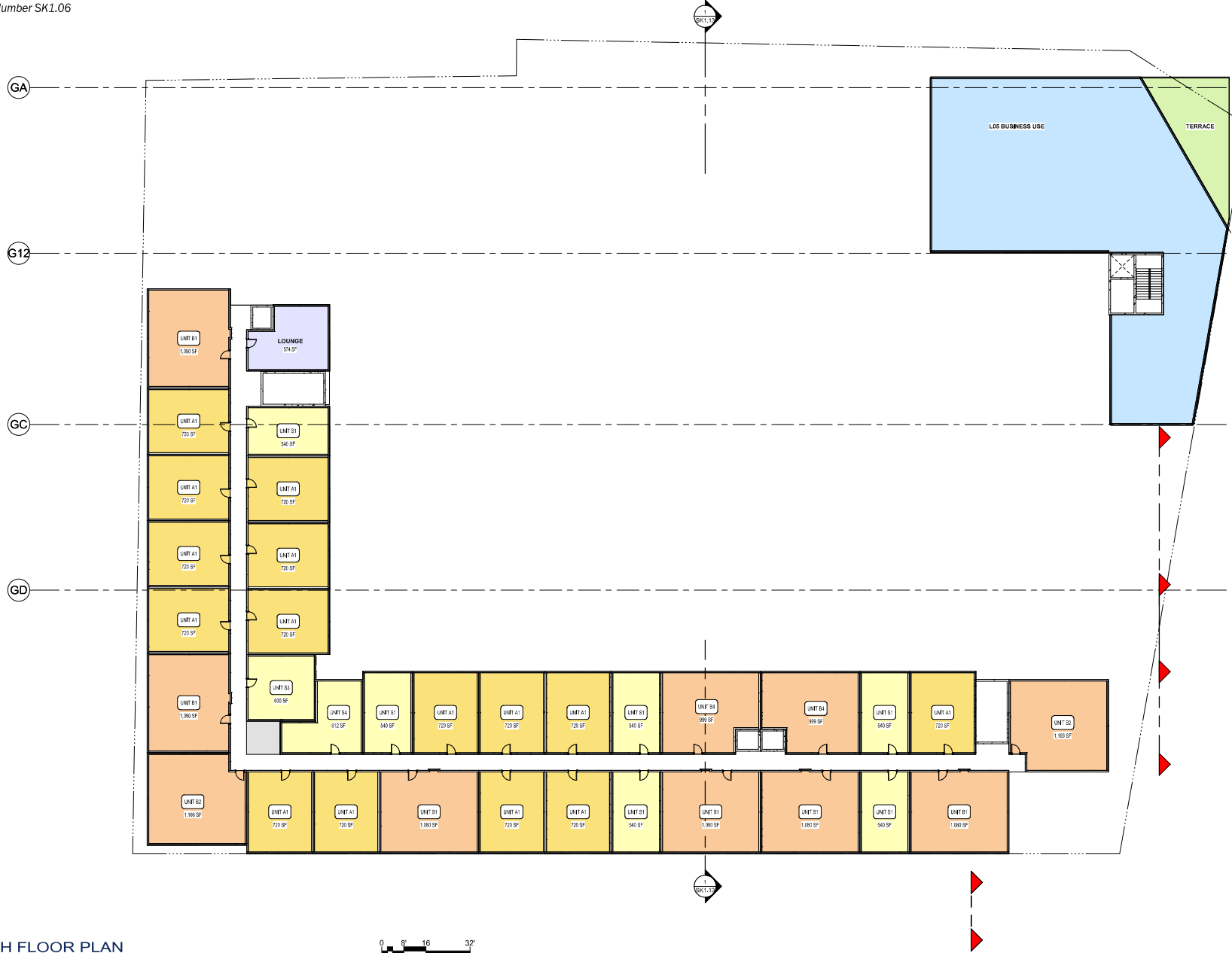


FIFTH FLOOR PLAN



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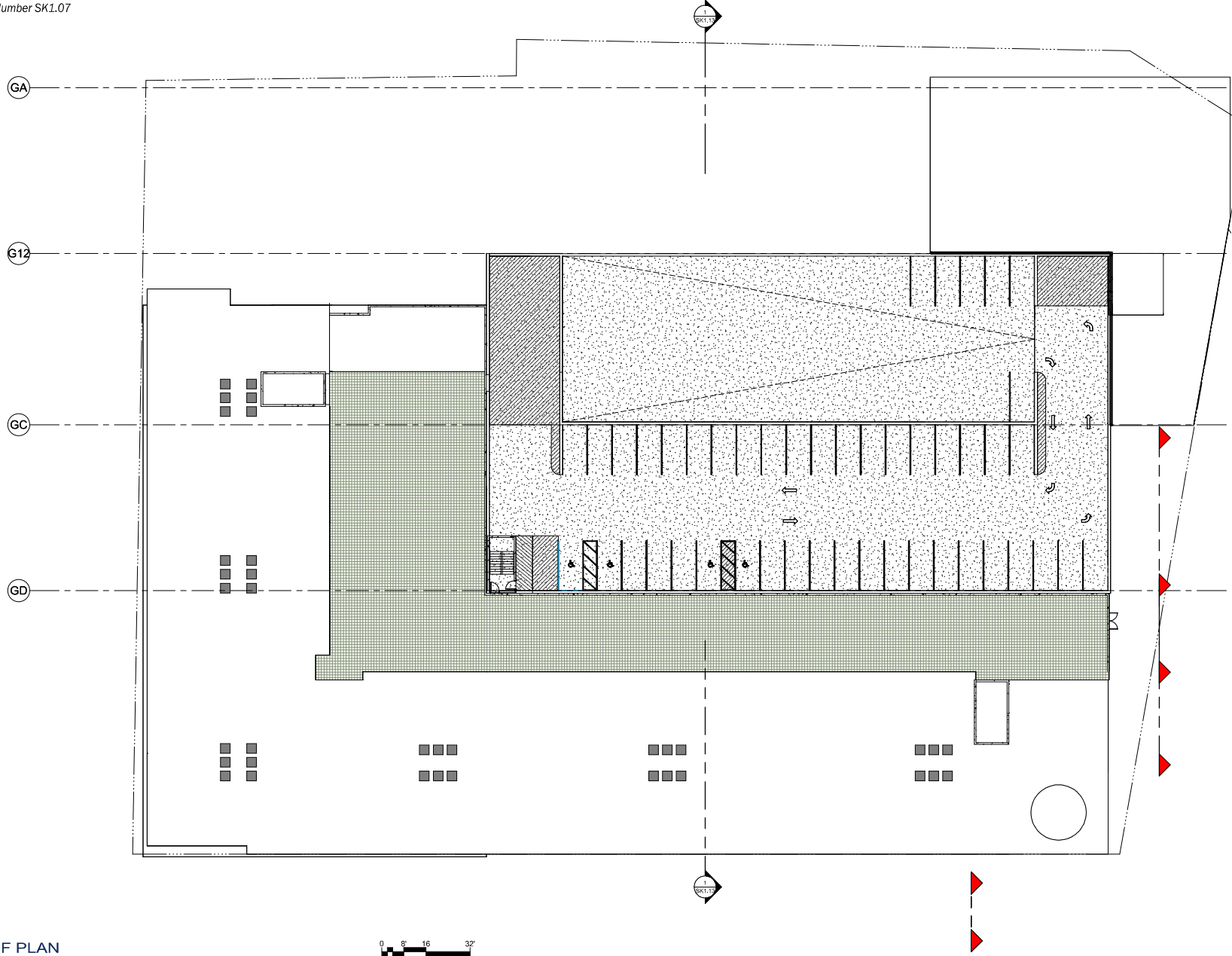


SIXTH FLOOR PLAN



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ROOF PLAN



Architecture + Engineering + Environmental + Planning

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PROJECT

FRONT STREET PLACE
MIXED USE DEVELOPMENT

MANKATO MINNESOTA

DATE	REVISION	SCHEDULE	DESCRIPTION	BY

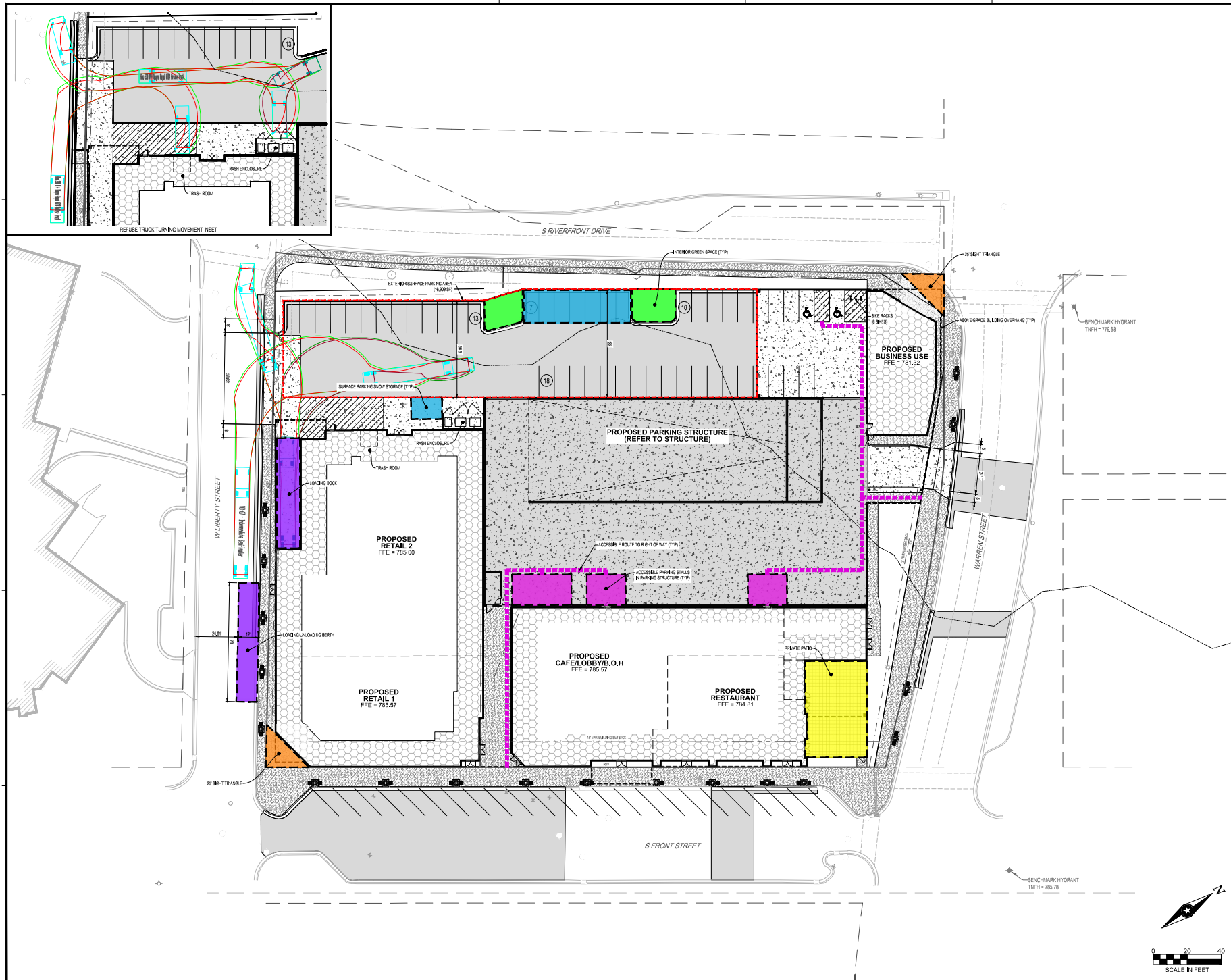
PROJECT NO. 25-33587
FILE NAME 250322-SC000
DRAWN BY BSW
DESIGNED BY BSW, NJP
REVIEWED BY NJP
ORIGINAL ISSUE DATE -
CLIENT PROJECT NO. -

TITLE

SITE CODE PLAN

SHEET

C3-00





PERSPECTIVES



Architecture + Engineering + Environmental + Planning

S. FRONT STREET MIXED USE REDEVELOPMENT
MANKATO, MINNESOTA - 03/20/2026
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PERSPECTIVES



Architecture + Engineering + Environmental + Planning

S. FRONT STREET MIXED USE REDEVELOPMENT
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PERSPECTIVES



Architecture + Engineering + Environmental + Planning

S. FRONT STREET MIXED USE REDEVELOPMENT
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PERSPECTIVES



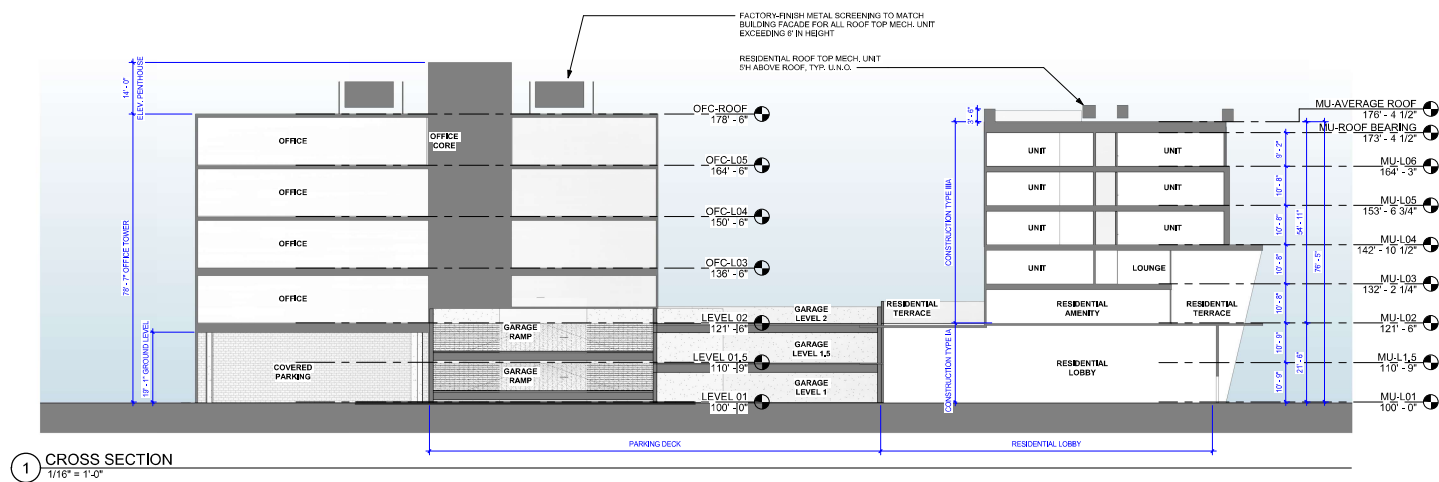
PERSPECTIVES



Architecture + Engineering + Environmental + Planning

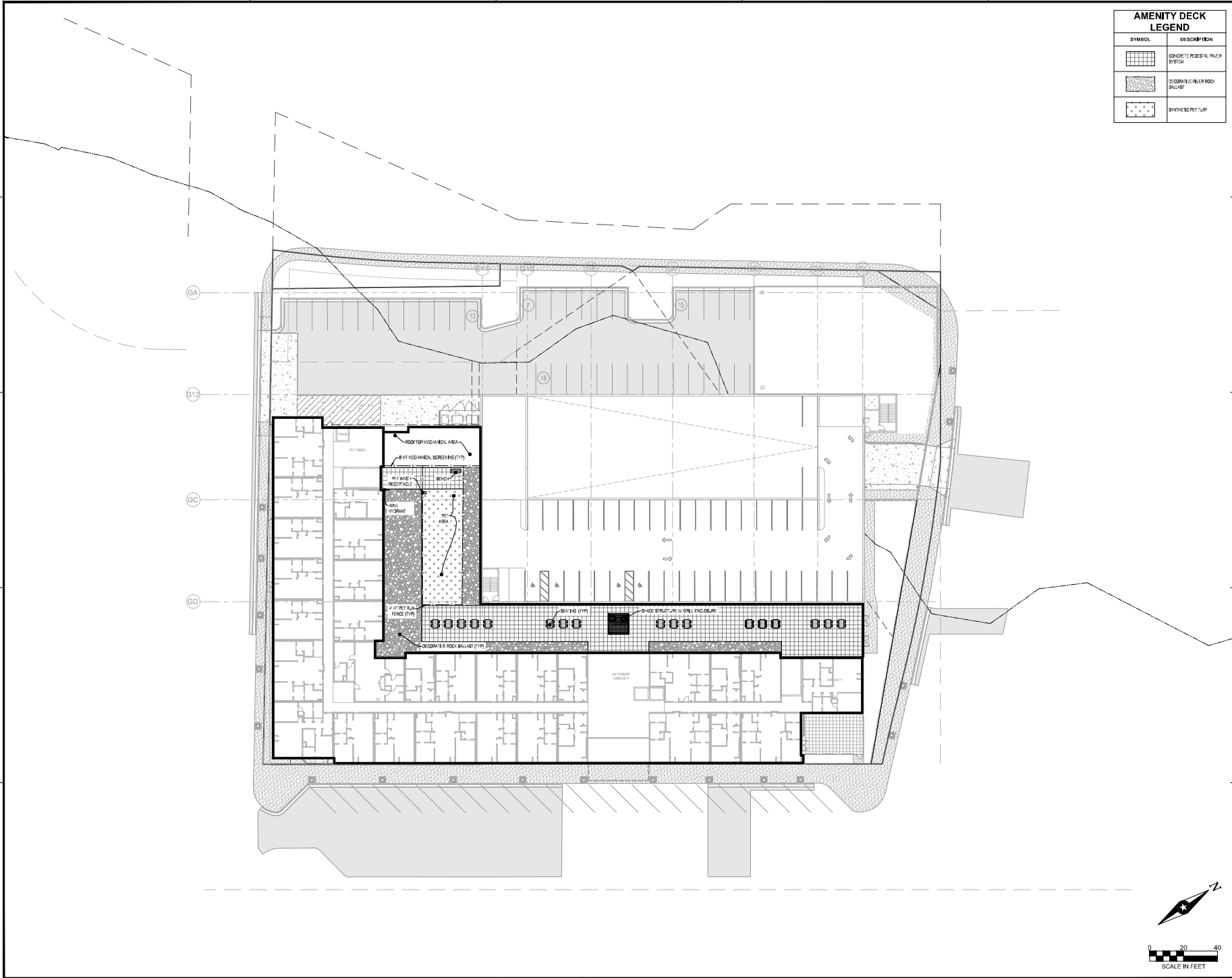
S. FRONT STREET MIXED USE REDEVELOPMENT
MANKATO, MINNESOTA - 03/20/2026
ISG PROJECT NO. 26-33587

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BUILDING SECTION





AMENITY DECK LEGEND	
SYMBOL	DESCRIPTION
	CONCRETE PEDIestal RULER SYSTEM
	DECORATIVE ROCK BALLAST
	SYNTHETIC PET TURF



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PROJECT

**FRONT STREET PLACE
MIXED USE
DEVELOPMENT**

MANKATO MINNESOTA

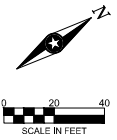
DATE	REVISION SCHEDULE	DESCRIPTION	BY

PROJECT NO.	25-33587
FILE NAME	25-33587-AMENITY.DWG
DRAWN BY	SMW
DESIGNED BY	SMW, NLP
REVIEWED BY	NLP
ORIGINAL ISSUE DATE	10-1-2024
CLIENT PROJECT NO.	-

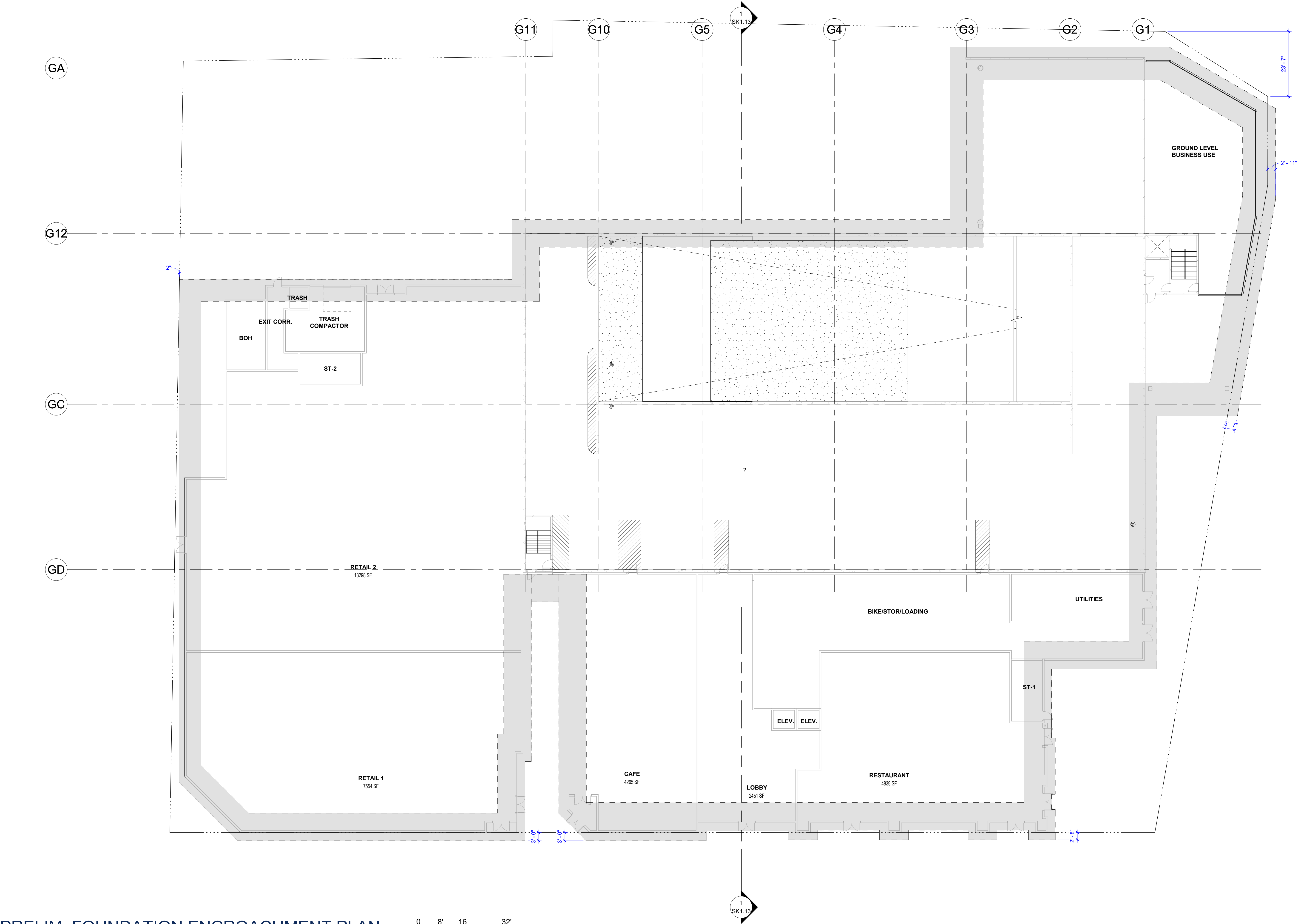
TITLE

**PRIVATE AMENITY
DECK PLAN**

SHEET
C3-50



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PRELIM. FOUNDATION ENCROACHMENT PLAN



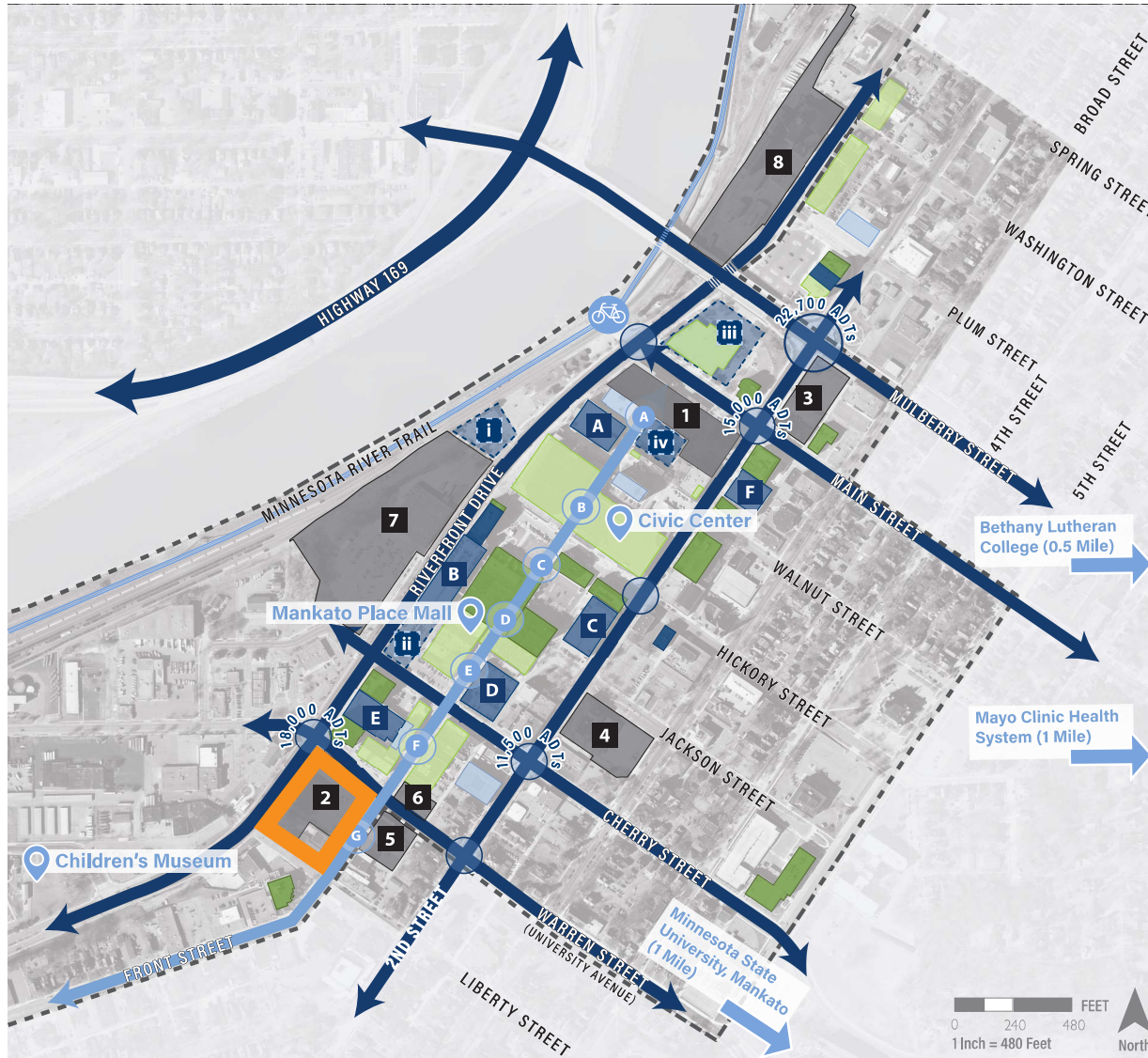


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FRONT STREET REDEVELOPMENT

Mankato, MN

February 24, 2026, Revised March 20, 2026



Development Sites

- 1 HOTEL MANKATO
- 2 **PROJECT SITE**
- 3 MIDTOWN BANK
- 4 POST OFFICE
- 5 WAGON WHEEL
- 6 UMMIES LOT
- 7 HY-VEE
- 8 HUBBARD MILL

Context

- HUD OPPORTUNITY ZONE
- DEVELOPMENT SITE
- PARKING GARAGE
- AREA OF EXTENDED DAILY ACTIVITY
- CONCENTRATION OF WORKDAY ACTIVITY
- HOTEL
- MULTI-FAMILY HOUSING
- NODES
- GATEWAY OPPORTUNITY
- MAJOR VEHICLE ACCESS TO DOWNTOWN
- PEDESTRIAN FOCUSED ROUTE
Area of Activity: Entertainment, Bars, Restaurants, etc...
- MINNESOTA RIVER TRAIL
- MINNESOTA RIVER TRAIL ACCESS

Existing Structured Parking

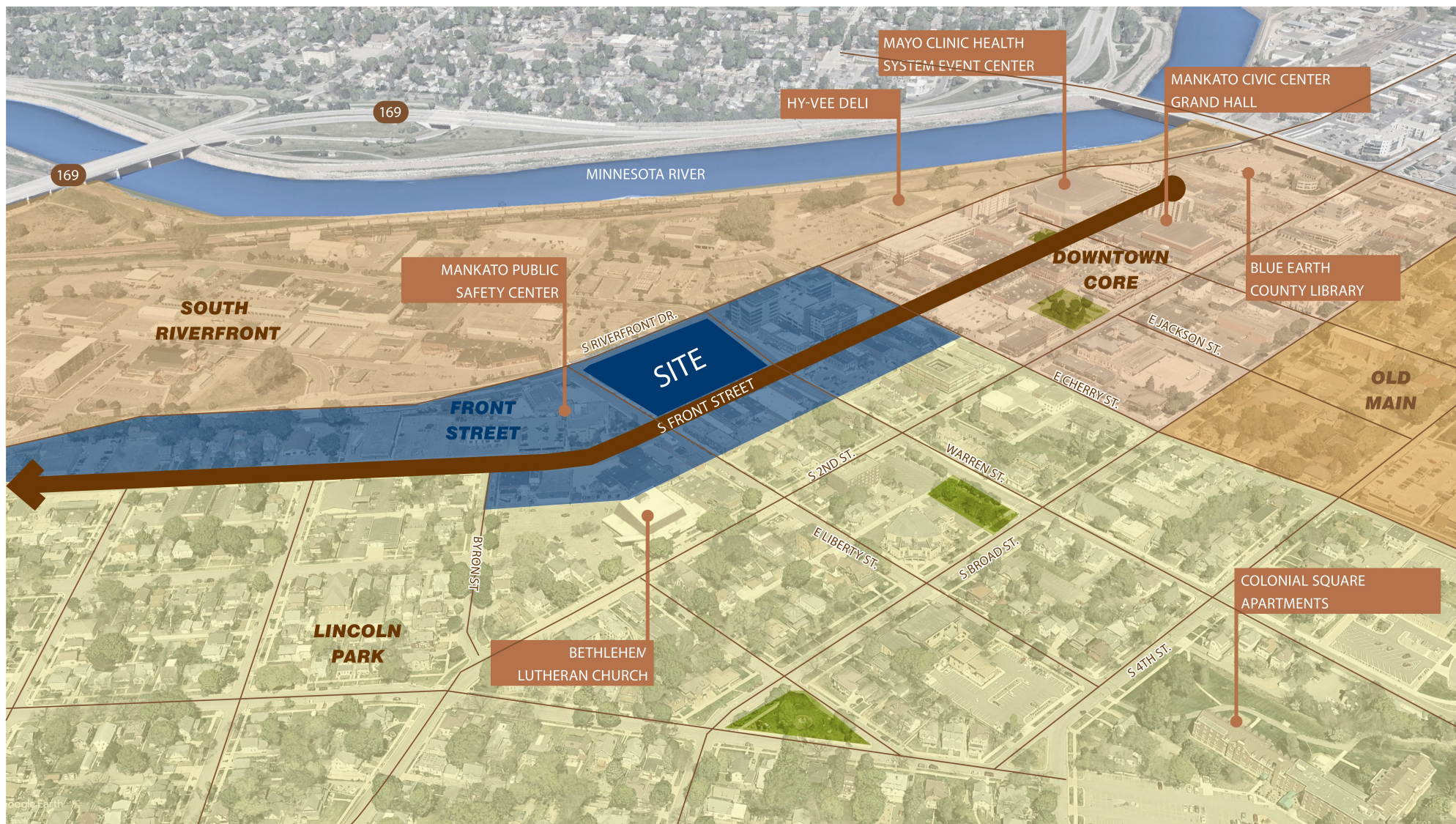
- A CIVIC CENTER GARAGE
- B MANKATO PLACE GARAGE
- C 2ND STREET GARAGE
- D CHERRY STREET GARAGE
- E CITY CENTER GARAGE
- F EIDE BAILLY TOWER GARAGE

Future Site Opportunity

- i RIVERFRONT DRIVE GARAGE + PLAZA
- ii MANKATO PLACE GARAGE EXPANSION
- iii BLUE EARTH COUNTY LIBRARY
- iv LOOSE MOOSE + METTLER'S

Nodes

- A **END NODE**
 - Hotel
 - Dining
 - Open Space
- B **DESTINATION NODE**
 - Convention Center Events
 - Regional Attraction
- C **ACTIVITY NODE**
 - Open Space
 - Summer Events
- D **ACTIVITY NODE**
 - Dining
- E **ACTIVITY NODE**
 - Plaza
 - Dining
- F **ACTIVITY NODE**
 - Plaza
 - Dining
- G **END NODE**
 - Commercial
 - Retail
 - Open Space



VICINITY MAP



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Mankato, MN - February 24, 2026 Revised March 20, 2026

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BLUE EARTH COUNTY COURTHOUSE



SILO ART AT HISTORIC MILL BUILDING



U.S. BANK CENTER



R.D. HUBBARD HOUSE



CITY CENTER



CITY CENTER PLAZA

MANKATO AT A GLANCE



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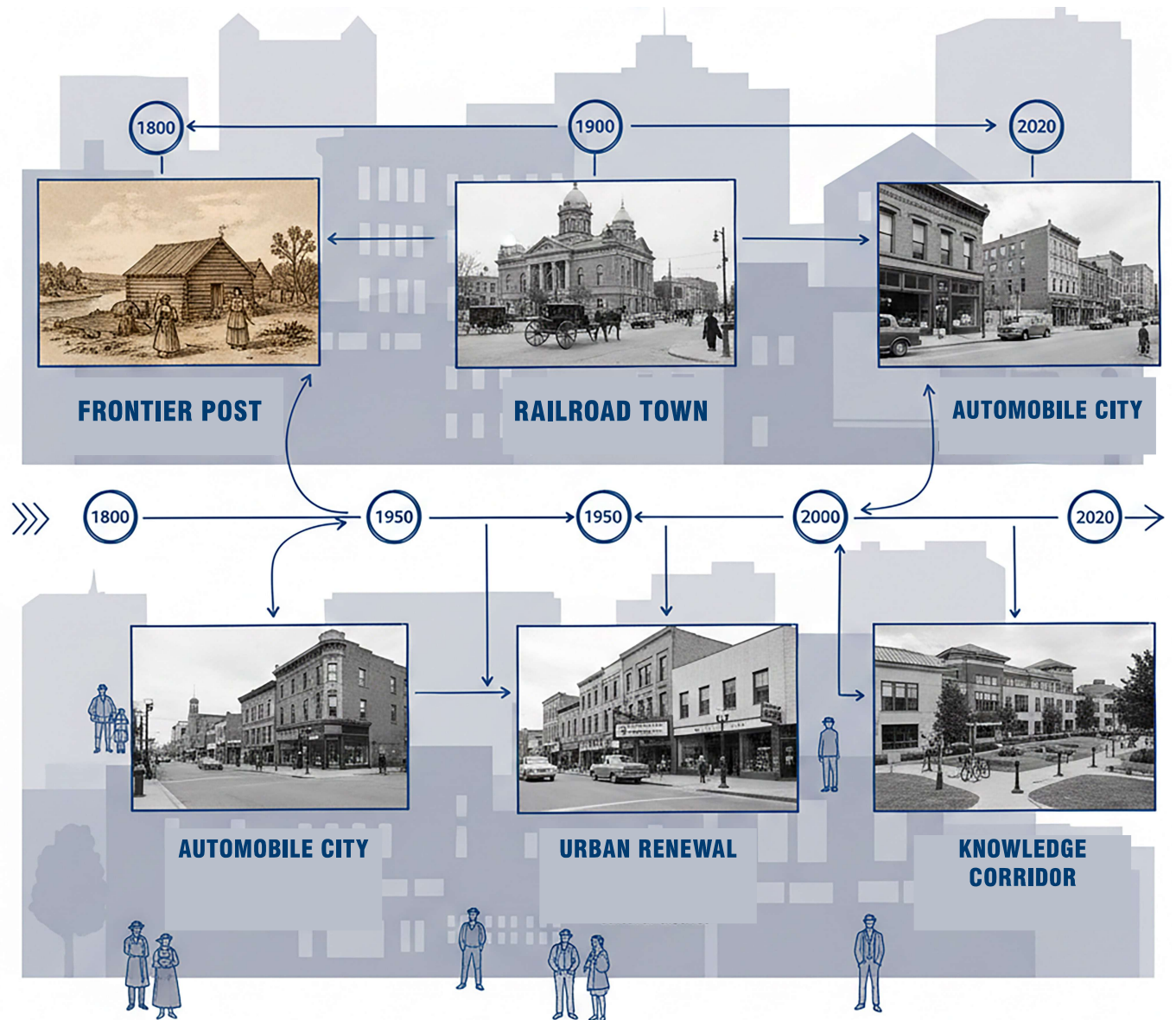


FEDERAL COURTHOUSE AND POST OFFICE

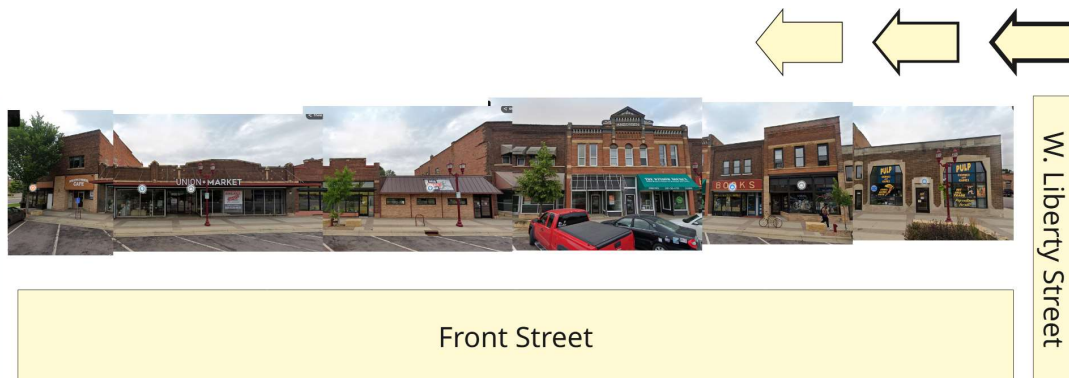
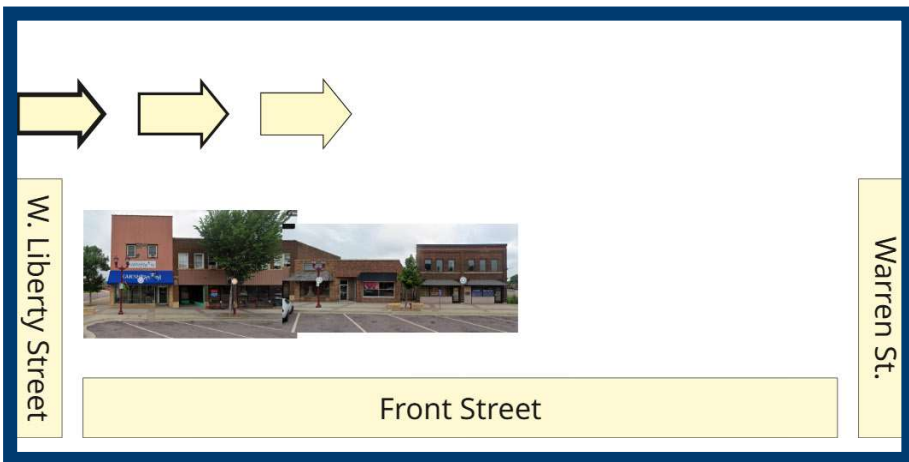


GRAIF BUILDING

ARCHITECTURAL HISTORY



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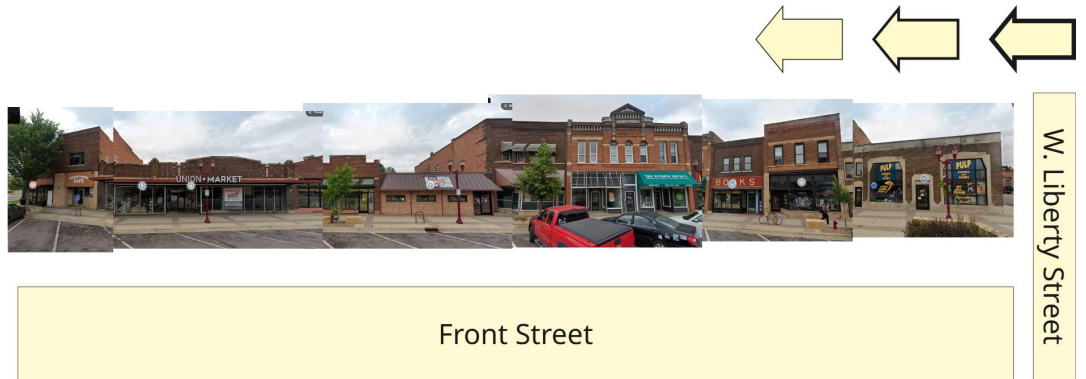
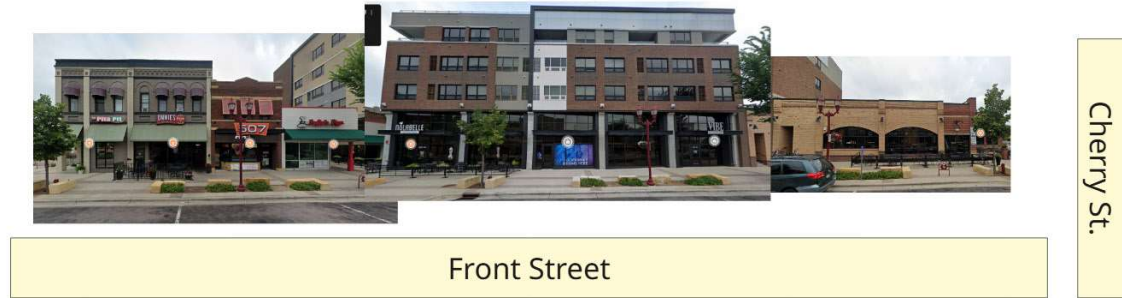
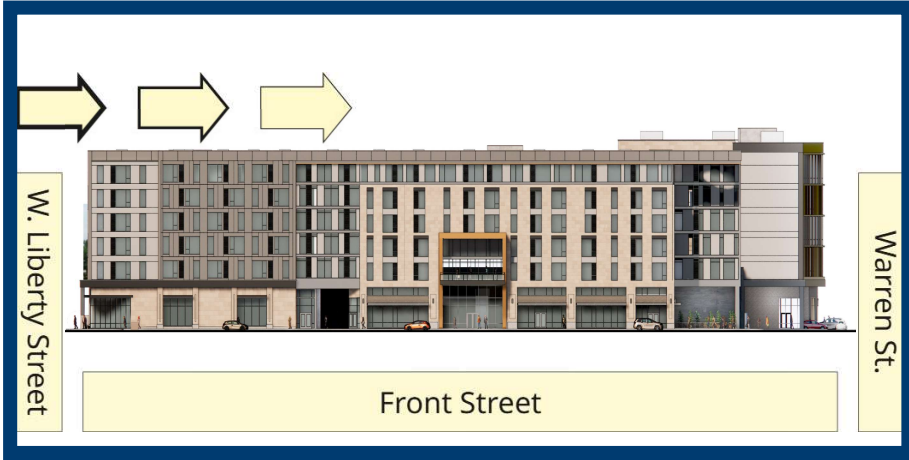
EXISTING ARCHITECTURAL VERNACULAR



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EXISTING ARCHITECTURAL VERNACULAR



FEDERAL COURTHOUSE AND POST OFFICE



U.S. BANK CENTER



ANDERSON BUILDING



LANDKAMER BUILDING (NUMBER 4 RESTAURANT)



BLOCK 518



MASONIC TEMPLE



RIVERFRONT COURT APARTMENTS

CBD CHARACTER

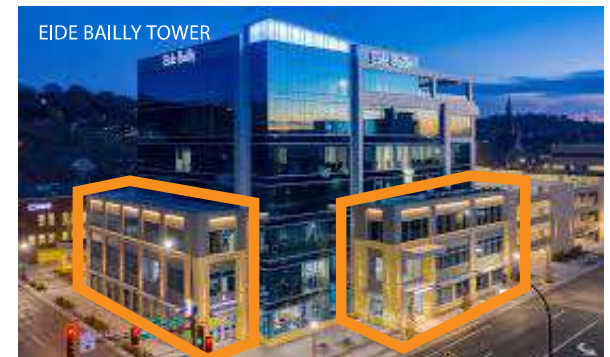
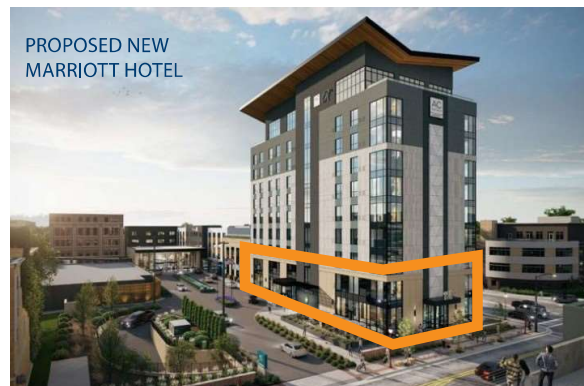
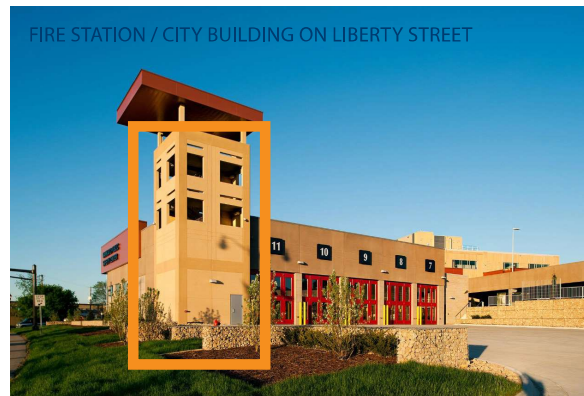


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FRONT STREET REDEVELOPMENT

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LOCAL USE OF NATIVE NATURAL STONE

Principle 4 – Respect the traditional urban development pattern

The facade along South Front Street support the urban fabric and retail corridor by holding the building to the R.O.W. line for at least 82% of the street frontage, with the remaining setbacks serving as an urban plaza at the intersection of S. Front Street and Warren Street, site triangles, and a pedestrian garage entrance along the mid-block of Warren Street.

On Warren Street, the parking deck will be shielded from view with architectural paneling, and the vehicular entrance will be visually minimized by the office building above.

Along South Front Street, retail bays will help to activate and extend the shopping corridor, with inset storefronts and canopies for future retail signage and pedestrian cover. An elevated terrace at the second level will provide further engagement between the private residential development and the public sidewalk below. The primary pedestrian garage entrance along the mid-block of South Front Street will also serve as a point of entry for the café and the retail bay at the corner of Liberty and South Front Street.

Along S. Riverfront Street, the developer has acknowledged the city's request to increase the width of the sidewalk to a desired 8 feet in width from the back of curb. In order to accommodate this public encroachment into the private development, the office building has been pulled off the Riverfront R.O.W. providing enough space for the 8-foot sidewalk and landscape buffer.

Principle 5 – New or renovated buildings should complement adjacent buildings

The design approach with new buildings has been to embolden the use of local products that are native to Mankato, when and where the cost is feasible.

Newer developments utilized Kasota stone and Vetter stone products as examples that have been utilized and align well with the desire to enhance walkability and comfort with attractive design. The Post Office is a full building example of attractive design that has held up since its original 1895 design and addition in 1932 as an example of design and feasibility not being restricted. The proposed new development of this site will continue to utilize the exterior design as an attraction to the Phase 2 plan in the CBD.

Alignment: The facade along South Front Street support the urban fabric and retail corridor by holding the building to the R.O.W. line for at least 82% of the street frontage, with the remaining setbacks serving as an urban plaza at the intersection of S. Front Street and Warren Street, site triangles, and a pedestrian garage entrance along the mid-block of Warren Street.

Width: The existing architecture along S. Front Street demonstrates a mix of storefront typologies that range in widths from ~21ft, ~24ft, ~40ft, and ~60ft. Our design employs a variety of architectural moves to create a varying rhythm to complement the context via architectural pilasters, inset storefronts, building entrances, and strong vertical piers to interrupt and break down the facades at the pedestrian scale comparable to the surrounding 2-story shopfronts.

Horizontal Rhythms: The overarching commonality of the retail corridor would be a horizontal capstone or limestone ribbon that delineates ground floor retail with upper-level private uses, masonry and cast stone accents, as well as tall glass storefronts with a variety of mullion patterns or large glazing with no mullions. Our development incorporates a strong horizontal ribbon establishing the datum that separates the ground level storefront activity with the private uses above (as articulated with smaller, punched openings). The storefronts will have vertical and horizontal mullions to reduce large expanses of glazing and provide more texture and depth in layers.

Entrances: The entrances all face the street, but are all set back such that the swing of the door does not overlap the right-of-way, while enforcing the sidewalk pattern as well as defining entrance points.

Principle 6 – Architecture should stimulate interest at the street level

Display Windows: The retail bays with a high level of transparency due to a high ratio of glazing to solid walls all contribute to the interest at the street level. Additional architecture features such as pilasters, canopies, future retail signage and awnings, and the residential overlook all contribute to the stimulation of activity at the street level.

Outdoor Space: Along with the plaza at the corner of Warren and S. Front, the retail bays all have storefronts set back to encourage additional outdoor seating and retail activity along S. Front Street while maintaining the sidewalk useability and pattern.

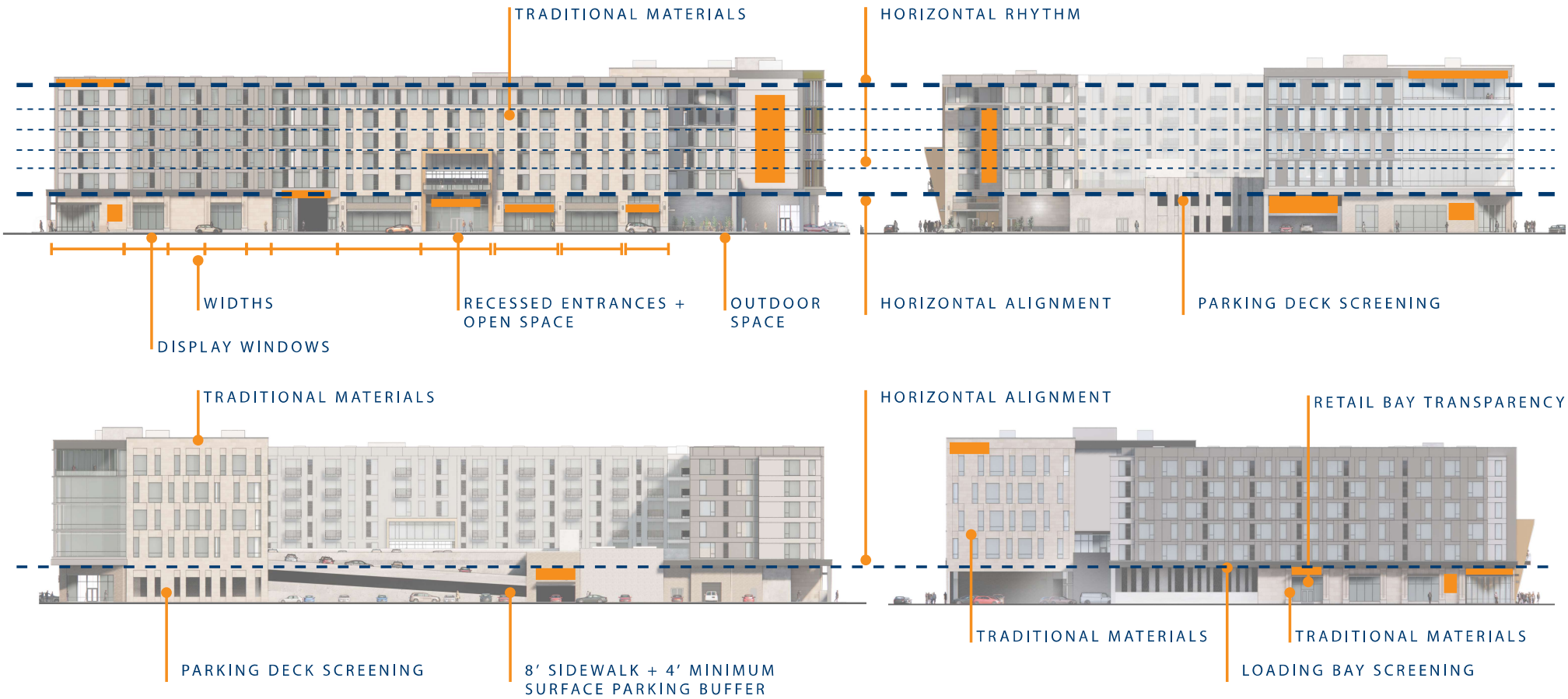
Principle 7 – Mankato's traditional character should be reinforced through building color, texture and materials

The design incorporates the warm, buff tones of the Mankato stone as a prominent facing material, which is consistent with the materials encouraged in the Design Guidelines. The mix of coarse ashlar limestone and honed northern buff limestone creates a contrast of textures that help to enhance the architectural variety of materials and finishes. Along with the limestone cladding, with fiber cement panels of neutral colors as well as storefronts to balance out the architectural composition. An accent copper-colored metal panel framing the residential entry and overlook terrace helps to bring interest using a color that is classic and timeless.

Our design will implement products and design features that are consistent with Bridge Plaza, Prairie Care Medical center, Eide Bailly tower, Hotel Mankato, Profinium and Alltech, as well as phase two of the Civic Center, the historic Post Office, etc. Achieving the desired outcome of the downtown to be a regional MSA amenity is at the middle of our design intent as we focus on future generations' desire for a social hub of complimentary uses.

Signs will complement building appearance and will comply with the signage maximum allowance of 10% of each tenant's facade, see SK1.14 and SK1.20 for tenant facade calculations. (Principle 8)

FUTURE POSSIBLE SIGNAGE LOCATIONS



URBAN DESIGN GUIDELINES - PRINCIPLES



URBAN RHYTHM

URBAN CONTEXT + CHARACTER - SOUTH FRONT STREET



URBAN CONTEXT + CHARACTER - SOUTH FRONT STREET

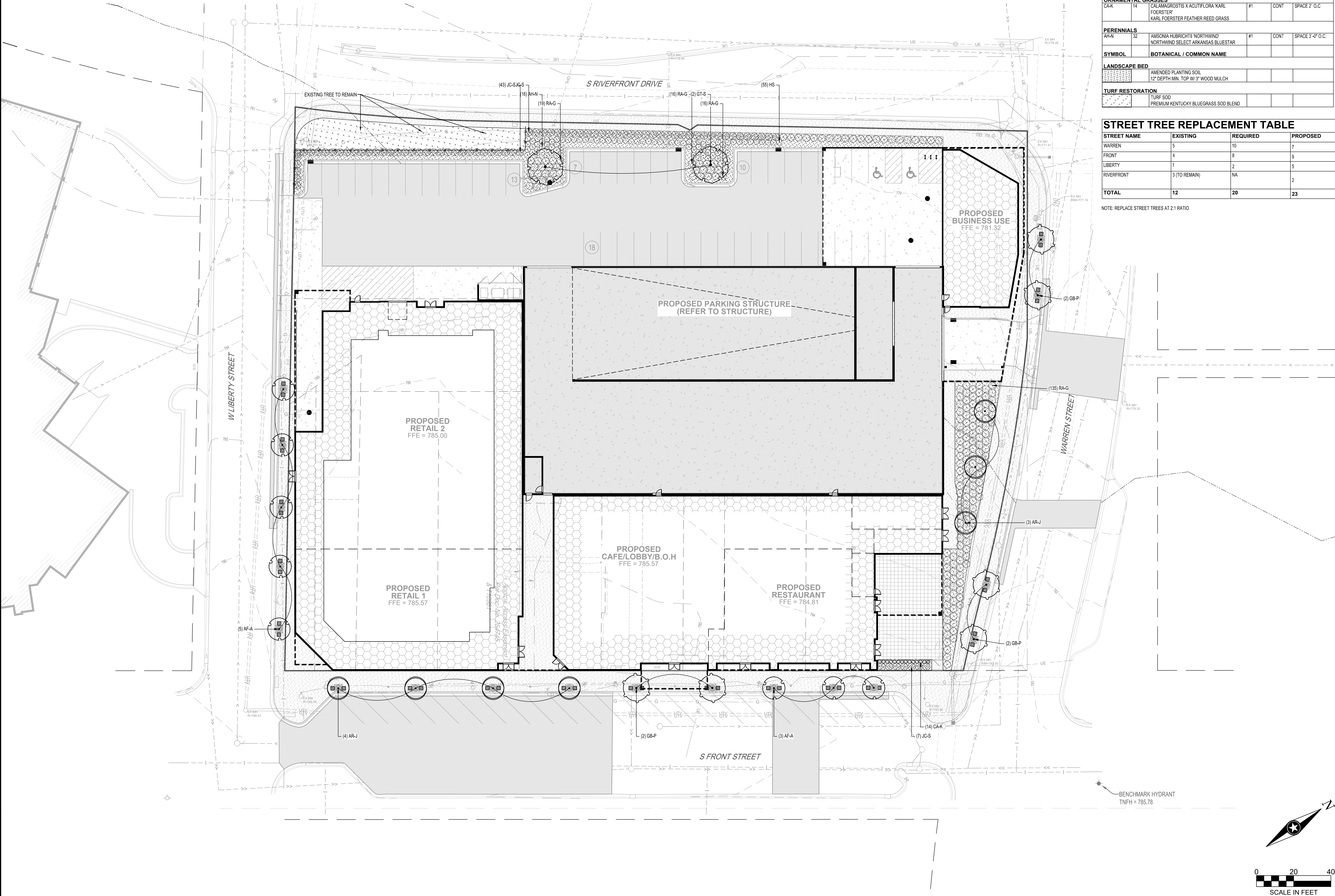


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FRONT STREET REDEVELOPMENT
Mankato, MN - February 24, 2026 Revised March 20, 2026

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LANDSCAPE REQUIREMENTS			
AS REQUIRED IN MANKATO, MN ZONING CODE (ZONE CBD-C)			
LOCATION	TYPE	REQUIRED	PROVIDED
PERIMETER LANDSCAPING	SCREENING REQUIREMENTS	PER DIVISION 8 SECTION 10.1740 (a) EVERY OFF-STREET PARKING LOT CONTAINING FOUR OR MORE PARKING STALLS SHALL BE BUFFERED AND SCREENED BY PERIMETER LANDSCAPING CONSISTING OF AN AREA AT LEAST THREE FEET OR GREATER IN HEIGHT AS REQUIRED IN THE YARD AND SETBACK STANDARDS OF EACH ZONING DISTRICT. THE REQUIRED PERIMETER LANDSCAPING AREA SHALL BE MEASURED FROM THE BACK CURB AND EXCLUDES ANY PARKING SPACE OVERHANG AREA. THE PERIMETER LANDSCAPING SHALL CONSIST OF A COMBINATION OF GROUND COVER, SHADE TREES OR EVERGREEN TREES, SHRUBS, AND APPROPRIATE SCREENING DEVICES SUCH AS DECORATIVE WALLS, FENCES, OR BERMS. SHADE TREES SHALL BE PROVIDED AT A RATE OF ONE TREE FOR EVERY 50 LINEAR FEET OF PERIMETER LENGTH OR FRACTION THEREOF. EVERGREEN TREES SHALL BE PROVIDED AT A RATE OF ONE TREE AND SHRUB FOR EVERY 25 LINEAR FEET OF PERIMETER LENGTH OF FRACTION THEREOF. EVERGREEN TREES SHALL BE MAINTAINED AT A HEIGHT OF NOT LESS THAN SIX FEET. SUBJECT TO APPROVAL BY THE ZONING ADMINISTRATOR, ORNAMENTAL TREES AND SHRUBS MAY BE SUBSTITUTED FOR SHADE TREES AND EVERGREENS. AREAS NOT PLANTED WITH SHRUBS, TREES, OR OTHER APPROPRIATE SCREENING DEVICES SHALL BE MAINTAINED WITH LIVING GROUND COVER, OR PLANTING BEDS WITH BARK OR ROCK MULCH.	PERIMETER LANDSCAPING IS PROVIDED AROUND THE OFF-STREET PARKING WITH THREE (3) FOOT HEIGHT EVERGREEN SHRUB PLANTINGS. 160 LF OFF-STREET PARKING / 50 = 3 REQUIRED SHADE TREES; 2 SHADE TREES PROVIDED + 3 EXISTING TREES TO REMAIN.
OFF STREET LOADING AREAS	SCREENING REQUIREMENTS	PER DIVISION 8 SECTION 10.1742 EVERY OFF-STREET LOADING AREA VISIBLE FROM ANY LOT ZONED FOR RESIDENTIAL USE OR VISIBLE FROM ANY PUBLIC STREET, SHALL BE SCREENED ON ALL SIDES VISIBLE FROM SUCH LOT OR STREET BY AN OPAQUE FENCE, WALL, OR DENSELY PLANTED EVERGREEN HEDGE OF NOT LESS THAN SIX FEET IN HEIGHT, EXCEPT AS NECESSARY FOR ACCESS.	A 6' HEIGHT WALL WITH VERTICAL LOUVRE SLATS WILL BE PROVIDED. REFER TO ARCHITECTURAL DRAWINGS.
PARKING LOTS	LOT COVERAGE	EVERY OFF-STREET PARKING LOT PROVIDING 50 SPACES OR MORE SHALL PROVIDE INTERIOR LANDSCAPING. INTERIOR LANDSCAPING SHALL CONSIST OF PLANTING ISLANDS WITH A MINIMUM AREA OF 80 SQUARE FEET AND A MINIMUM WIDTH OF SIX FEET, MEASURED FROM THE BACK OF CURB TO BACK OF CURB. THE INTERIOR LANDSCAPING SHALL CONSTITUTE AT LEAST FIVE PERCENT OF THE AREA OF THE PARKING LOT. AREA DEVOTED TO PERIMETER LANDSCAPING SHALL NOT BE CONSIDERED AS ANY PART OF INTERIOR LANDSCAPING. WHERE MORE THAN ONE PLANTING ISLAND IS PROVIDED, SUCH ISLANDS SHALL BE APPROPRIATELY SPACED THROUGHOUT THE PARKING LOT. AS PART OF SITE PLAN REVIEW, PURSUANT TO ARTICLE X, DIVISION 10, OF THIS CHAPTER, INTERIOR LANDSCAPING MAY BE REQUIRED FOR OFF-STREET PARKING LOTS CONTAINING LESS THAN 50 SPACES.	16217 SF SURFACE PARKING AREA. 828 SF (5.1%) OF INTERIOR LANDSCAPING.



PLANT SCHEDULE					
CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	NOTE
OVERSTORY TREES					
AR-J	7	ACER RUBRUM 'JFS-KW78'	2.5' CAL	B & B	SINGLE STEM
AF-A	8	ACER X FRIENANII 'ARMSTRONG'	2.5' CAL	B & B	SINGLE STEM
GB-P	6	GINKGO BILOBA 'PN1 2720'	2.5' CAL	B & B	SINGLE STEM
GT-S	2	PRINCETON SENTRY® MAIDENHAIR TREE	2.5' CAL	B & B	SINGLE STEM
		CLEODORA TRICANTHOS 'NEREUS SKYCOLE'			
		SKYLINE® HONEY LOCUST			
DECIDUOUS SHRUBS					
HS	55	DIERVILLA SPLENDENS 'EL MADRIGAL'	#2	CONT	SPACE 3'-0" O.C.
		FIREFLY NIGHTGLOW			
RA-G	191	RHUS AROMATICA 'GRO-LOW'	#2	CONT	SPACE 4'-0" O.C.
		GRO-LOW FRAGRANT SUMAC			
EVERGREEN SHRUBS					
JC-S	79	JUNIPERUS CHINENSIS 'SEA GREEN'	#5	CONT	SPACE 4'-0" O.C.
		SEA GREEN JUNIPER			
ORNAMENTAL GRASSES					
CA-K	14	CLALAWAGROSTIS X ACUTIFLORA KARL FOERSTER	#1	CONT	SPACE 2' O.C.
		KARL FOERSTER FEATHER REED GRASS			
PERENNIALS					
AH-N	32	AMSONIA HUBRICHTII 'NORTHWIND'	#1	CONT	SPACE 3'-0" O.C.
		NORTHWIND SELECT ARKANSAS BLUESTAR			
SYMBOL					
LANDSCAPE BED					
		AMENDED PLANTING SOIL			
		12" DEPTH MIN. TOP W/ 3" WOOD MULCH			
TURF RESTORATION					
		TURF SOD			
		PREMIUM KENTUCKY BLUEGRASS SOD BLEND			

STREET TREE REPLACEMENT TABLE			
STREET NAME	EXISTING	REQUIRED	PROPOSED
WARREN	5	10	7
FRONT	4	8	9
LIBERTY	1	2	5
RIVERFRONT	3 (TO REMAIN)	NA	2
TOTAL	12	20	23

NOTE: REPLACE STREET TREES AT 2:1 RATIO



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DATE: _____ LIC. NO. _____

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PROJECT
FRONT STREET PLACE
MIXED USE DEVELOPMENT

MANKATO MINNESOTA

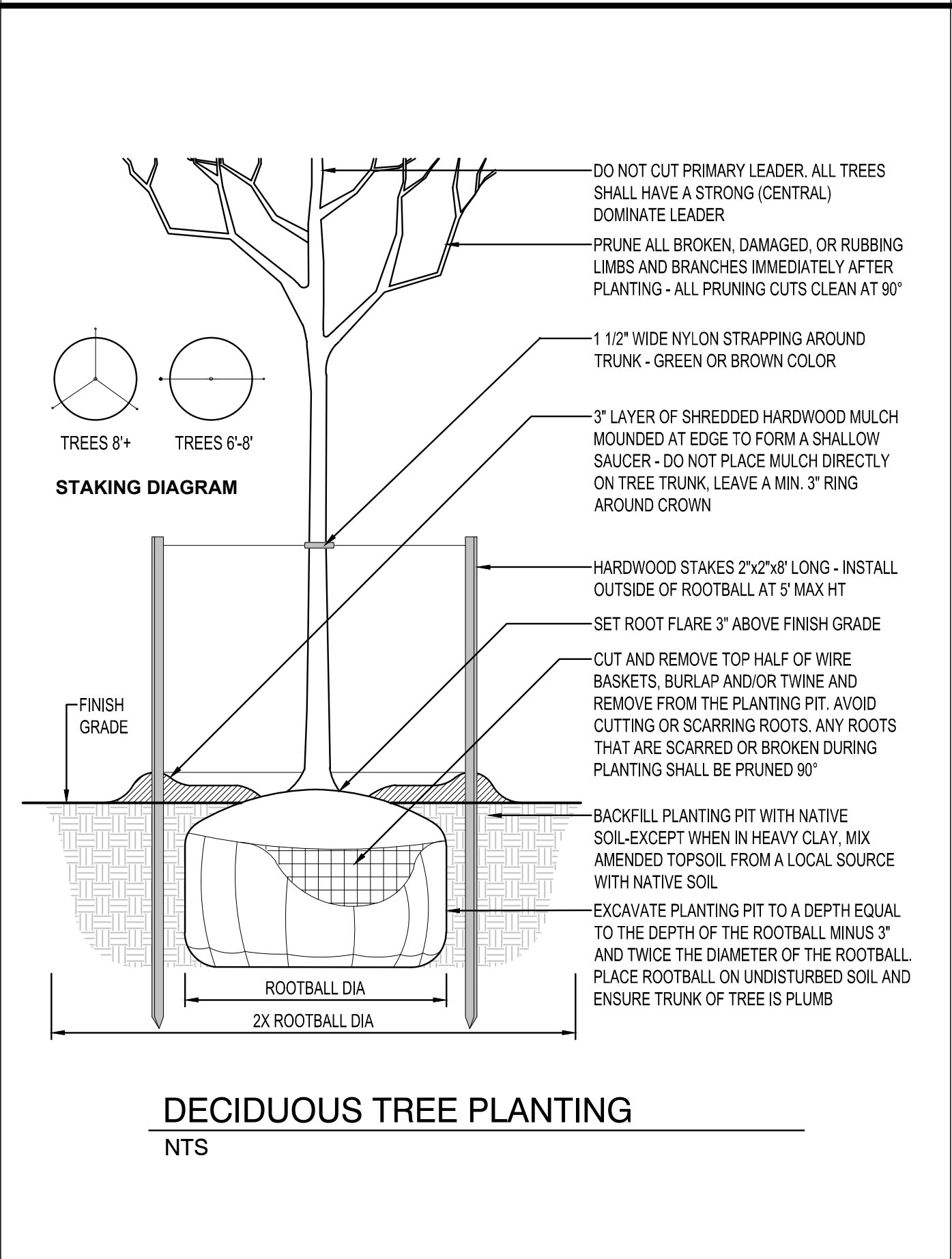
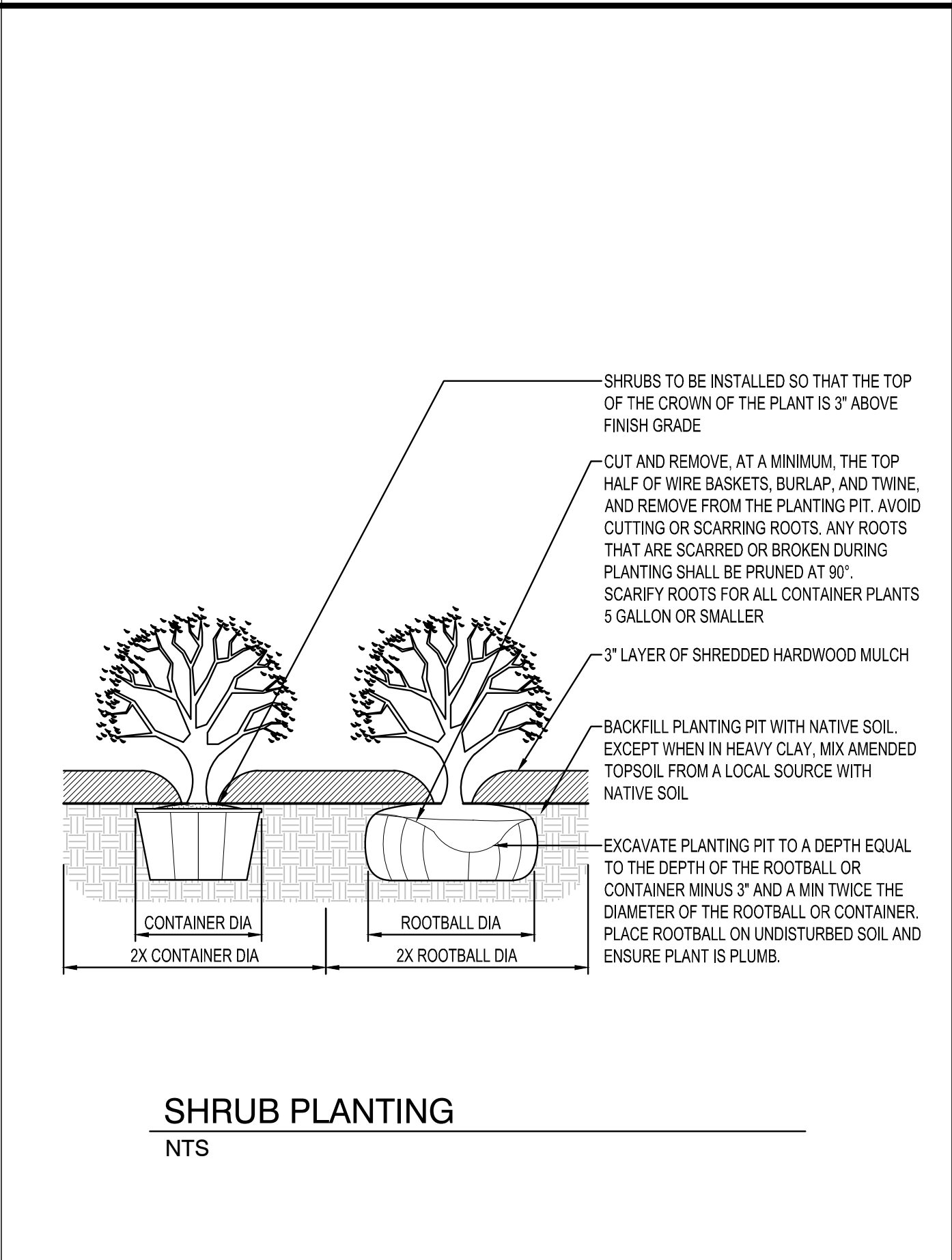
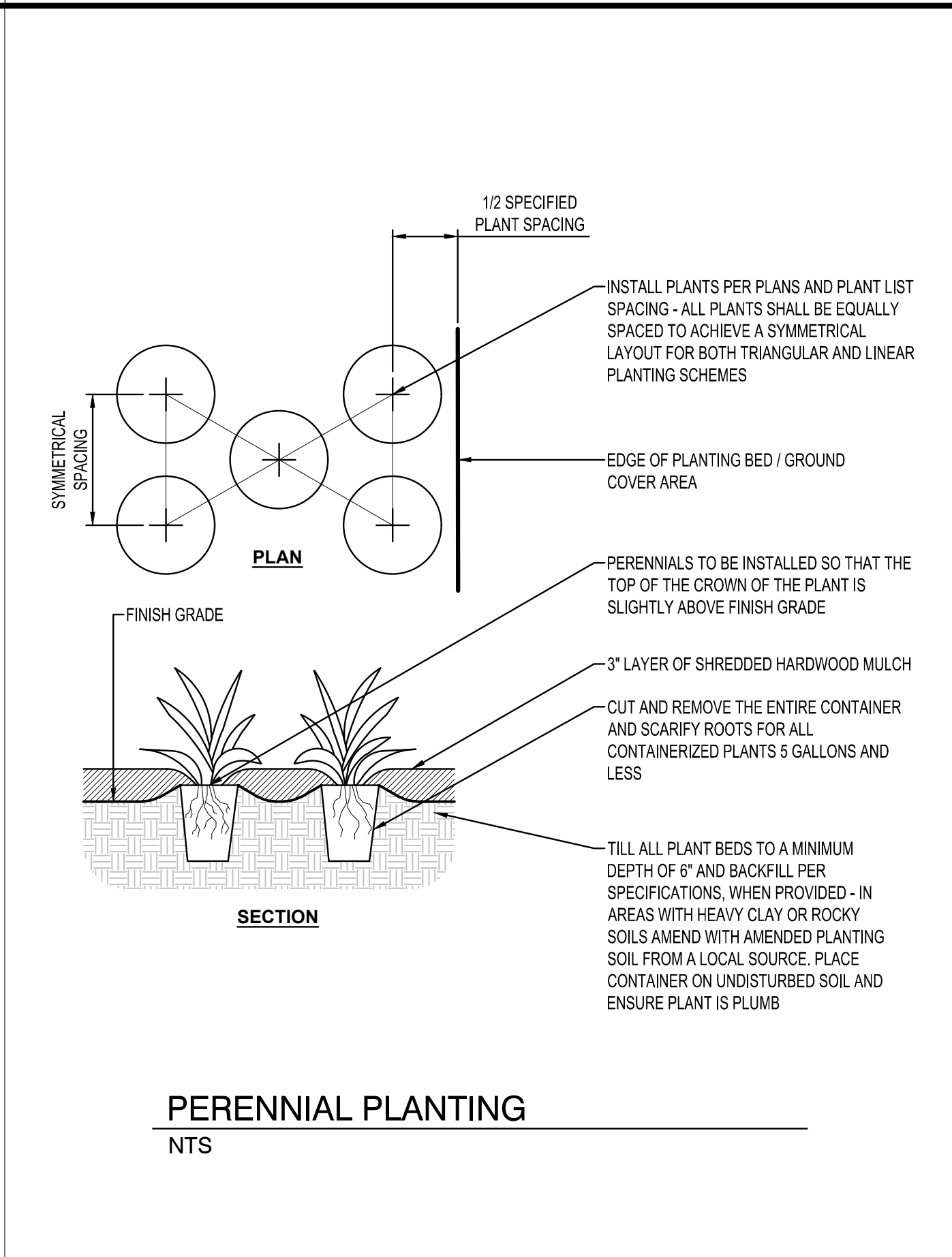
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-33587
FILE NAME	33587-C5-LAND
DRAWN BY	SMW
DESIGNED BY	SMW, NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	11/11/24
CLIENT PROJECT NO.	-

TITLE
SITE PLANTING PLAN

SHEET
C5-10

PRELIMINARY NOT FOR CONSTRUCTION



- PLANTING NOTES**
- COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
 - SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
 - REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
 - REFER TO PLANTING DETAILS FOR AMENDED SOIL DEPTH IN PLANTING BEDS AND SURROUNDING TREES.
 - FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANTING LAYOUT AT TIME OF INSTALLATION.
 - ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
 - IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
 - ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
 - ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO ANSI Z60.1.
 - ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED BY THE CONTRACTOR FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.
 - ALL TREES SHALL HAVE A STRONG CENTRAL LEADER. ANY TREES DEEMED NOT TO HAVE A STRONG CENTRAL LEADER SHALL BE REJECTED.
 - CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO CONSTRUCTION OPERATIONS. ANY AREAS THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
 - PROVIDE SHREDDED HARDWOOD MULCH SURROUNDING ALL PROPOSED TREES (8" Ø) AND WITHIN PLANTING BEDS TO A 3" MINIMUM DEPTH AS SHOWN IN TREE PLANTING DETAIL. DO NOT USE AN UNDERLAYMENT SUCH AS PLASTIC SHEET OR LANDSCAPE FABRIC. APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING. REFER TO PLANS FOR ADDITIONAL DETAILS. REFER TO STORMWATER DETAILS FOR BASIN CONSTRUCTION AND MULCH APPLICATION.
 - MULCHING MATERIAL SHALL BE SHREDDED HARDWOOD MULCH, WITH NO INDIVIDUAL PIECES LARGER THAN 3". FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS, 3" MINIMUM DEPTH. MINIMUM DEPTHS AT LOCATIONS INDICATED ON DRAWINGS.
 - CONTRACTOR SHALL PROVIDE SAMPLE OF MULCH TO BE APPROVED BY THE LANDSCAPE ARCHITECT
 - INDICATED QUANTITIES ARE ESTIMATES AND SHALL BE CONFIRMED BY THE CONTRACTOR.
 - ADJUST SPACING OF PLANT MATERIALS AROUND ADJACENT UTILITY STRUCTURES.



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DATE _____ LIC. NO. _____

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PROJECT

**FRONT STREET
PLACE**

**MIXED USE
DEVELOPMENT**

MANKATO

MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-33587
FILE NAME	33587-CS-LAND
DRAWN BY	SMW
DESIGNED BY	SMW, NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	11/1/24
CLIENT PROJECT NO.	-

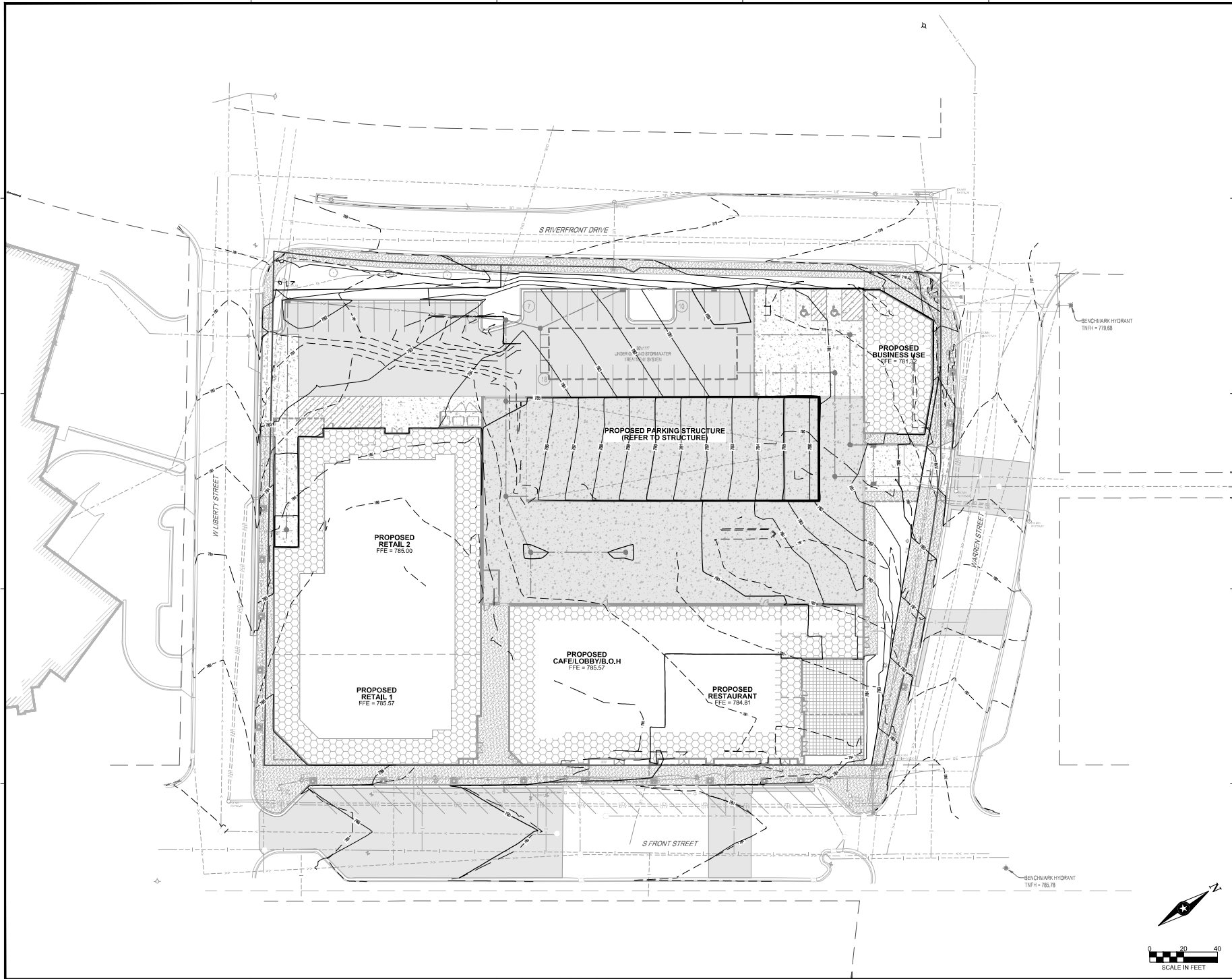
TITLE

PLANTING DETAILS

SHEET

C5-20

PRELIMINARY NOT FOR CONSTRUCTION



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DATE: _____ L&C NO.: _____
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PROJECT
FRONT STREET PLACE
MIXED USE DEVELOPMENT
MANKATO MINNESOTA

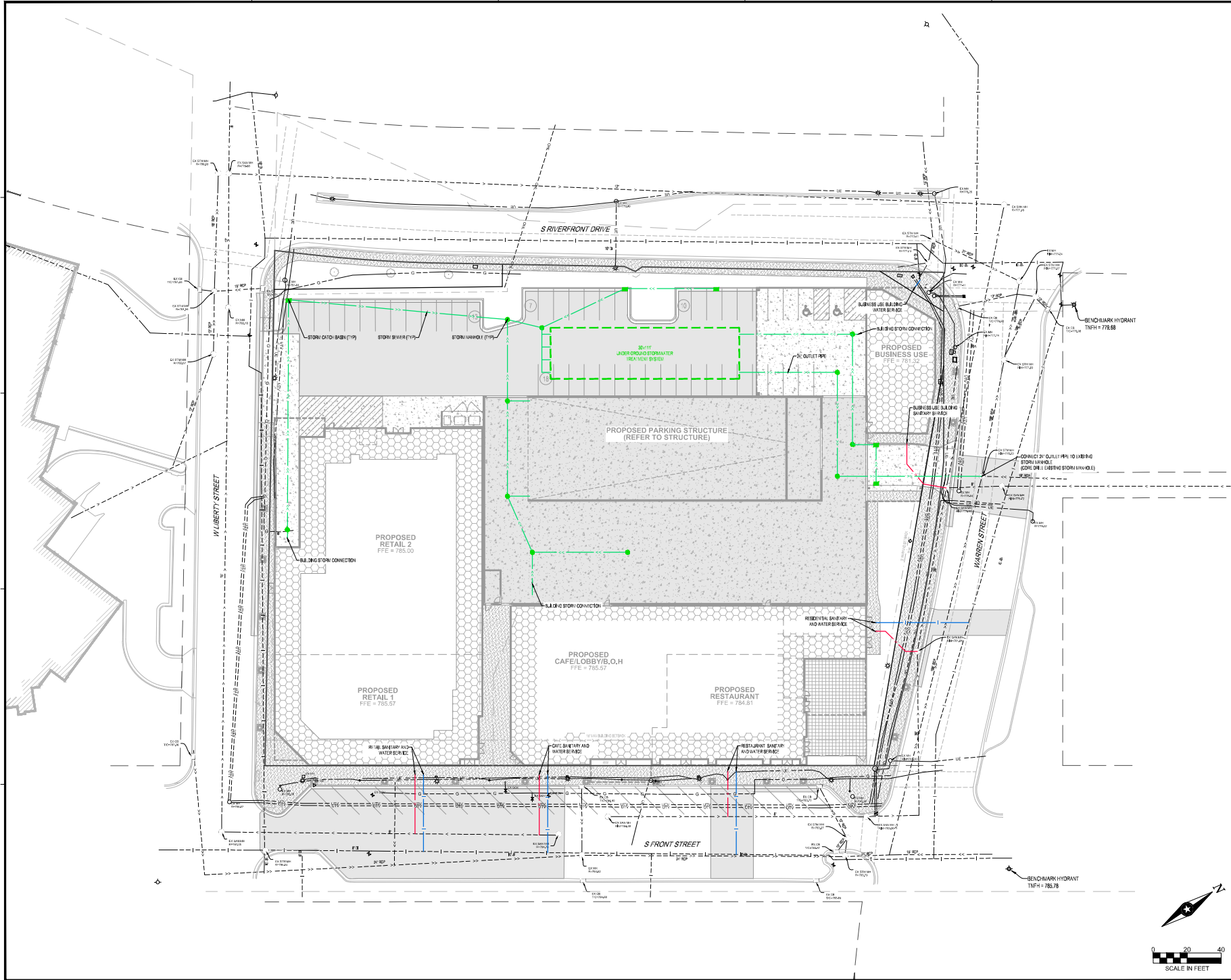
DATE	REVISION SCHEDULE	DESCRIPTION	BY

PROJECT NO. 25-33587
FILE NAME 2025-23-GRADING
DRAWN BY BSW
DESIGNED BY BSW, NJP
REVIEWED BY NJP
ORIGINAL ISSUE DATE 10/24/24
CLIENT PROJECT NO. 1

TITLE
GRADING PLAN

SHEET
C4-10

PRELIMINARY NOT FOR CONSTRUCTION



DATE: L&C NO. 1
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DATE: L&C NO. 2
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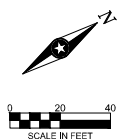
DATE: L&C NO. 3
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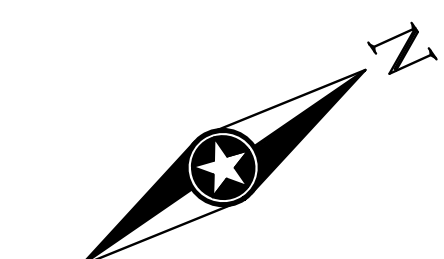
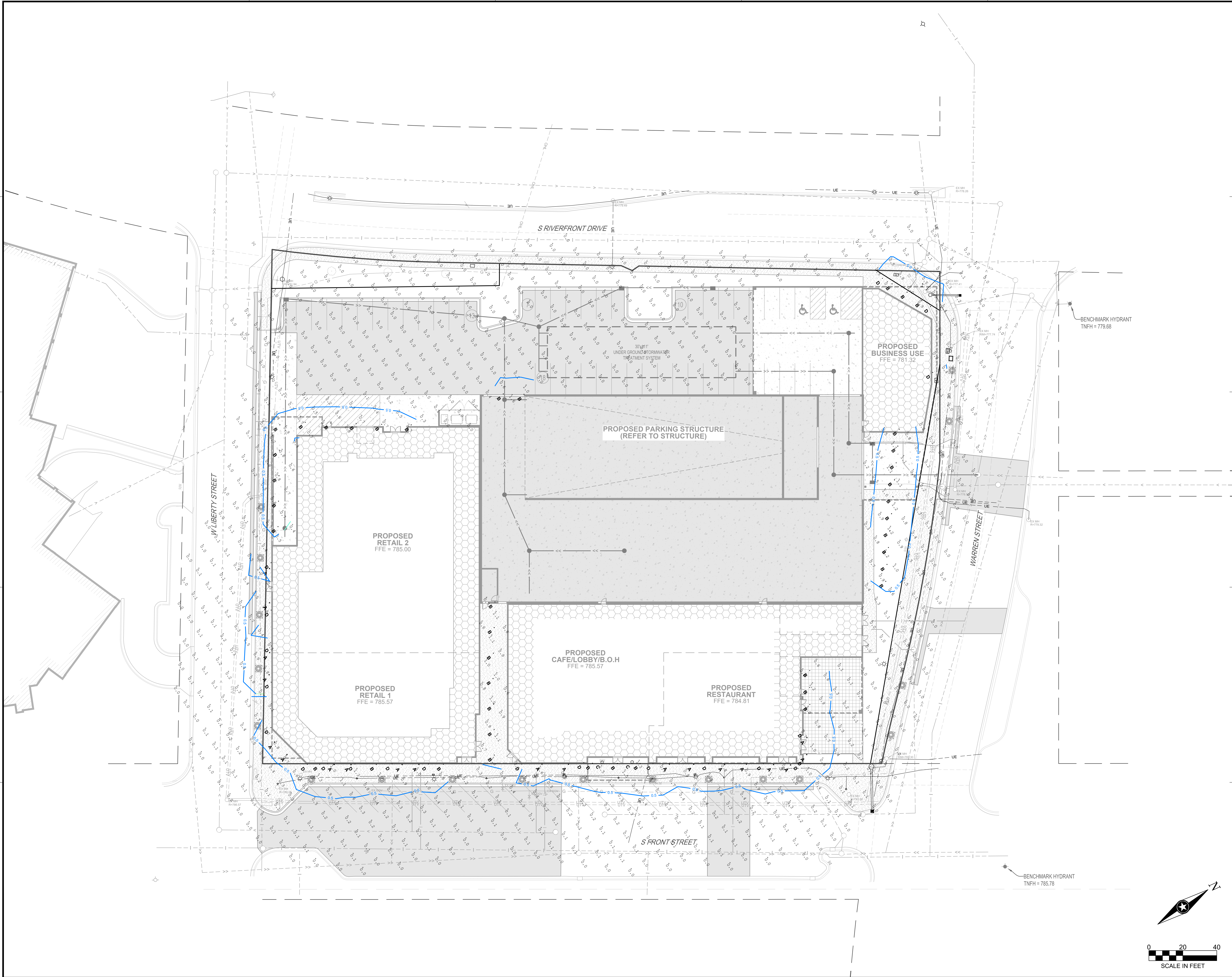
PROJECT
FRONT STREET PLACE
MIXED USE DEVELOPMENT
 MANKATO MINNESOTA

DATE	REVISION	SCHEDULE	DESCRIPTION	BY

PROJECT NO. 25-33587
 FILE NAME: 250212-UTILITY
 DRAWN BY: SMW, NJP
 DESIGNED BY: SMW, NJP
 REVIEWED BY: N/A
 ORIGINAL ISSUE DATE: N/A
 CLIENT PROJECT NO. N/A

TITLE
UTILITY PLAN





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PROJECT
FRONT STREET PLACE
MIXED USE DEVELOPMENT

MANKATO MINNESOTA

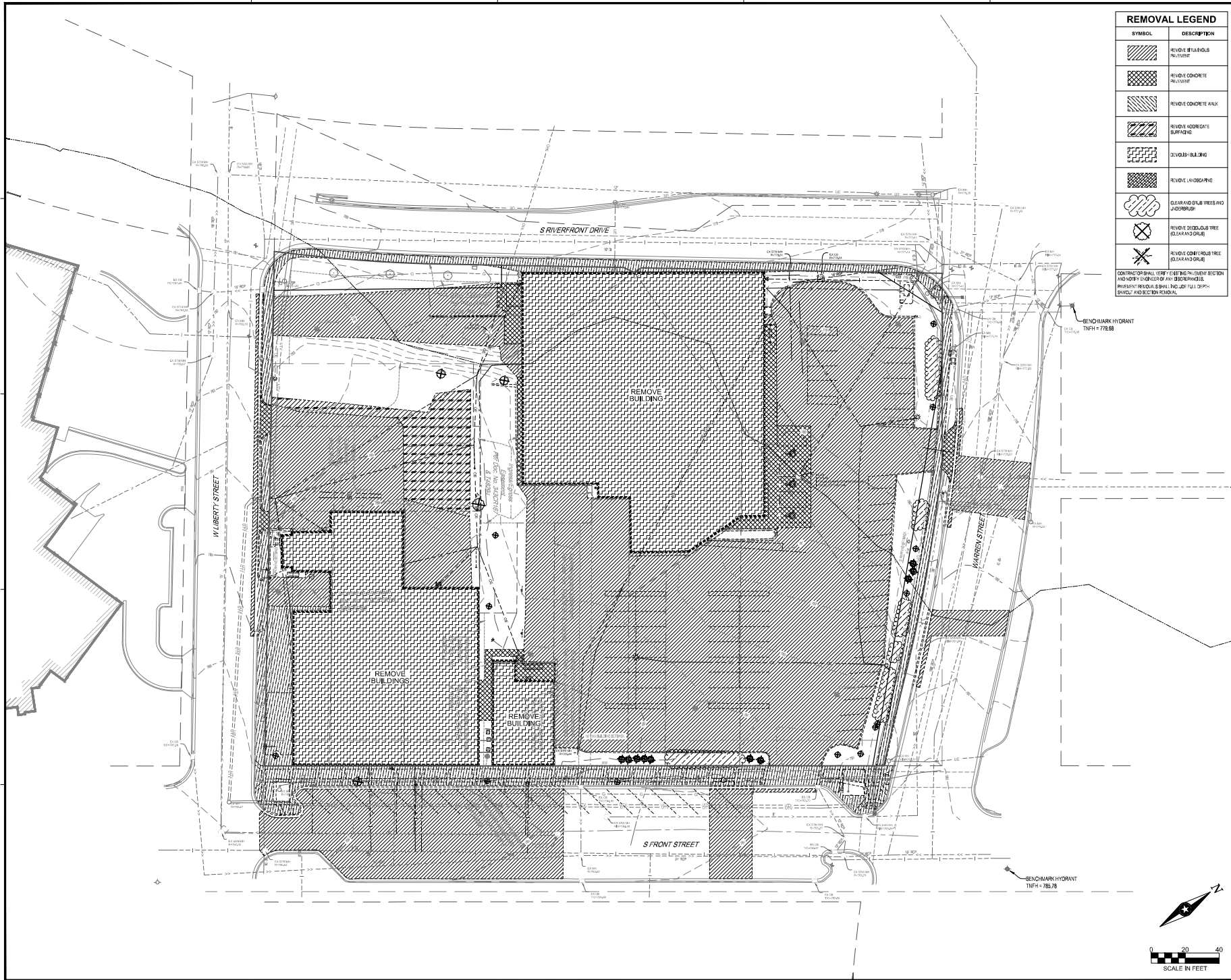
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-33587
FILE NAME	33587-E2-LIGHT
DRAWN BY	SMW
DESIGNED BY	SMW, NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	11/1/24
CLIENT PROJECT NO.	-

TITLE
PHOTOMETRICS PLAN

SHEET
E2-00

PRELIMINARY NOT FOR CONSTRUCTION



REMOVAL LEGEND	
SYMBOL	DESCRIPTION
	REMOVE BUILDING
	REMOVE CONCRETE PAVEMENT
	REMOVE CONCRETE CURB
	REMOVE CONCRETE SURFACING
	REMOVE LANDSCAPING
	REMOVE LANDSCAPING
	REMOVE DECIDUOUS TREE (CLEAR AND GRUB)
	REMOVE CONIFEROUS TREE (CLEAR AND GRUB)

CONTRACTOR SHALL VERIFY EXISTING UTILITIES SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. PRELIMINARY REMOVAL SHALL NOT BE FULL DEPTH (BASED) AND SECTION REMOVAL.

THE ENGINEER CERTIFIES THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: _____ L.E.C. NO.: _____

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DATE: _____ L.E.C. NO.: _____

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PROJECT

FRONT STREET PLACE

MIXED USE DEVELOPMENT

MANKATO MINNESOTA

DATE	REVISION	SCHEDULE	DESCRIPTION	BY

PROJECT NO. 25-33587

FILE NAME 2507-25-33587.DWG

DRAWN BY SMM

CHECKED BY SMM

REVIEWED BY NHT

ORIGINAL ISSUE DATE 10/1/14

CLIENT PROJECT NO.

TITLE

EXISTING SITE AND REMOVAL PLAN

SHEET

C2-10

PRELIMINARY NOT FOR CONSTRUCTION

February 24, 2026



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

RE: CUP & CDC Narrative Front Street Redevelopment

City Community Development team:

ISG is submitting a Certificate of Design Compliance (CDC) and Conditional Use Permit (CUP) application for the redevelopment in downtown Mankato for the block bound by S. Riverfront Dr/S Front Street/Warren St / Liberty Street. Attached is a map and list showing all the parcels included with this city block/application, providing the parcel number, address (if applicable) and owner on record. The submittal includes the following documents for staff's review: Site/Civil Plans, Landscape Plan, Lighting Plan, Elevations, Floor Plans (including parking plan), Materials Board, Stormwater Memo, Footings Encroachment Exhibit, Parking Analysis Memo, Traffic memo, Site Construction Logistics letter and Plan. This narrative describes the proposed project and outlines each request in further detail, demonstrating how the project is compliant with CDC and CUP criteria.

PROJECT NARRATIVE

The Front Street Place redevelopment site is a block in downtown Mankato that is zoned CBD-F (Central Business District – Fringe) and within the Front Street Connectivity Plan. Last month, our team submitted the Preliminary Plat application to consolidate the 13 parcels on this city block into 1 lot, totaling a size of 2.5 acres (109,036 square feet) to prepare the project area for a new cohesive development on one lot. The Preliminary Plat is currently in review with the city.

Front Street Plaza, LLC is proposing a mixed-use redevelopment project that will include retail, office, residential, and a shared parking facility. A 5-story office building is situated at the corner of Riverfront Drive and Warren Street. The building along Front Street will be six stories. Retail will occupy the first floor with residential on floors 2-6. A private outdoor terrace for residents will be located on the east side of the building. In between the two buildings will be a 3-story parking ramp. There will be direct access from the parking ramp to the residential, office, and café mezzanine.

Following is a summary of specific site design criteria and how these items are addressed with this proposal:

BUILDING MASSING

Our development is located within the 'Downtown' commercial area and will have four street frontages facing S. Front Street to the East, Warren Street to the north, South Front Street to the East, Liberty Street to the south, and Riverfront Drive to the west. The facades along Warren Street and South Front Street all support the urban fabric and retail corridor along South Front Street by holding the street edge for at least 50% of the building frontage, with the remaining setbacks serving as an urban plaza at the intersection of S. Front Street and Warren Street, and a garage entrance along the mid-block of Warren Street.

Along South Front Street, retail bays will help to activate and extend the shopping corridor, with inset storefronts and canopies for future retail signage and pedestrian cover. An elevated terrace at the second level will provide further engagement between the private residential development and the public sidewalk below. The primary pedestrian garage entrance along the mid-block of South Front Street will also serve as a point of entry for the café and the retail bay at the corner of Liberty and South Front Street.

On Warren Street, the parking deck will be shielded from view with architectural paneling, and the vehicular entrance will be visually minimized by the office building above.

The materiality of the development will prioritize South Front and Warren Street with mix of limestone finish, architectural panels in metal and fiber cement, as well as retail storefronts and larger glazing at key building breaks. The secondary façades that characterize Liberty Street and Riverfront Drive will continue the architectural language and but will primarily be clad in architectural fiber cement and metal panels along with limited limestone finishes along the base and at accent walls. Private balconies for residents are anticipated along this façade for views towards the river.

PRIVATE AMENITY DECK

There will be a private outdoor amenity deck for residents located on the second floor of the Front Street building. There will be direct access from the 3rd level of the parking ramp and 2nd level of the building along Front Street. Amenities could include a fenced in dog area, grills, fireplace, seating, and open space.

FLOOR AREA RATIO

The total floor area, including the parking ramp, is 308,802 GSF. This equates to a floor area ratio of 2.83.

SIGNAGE

Signage will comply with the Urban Design Guidelines. Signage calculations are provided on the development summary page. Signage will be provided in full details with the sign permits for each individual tenant. Since specific tenants are not identified and exact signage is unknown, we do not have the final signage available at this time. However, we have attached a plan showing the sign locations and allowable area for each tenant based on the code allowance. All signs will conform with Mankato Sign Code as stated in Section 10-435 and other applicable regulations.

PUBLIC WALK

The walk along Riverfront Drive, Warren Street, and South Front Street will match the standard downtown exposed aggregate banding finish.

OFF-STREET LOADING

The city code states that central loading facilities are allowed if each zoning lot has direct access without crossing streets or alleys. The total loading berth requirement is based on all the uses and areas may be total before computing number of loading berths.

Calculations:

- Retail 2 has a loading dock located along Liberty Street, so it wasn't included in the central loading facility calculation.
- The tenants identified as Retail 1, Café and Restaurant equals 16,778 SF. The retail/commercial loading berth requirement is two short loading berths for 25,000 SF. Therefore, the retail requires $16,778/25,000=0.67$
 $0.67*2=1.34$ short loading berths.
- The office is 36,524 SF. The office loading berth requirement is one short loading berth for 200,000 SF. Therefore, the office requires $36,524/200,000=0.18$ short loading berth.
- $1.34+0.18=1.52$ short loading berths required.

Provided:

- Two short loading berths are provided along Warren Street.
 - Screening cannot be provided due to access constraints.
- Loading dock provided along Liberty Street.
 - Screening of 6ft in height will be provided.
- The loading berths are located more than 30 feet from the nearest point of intersection.

REFUSE PLAN

Residents and Retail 2 will have access to an interior trash room located near the loading dock. The remaining tenants will share a central exterior trash enclosure located west of Retail 2 and south of the parking ramp.

PARKING

The proposed mixed-use development will operate using a shared parking model that requires more stalls than the city code. Refer to the attached Shared Parking Analysis Memorandum for parking calculations and shared parking model.

BICYCLE PARKING

A bicycle storage locker is included as a residential amenity, so the residential parking requirement was removed from the bicycle parking requirement. Therefore, the 5% bicycle space requirement was applied to the 122 non-residential parking stalls, requiring 6 bicycle spaces.

SNOW STORAGE

All snow is planned to be hauled off-site. Temporary snow storage areas are identified on the attached Site Code Plan for the surface parking area. Snow will also be temporarily stored in the corners of the upper deck parking ramp prior to being hauled off-site.

TRAFFIC ANALYSIS

Based on the low trip generation potential and alternative routes provided to access the site, it is expected that the development will have minimal impacts to the surrounding roadway network. It is expected that the existing roadway network would be able to accommodate the new trips generated. Refer to the traffic memorandum for additional information.

TRAFFIC CONTROL

Temporary road closures will be required for the project. Refer to Site Logistics Plan for additional information.

STORMWATER

The proposed project provides a stormwater management system that meets all MPCA NPDES and City of Mankato requirements. This includes rate, water quality, and volume control. An NPDES Construction Stormwater Permit will be applied for prior to construction. Refer to the Stormwater Management Report for additional information.

ENCROACHMENTS

All the doors along the right-of-way will be set into the building, so there will be no at grade encroachments into the right-of-way. Below is a list of proposed encroachments:

- The proposed building at the corner of Liberty Street and Front Street will encroach the sight triangle on floors 2-6.
 - A minimum clear height of 18 feet will be provided.
- Store front canopies will encroach the right-of-way along Front Street.
 - A minimum clear height of 15 feet will be provided.
- A residential terrace will encroach the right-of-way along Front Street.
 - A clear height of 18 feet will be provided.
- The proposed building at the corner of Riverfront Drive and Warren Street will encroach the right-of-way on floors 2-6.
 - A minimum clear height of 18 feet will be provided.
- Building footings will encroach into the right-of-way approximately 3 feet. See attached exhibit.
- Off-street loading along Warren Street is proposed in the right-of-way.

CERTIFICATE OF DESIGN COMPLIANCE REQUEST

The following items are included within this submittal in support of Certificate of Design Compliance approval:

- Site Plan
- Landscape Plan
- Site Lighting Photometrics Plan & Light Fixture Details
- Colored Rendering
- Materials Sample Board
- Preliminary Floor Plan

CONDITIONAL USE PERMIT REQUEST

Following are the Standards from Section 10-883 of the City of Mankato code for the review of a Conditional Use Permit (CUP) request. Each standard is listed below verbatim from the city code followed with a response on how this project addresses each CUP standard:

1. It is one of the conditional uses listed in the particular district.

Response: The property is zoned CBD-F. The Front Street Redevelopment includes Apartments and Restaurants, which are both listed in Section 10-542 of the Mankato code as conditional uses as copied below:

- **Apartments**, provided residential uses are limited to not more than 50 percent of the ground floor. The entirety of the upper floors may be used for residential purposes. At least 50 percent of the ground floor, including the portion of the building abutting the street frontage, common area, or plaza, shall be devoted to principal nonresidential uses permitted in this district.
- **Restaurants**, including drive-through and carry-out, and other eating and nonalcoholic drinking establishments, including unenclosed seating and servicing areas as regulated in article X, division 2, of this chapter.

The proposed apartments comply with the CUP requirement and are not more than 50 percent of the ground floor area. The ground floor area is designed for restaurant, grocery and retail uses.

2. It is in keeping with the comprehensive planning policies of the city and this article as amended from time to time.

Response: This development supports goals for additional housing options where a walkable neighborhood character is being built. It also supports economic development and revitalization downtown.

3. It does not interfere with or diminish the use of property in the immediate vicinity.

Response: This site is predominately vacant or surface parking. This project is providing a large redevelopment investment to this area that will help revitalize this area of downtown.

4. It can be adequately served by public facilities and services.

Response: All needed public facilities and services are available and equipped to support this size of development. Additionally the existing water and sanitary sewer mains are located in the adjacent streets and are sized to accommodate the proposed increased density.

5. It does not cause undue traffic congestion.

Response: A traffic study has been provided with this application to show that the anticipated traffic generated with the mix of proposed uses can adequately be serviced by the surrounding streets without need for improvements and that the locations of the proposed access drives do not cause any conflicts to adjacent uses.

6. It preserves significant historical and architectural resources.

Response: The majority of the site is vacant and the existing buildings that will be demolished are not contain historical or architectural significance to prevent the redevelopment of the site.

7. It preserves significant natural and environmental features.

Response: The site is a flat urban infill of a city block with no significant natural or environmental features.

8. It will not cause a negative cumulative effect, when considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood, and the effect of the proposed type of conditional use upon the city as a whole.

Response: The mix of uses – apartment, office and retail – bring a positive, live-work presence to the downtown area. Opposite of a negative effect, these uses bring life and economic vitality to the area.

9. It complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the granting of a variance.

Response: The proposed development is compliant with the applicable city and state codes. Additionally, this property is located within the Front Street Connectivity Plan and supports the following goals stated in the plan, with the main elements bulleted below:

- Improve the economic viability, market position, and accessibility of Front Street
- Maintain Pedestrian Access through Front Street
- Provide parking in expandable parking ramps or within the building itself. Building upwards for commercial, office, residential uses along with parking purposes provides for greater utilization of space and limits the presence of expansive hard-surfaced parking lots. Reducing expansive hard surface parking lots ...

The proposed development designed the buildings along Front Street as the dominant pedestrian side, with the goal to enhance the streetscape and engage the pedestrian. Surface parking is limited overall, with the majority of parking in a parking ramp. No parking is accessed from Front Street and parking is screened by buildings and not visible to Front Street.

10. It will not jeopardize the public's health, safety, or general welfare.

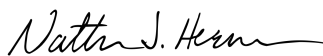
Response: This project does not jeopardize the public's health, safety, or general welfare. The proposed mix of apartments, office and retail are compatible with adjacent uses and the character of the area, are not uses that pose safety or nuisance issues.

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



February 24th, 2026

Mark Konz
Director of Community Development
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001

RE: Front Street Plaza Development – SITE LOGISTICS PLAN

Mr. Konz,

The information below is provided to offer additional context to the Construction Site Logistics Plan dated 2/24/26. It is the development team's intent to minimize disruption to local traffic, pedestrians and businesses. However, the construction of this multi-story project will demand some temporary closures of parking area and traffic routes. We look forward to working with all City departments on putting forward the most effective, safe and efficient construction plan for this project.

Due to the uncertainty of the start date of this project, we are only including anticipated durations of our shutdown requests. As the process moves forward and the project start date is better defined, we can update you with more accurate dates for these requested closures.

PHASE ONE

Subsequent to the site demolition process, we will begin the construction of the office building at the corner of Warren Street and South Riverfront Drive and the commercial and multi-family building along South Front Street. The parking ramp will be constructed in Phase Two.

1) SOUTH RIVERFRONT DRIVE

We will need space on the NW side of the office building for lifts and / or scaffolding to assist in the installation of the exterior façade. We expect the duration of this temporary one-lane closure (shown in **PINK** on the logistics plan) to be approximately three months.

This would be similar to the process used during the construction of the Profinium building across the street.

2) WARREN STREET

Similar to the temporary closure on South Riverfront, the closure request on Warren Street (shown in **PINK** on the logistics plan) will be for approximately three months. We also have a utility connection (shown in **ORANGE** on the logistics plan) that will take place on this street, and we expect this construction effort to last around three weeks. Our main construction entrance will be accessed off of Warren Street as well.

3) SOUTH FRONT STREET

We are requesting the diagonal parking stall area along the project side of South Front Street (shown in **GREEN** on the logistics plan) for most of the duration of the construction project. We will open this area up for parking as soon as we can, after we are completed with the exterior finishes on the multi-family building, approximately 18 months after project commencement. There is a large area of utility reconstruction (shown in **ORANGE** on the logistics plan) that will take approximately 4 weeks to complete.

4) WEST LIBERTY STREET

We are requesting the parallel parking stall area along the project side of West Liberty Street (shown in **GREEN** on the logistics plan) for the duration of the construction project. Our second construction site entrance will also be located on Liberty near South Riverfront Drive.

5) CONSTRUCTION LAYDOWN AREA

The contractor will have a material storage / laydown area between the two first-phase buildings. This area can be seen in **YELLOW** on page one of the construction logistics plan. All materials, equipment and site offices will be staged in this area.

PHASE TWO

Phase Two will include the construction of the pre-cast concrete parking ramp in the middle of the site. This will commence when we have most of the exterior finishes in place on the office and commercial / multi-family building.

1) SOUTH RIVERFRONT DRIVE

Long duration lane closures will not be required on Phase Two of this project.

2) WARREN STREET

Long duration lane closures will not be required on Phase Two of this project.

3) SOUTH FRONT STREET

We are requesting the diagonal parking stall area along the project side of South Front Street (shown in **GREEN** on the logistics plan) for most of the duration of the construction project. We will open this area up for parking as soon as we can, after we are completed with the exterior finishes on the multi-family building, approximately 18 months after project commencement.

4) WEST LIBERTY STREET

We are requesting the parallel parking stall area along the project side of West Liberty Street (shown in **GREEN** on the logistics plan) for the duration of the construction project. Our second construction site entrance will also be located on Liberty near South Riverfront Drive.

5) CONSTRUCTION LAYDOWN AREA

The contractor will have a material storage / laydown area along South Riverfront during the construction of the parking ramp. This area can be seen in **YELLOW** on page two of the construction logistics plan. All materials, equipment supporting the installation of the parking ramp will be staged in this area.

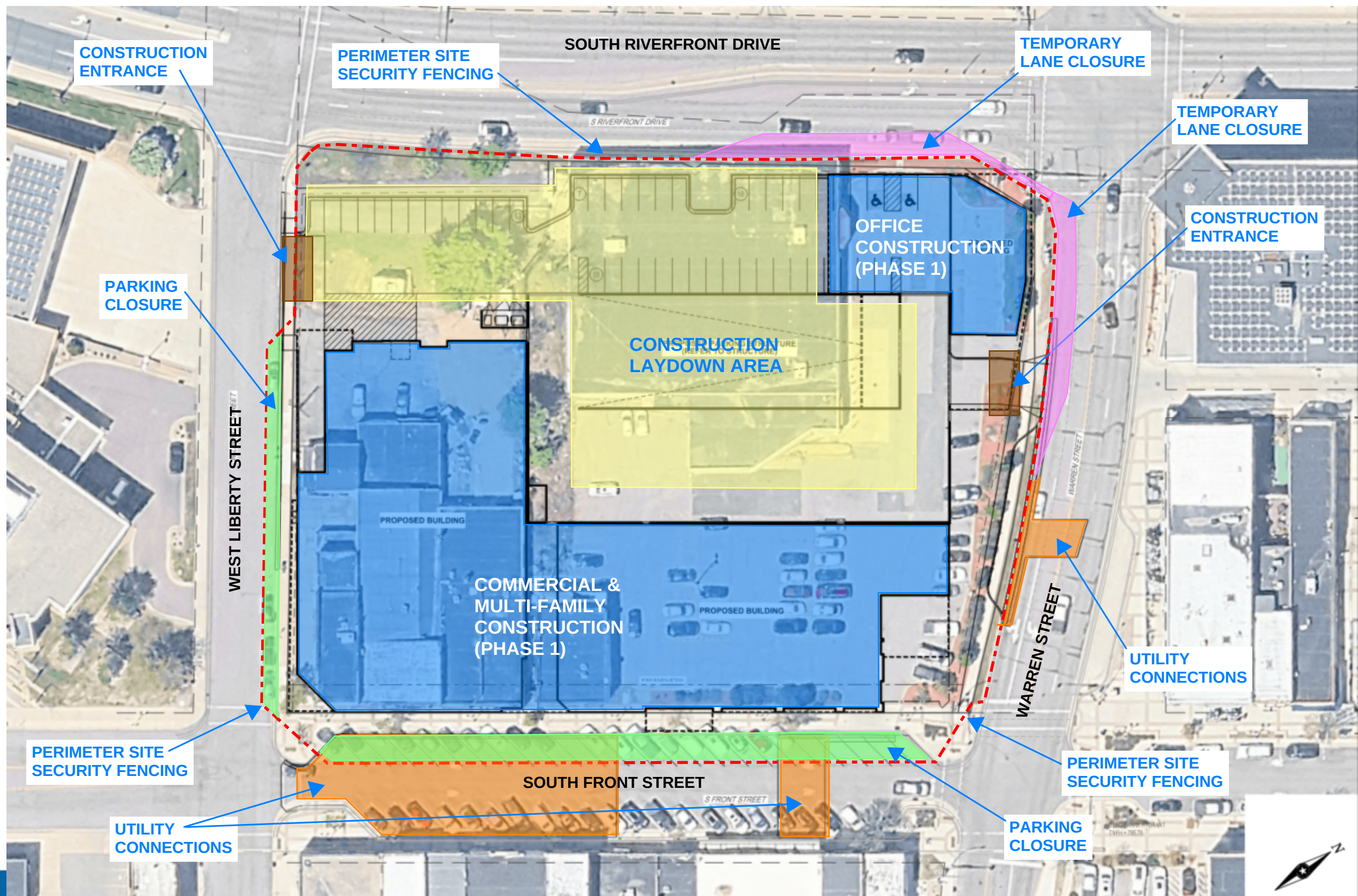
We look forward to working with the City of Mankato on refinements to the plan that we lay out above. We will also be developing a traffic signage plan that communicates the pedestrian and traffic route changes during this project.

Please let us know if you have any questions or concerns about the information provided.

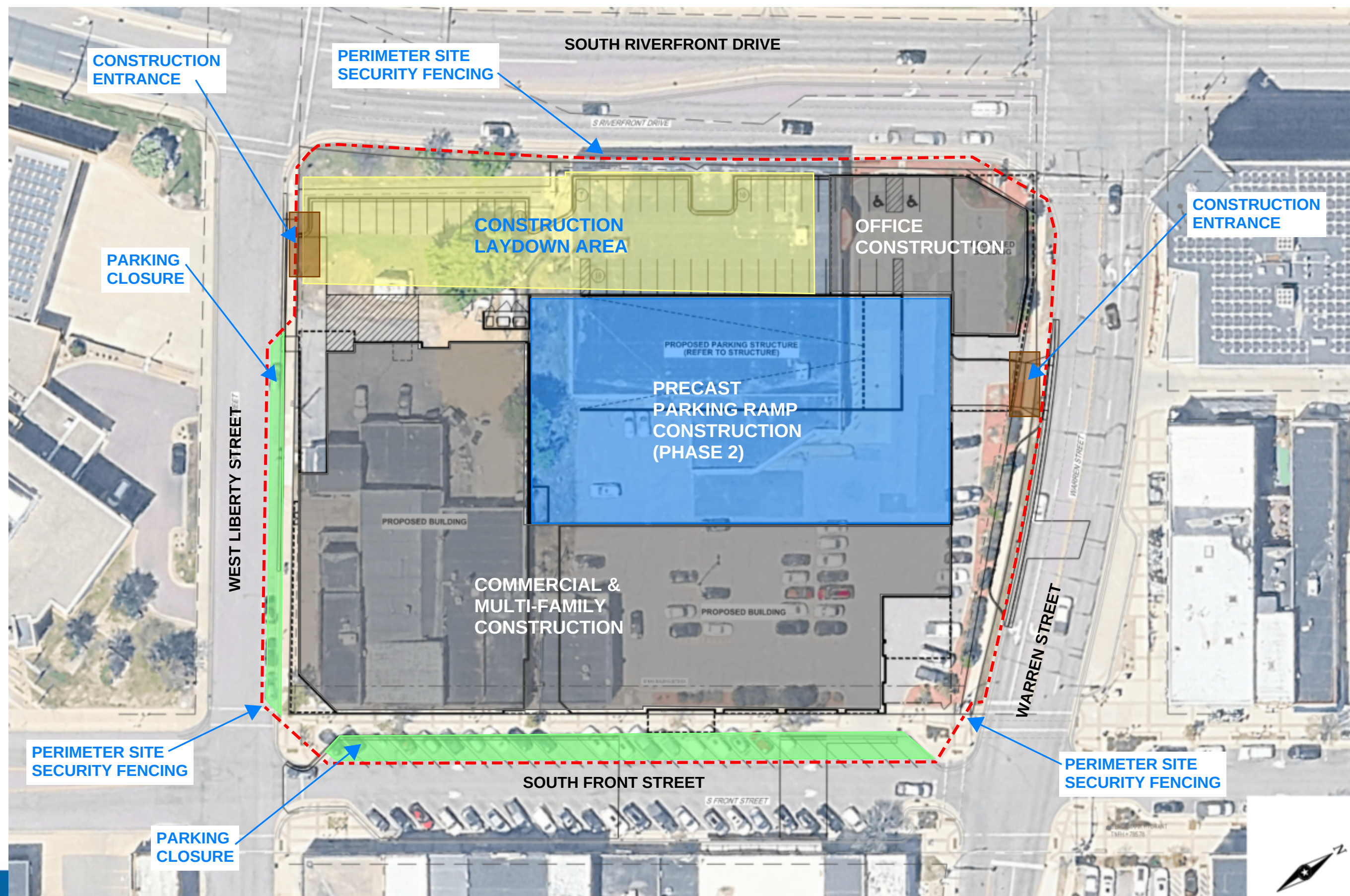
Sincerely,



Shawn R. Meschke, P.E.
Senior Project Manager



FRONT STREET PLAZA



Memorandum

Shared Parking Analysis

ISG

To: City of Mankato

From: Nathan Hermer

Date: February 19, 2026

Subject: Front Street Plaza – Shared Parking Analysis

Parking Code

ISG is working with Front Street Plaza, LLC on a mixed-use redevelopment in downtown Mankato. The project encompasses approximately two and a half acres bounded by Warren Street to the north, Front Street to the east, Liberty Street to the south, and Riverfront Drive to the west. The proposed uses on the property will include multi-family residential, commercial/retail, restaurant, and office.

ISG has performed initial parking calculations based on the City of Mankato code. The code states the following off-street parking shall be provided for each use.

- Multi-Family Residential – One and half spaces per dwelling unit
- Office – One space per each 250 sq. ft. of gross floor area
- Restaurant – One space per each four seats, one space per each two employees on major shift, one space for each delivery vehicle, and one space for customer food pick-up
- Commercial – One space per 200 sq. ft. of retail or sales floor area

The number of stalls required based on this information is shown in Table 1, on the next page, under the parking code column.

The project is located in the CBD-F district and the code states, “Uses and buildings located in the CBD-F district shall be required to provide one-half the required parking set forth in the section. However, the city council may require off-street parking to be provided for conditional uses in the CBD-C or CBD-F districts.”. The property is within the CBD-F district, so a reduction of one-half was applied to the parking code calculations to determine the required parking for the development, as shown in the CBD-F Code column in Table 1.

Table 1: Parking Analysis

General Land Use Classification	Gross Area (SF)	Net Area (SF)	Units (EA)	Seats (EA)	Parking Code	CBD-F Code	Provided Parking	Net Area Efficiency Factor	
Retail	21338	17071			86	43	43		
Residential			160		240	120	128		
Restaurant				80	25	13	13	Grocer	0.8
Office	36524	32872			132	66	66	Retail	0.85
Total					483	242	250	Office	0.9

A bicycle storage locker is being proposed for the development, and the city code allows for up to a 5% parking reduction for bicycle parking above the required minimum. This would equate to an additional reduction of 12 required parking stalls but is currently not accounted for in the parking calculations.

Shared Parking

The proposed development will include one off-street parking facility with the capacity to serve the entire mixed-use development. Operationally the parking will be handled in a similar manner to the City's shared parking schedule with the following adjustments.

Residential is currently not included in the City's shared parking schedule. Residential and retail both have high nighttime usage, so this could be attributed to the very small amount of mixed-use residential, where the secondary use is not retail. This development includes uses like office, that have high daytime usage, so there is benefit to adding residential to the shared parking schedule. Census data shows that 23.5% of Minnesotans work from home and a much smaller percentage in Mankato. Therefore, we are proposing a 30% parking requirement for residential during the weekday from 7am-6pm. The residential parking requirement would remain 100% during all other times.

The City's shared parking schedule currently has no reduction for office on the weekends from 7am-6pm. The proposed development anticipates a much smaller amount of office employees working on the weekends. Therefore, we are proposing a 10% parking requirement for office during the weekend from 7am-6pm.

The proposed development's shared parking schedule is shown in Table 2 on the next page. The highlighted cells identify where it deviates from the City's shared parking schedule.

The required parking according to the City's code was then entered into the shared parking schedule. The developer's required residential parking is one space per one bedroom and one and half spaces per two or more bedrooms, which is higher than the 0.75 stalls per unit required in the CBD-F. Therefore, the CBD-F requirement of one-half wasn't applied to the residential and only the permitted uses under the developer's operational model. The final parking spaces required based on the developer's model, which closely follows the city's shared parking schedule can be seen in Table 3 on the next page.

Table 2: Development's Shared Parking Schedule

General Land Use Classification	Spaces Required	Weekdays			Weekends		
		12am - 7am	7am - 6pm	6pm - 12am	12am - 7am	7am - 6pm	6pm - 12am
Office + Industrial	1 stall per 250 sq ft	5%	100%	5%	0%	10%	10%
Retail	1 stall per 200 sq ft	0%	100%	80%	0%	100%	60%
Restaurant	1 stall per 4 seats	50%	70%	100%	70%	45%	100%
Hotel	1 stall per unit	100%	65%	100%	100%	65%	100%
Residential	1 stall/1B	100%	30%	100%	100%	100%	100%
	1.5 stalls/2+B						

Table 3: Shared Parking Calculations

General Land Use Classification	Sq Ft/Units/Seats		Total Spaces Required		Weekdays			Weekends		
					12am - 7am	7am - 6pm	6pm - 12am	12am - 7am	7am - 6pm	6pm - 12am
Office (Sq Ft)	32,872		66		3	66	3	0	7	7
Retail (Sq Ft)	17,017		43		0	43	34	0	43	26
Restaurant (Seats)	80		25		13	18	25	18	12	25
Hotel (Units)			0		0	0	0	0	0	0
Residential (Units)	1B Units	2+B Units	1B Units	2+B Units	186	56	186	186	186	186
	108	52	108	78						
Total					202	183	248	204	248	244

The proposed shared parking schedule strategically maximizes the use of a single parking facility by coordinating different users whose peak parking demands occur at different times. This reduces the need for larger parking facilities, which minimizes the impervious footprint and allows for a more compact, walkable, and environmentally friendly development. Shared parking facilities can also encourage the use of alternative modes of transportation, such as public transit, walking, or cycling.

The proposed parking facility meets the minimum requirements set by city code, follows a shared parking schedule similar to what's adopted by the city, and meets the overall needs of the development.

Memorandum

602 South Front Street Trip Generation

ISG

To: City of Mankato
From: Corona Woychik, PE, PTOE
Date: February 24, 2026
Subject: 602 South Front Street Trip Generation and Turn Lane Warrant Analysis

The following is a Trip Generation Memorandum for the proposed 602 South Front Street development project to be located within the block bordered by S. Riverfront Drive, Warren Street, S. Front Street, and W Liberty Street in Mankato, Minnesota. This development will consist of two mixed-use buildings. Parking will be handled via on-street parking along S. Front Street as well as a parking garage that has 250 spaces.

TRIP GENERATION

The proposed development is assumed to consist of two buildings with an onsite parking garage. Building one will have a 160 room Apartment building located on the upper floors with 21,300 sf of retail space and 10,800 sf of restaurant space divided up for two tenants. Building two will consist of 37,000 sf of office space. Vehicular access to the proposed development along S Front Street will be provided via Warren Street, and W. Liberty Street. Refer to the attachments for a copy of the preliminary site plan. Average daily, AM peak hour, and PM peak hour trips for the proposed development land use options were estimated using the ITE Trip Generation Manual, 11th Edition. **Table 1** provides a summary of the trip generation potential for the proposed wrestling facility.

TABLE 1 TRIP GENERATION

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Multifamily Housing (Mid-Rise) (221)	160 Apartments	469	6	39	31	11
Coffee/Donut Shop without Drive-thru (936)	2,500 sf	1334	119	114	41	41
High-Turnover (Sit Down) Restaurant (932)	4,900 sf	525	26	21	27	17
Strip Retail (822)	21,400 sf	1165	31	20	71	71
General Office Building (710)	37,000 sf	401	49	7	9	44

Using the ITE Trip Generation Manual, 11th Edition, and assuming a Dense Multi-Use Urban context (moderate-size urban downtown area), the proposed site is anticipated to generate up to 432 trips during the AM peak hour of adjacent street traffic.

Trips associated with the coffee shop, restaurant, and retail uses are expected to consist of a combination of new trips and pass-by trips.

The site plans indicate a coffee shop size of 5,800 square feet; however, the average size of a coffee shop without a drive-through in the ITE Trip Generation Manual, 11th Edition is approximately 2,000 square feet. Applying the full 5,800-square-foot area resulted in an estimate of more than 275 entering trips during the AM peak hour, which is considered excessive for this context. As a result, the coffee shop was modeled at 2,500 square feet, with the remaining 3,300 square feet assumed to function as seating or open space that would not independently generate additional trips and would primarily serve patrons associated with other on-site uses.

Housing and office-related trips are anticipated to be entirely new trips. Overall, approximately 25 percent of the site-generated trips are assumed to be pass-by trips, with the remaining 75 percent classified as new trips. Some internal capture is also anticipated during both the AM and PM peak hours, which would further reduce traffic added to the adjacent street network. Internal capture was not explicitly calculated for this analysis; therefore, the estimated traffic added to the adjacent street network is considered conservative.

After accounting for pass-by trip reductions, approximately 324 trips are anticipated to be added to the adjacent street network during the AM peak hour. For comparison, the site previously operated as a Walgreens with several small independent retail shops, which, based on the ITE Trip Generation Manual, 11th Edition, was estimated to generate approximately 350 vehicles during the AM peak hour.

TRIP DISTRIBUTION

The trip distribution used in assigning the site traffic for the proposed development was estimated based on a combination of existing traffic patterns, population centers in the vicinity of the study area, and engineering judgement.

It was assumed that the site trips will be regionally distributed as follows:

- 35% to/from the north via S Riverfront Drive
- 35% to/from the south via S Riverfront Drive
- 15% to/from the east via Warren Street
- 10% to/from the west via Poplar Street
- 5% to/from the north/south via Front Street

The site traffic along S Riverfront Drive is expected to utilize W Liberty Street, and Warren Street to access the proposed development. The trip distribution was applied to the anticipated trip generation to assign trips to the network. Refer to the attachments for an illustration of the site's trip assignment.

TURN LANE WARRANT ANALYSIS

Per NCHRP 457 Figure 2-6 (determining the need for a major-road right-turn lane at a two-way stop-controlled intersection), a right-turn lane is not warranted at the intersection of S. Riverfront Drive and W. Liberty Street, using the anticipated generated trips and assuming the following:

- speed limit of 30 MPH
- daily existing traffic volume of 11,500 vehicles per day (draft 2024 AADT is 11,503 per MnDOT Traffic Mapping Application),
- 55% of traffic is traveling NE during AM or PM peak hour of traffic
- 10% of daily traffic occurs during the peak hours

Refer to the attachments for a visual of anticipated traffic numbers plotted on Figure 2-6.

Additionally, MnDOT's turn lane policy at urban intersections is that turn lanes should be considered whenever construction is economically feasible, considering amount of right-of-way needed, type of terrain, and environmentally or culturally sensitive areas. Constrained right-of-way limits space for turn lanes and right-of-way acquisition would be required to construct a right-turn lane, assuming the existing sidewalk widths and neutral offset left-turn lanes are maintained. MnDOT also provides turn lane warrants for undivided roadways, several of which are not applicable to low-speed roadways (less than 45 MPH). Of those that are applicable to S Riverfront Drive, adverse road grades, limited sight distance, and nearby railroad crossings are not present to warrant a right-turn lane.

Therefore, turn lanes are not warranted for the development due to the low (30 MPH) travel speeds and low proposed volumes (135 vehicles, one-way, during peak hour) on S Riverfront Drive.

CRASH HISTORY

Crash history was analyzed using MnCMAT2 website. Over the last 10 years the number of crashes at each intersection with the corresponding crash rate per million vehicles entering. The statewide average for crashes per million entering vehicles in Minnesota is 0.5 and all of these intersections fall below that rate and therefore do not represent a significant safety concern.

- S. Riverfront Drive & Warren Street – 32 Crashes (0.45 Crash Rate)
- Warren Street & S. Front Street – 15 Crashes (0.43 Crash Rate)
- S. Front Street & W. Liberty Street – 4 Crashes (0.29 Crash Rate)
- S. Riverfront Drive & W. Liberty Street – 10 Crashes (0.18 Crash Rate)

Memorandum

602 South Front Street Trip Generation

ISG

CONCLUSION

The proposed 602 South Front Steet development was reviewed to determine the trip generation potential and the potential traffic impacts from the proposed development. Based on the low trip generation potential and alternative routes provided to access the site, it is expected that the development will have minimal impacts to the surrounding roadway network. Based on the estimated trip generation potential and alternative routes provided to access the site, its is expected that the existing roadway links would be able to accommodate the new trips generated by the development.

Attachments: Preliminary Site Plan
Site Trip Assignment Figure
Right-Turn Lane Warrant Figure

I HEREBY CERTIFY THAT THESE CALCULATIONS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.



Corona Woychik, **PE, PTOE**
Project Engineer
License No. 59049

South Front Street Trip Generation and Turn Lane Warrants Memo
Mankato, Minnesota

Engineer's Project Number: 25-33587
Dated this 24th day of February 2026

602 S. Front Street MU Redevelopment

[illegible][illegible]

R2	AMENITY	X AMENITY	SERVICE	STORAGE	GSF*	BALCONIES	NRSF	NET:GROSS	S1	S2	S3	S4	A1	A1.1	A1.2	A2	A3	A4	A4	B1/B1.1	B2	B3	B4	B5	B6	B7	B8	B9	B10	C1	C2	C3	C4	TOTAL
	7,550	12,573	7,869	6,891	167,814	0	135,726	80.9%	30	3	5	5	75	0	0	0	0	0	0	29	9	0	9	0	0	0	0	0	0	0	0	0	0	165
	TOTAL RESIDENTIAL GSF				167,814		823	NSF / UNIT	43				75				47				0													
	TOTAL DEVELOPMENT GSF				307,745																													
	LOT AREA				109,036																													
	PROPOSED FAR				2.82																													
								RATIO	18.2%	1.8%	3.0%	3.0%	45.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	17.6%	5.5%	0.0%	5.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
								TARGET	26.1%												45.5%												0.0%	100.0%
								TARGET	37.3%												52.6%												0.0%	
								TARGET	24												79													
								TARGET	47												0													

* BALCONIES NOT INCLUDED IN NRSF

* BALCONIES NOT INCLUDED IN NRSF
** EXTERIOR AMENITY NOT INCLUDED IN GSF

PARKING	Standard	ADA	Van		
SURFACE	48			48	
COVERED	33	5	2	40	
L01 RAMP	38			38	
L1.5	71	13		84	
L02	32	8		40	
Totals	222	26	2	250	1.52

FACADE BY USE		WARREN STREET	S. FRONT STREET	LIBERTY STREET	RIVERFRONT DRIVE	TOTAL FACADE	SIGNAGE PERMITTED - 10% TOTAL FACADE
RESIDENTIAL		4,112.00 SF	21,786.00 SF	12,093.00 SF	20,356.00 SF	58,347.00 SF	5,834.70 SF
LO1		1,648.00 SF	467.00 SF	0.00 SF	0.00 SF	3,013.00 SF	301.30 SF
OFFICE LO2		1,963.00 SF	527.00 SF	917.00 SF	519.00 SF	3,926.00 SF	392.60 SF
OFFICE LO3		1,731.00 SF	527.00 SF	917.00 SF	519.00 SF	3,694.00 SF	369.40 SF
OFFICE LO4		1,731.00 SF	527.00 SF	917.00 SF	519.00 SF	3,694.00 SF	369.40 SF
OFFICE LO5		2,340.00 SF	733.00 SF	1,276.00 SF	726.00 SF	5,074.00 SF	507.40 SF
RETAIL 1		0.00 SF	1,054.00 SF	1,054.00 SF	72.00 SF	3,337.00 SF	333.70 SF
RETAIL 2		0.00 SF	0.00 SF	2,539.00 SF	842.00 SF	3,381.00 SF	338.10 SF
CAFE		0.00 SF	897.00 SF	0.00 SF	0.00 SF	897.00 SF	89.70 SF
RESTAURANT		501.00 SF	1,870.00 SF	0.00 SF	0.00 SF	2,173.00 SF	217.30 SF
GARAGE		2,583.00 SF	0.00 SF	659.00 SF	6,885.00 SF	10,127.00 SF	1,012.70 SF

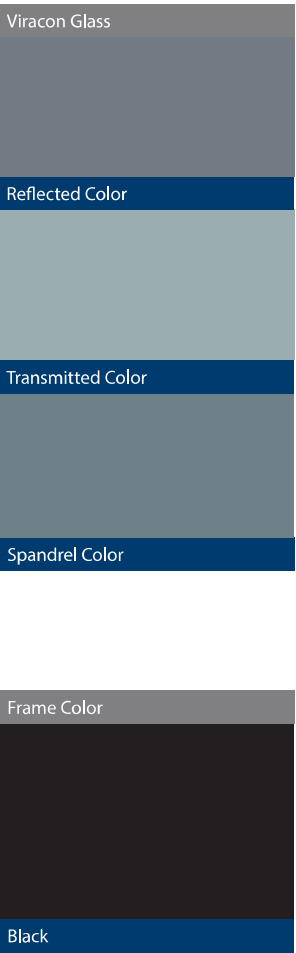
DEVELOPMENT SUMMARY



MATERIAL CALL-OUTS

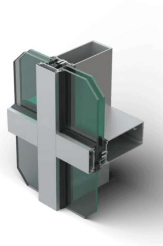


FIBER CEMENT PANEL
Architectural Wall Panels mimic the look of materials like wood, concrete and brick but are easily installed on a hidden track system. They feature a built-in rainscreen that offers moisture management and are ideal for commercial or residential applications.



KAWNEER
Curtain Wall
Product: 1600UT System 1
Frame Size: 2-1/2" sightline & depth varies (6", 7 1/2", or 10 1/2")

Storefront
Product: Trifab 451 & Trifab 601UT
Frame Size: 2" sightline & depth varies (4 1/2" or 6")
*Ultra-thermal performance
*Center and front plane glass applications



INTUS
Product: SUPERA 74, CW
*High-performance, low cost
*Improved insulation, reduced energy consumption, enhanced security
*Variety of design options

U-value: 0.15 – 0.28
SHGC: 0.12 – 0.51
VT: 0.20 – 0.66
STC: 31 – 47

JAMES HARDIE ARCHITECTURAL PANEL
Fiber Cement 4x8ft Panel with Reveal in Fine Sand Finish - Joints to align with floor lines, building openings, and other primary architectural features.

KAWNEER & VIRACON
Curtain Wall / Storefront frame & Glass

INTUS
Windows

MATERIALS



Architecture + Engineering + Environmental + Planning

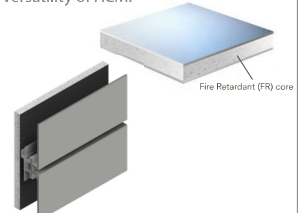
FRONT STREET REDEVELOPMENT
Mankato, MN - February 24, 2026 Revised March 20, 2026

ISGInc.com

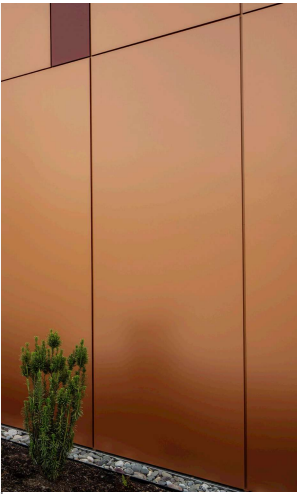


ACM PANEL

4mm ACM is comprised of two sheets of smooth .020" aluminum thermobonded to a solid fire retardant core. Developed exclusively to meet fire performance requirements while providing the benefits & versatility of ACM.



Product Properties	
Thickness of Aluminum Skin	0.020" (nominal)
Product Thickness	0.157" (4mm nominal)
Weight	1.56 lb/ft ²
Standard Panel Dimension	62" x 196"
Maximum Width	62"
Maximum Length	400"



FLUSH METAL PANEL

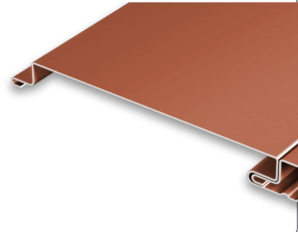
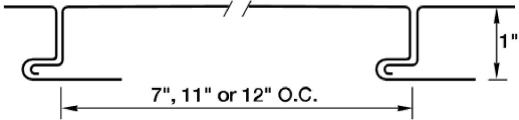
Flush panels are designed for wall, fascia and soffit applications where a flush or flat appearance is desired. A rounded interlock leg and concealed fastening system improves the flush appearance while providing additional strength. Panels are factory-formed to length to minimize field cutting. Maximum panel length is 25' and minimum panel length is 4'. Flush panels are available in non-center dimensions designed to complement Petersen's roofing panel product.

*Panel depths of 1"

*Panel lengths from 4' to 25'

*Leveled for flatness

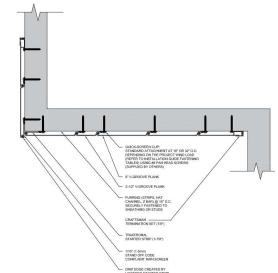
*Rounded interlock leg provides improved flush fit



ALUMINUM SOFFIT

T&G soffit applications use Longboard Quick Screen Clips to install parallel or perpendicular to the building's overhang. It can be installed on furring strips or other framing systems if needed. Expansion and contraction require additional component pieces at terminations and penetrations. Available in 12 ft. or 24 ft. lengths, it can be easily fabricated in a pre-fab facility or on-site to suit project conditions.

*6" V-Groove Plan



ALUCOBOND PLUS ACM Panel	PAC-CLAD METAL PANEL Flush Wall Panel	LONGBOARD Aluminum Soffit
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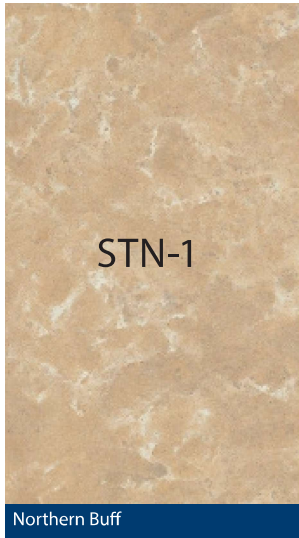
MATERIALS



Architecture + Engineering + Environmental + Planning

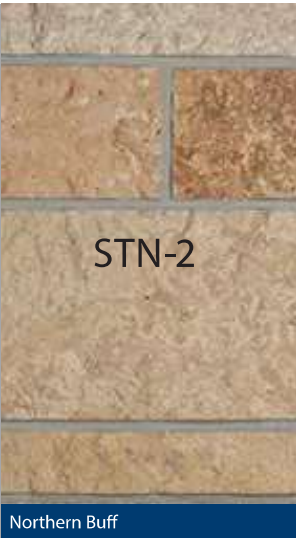
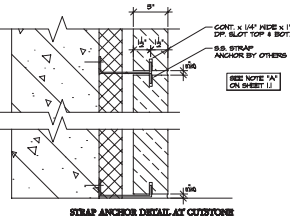
FRONT STREET REDEVELOPMENT
Mankato, MN - February 24, 2026 Revised March 20, 2026

ISGInc.com



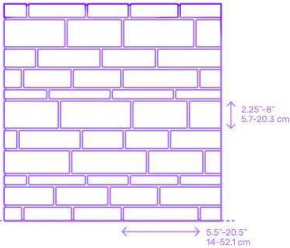
LIMESTONE PANEL 1

- *Product: Full Depth Stone Veneer
- *Cut: Fleuri Cut, Running Bond 36"x20"
- *Finish: Honed
- *Color: Northern Buff
- *Mortar: Prism Pigments, color to match stone



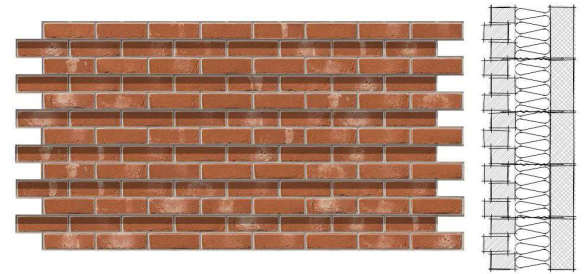
LIMESTONE PANEL 2

- *Product: Full Depth Stone Veneer
- *Cut: Fleuri Cut, 3-Height Coursed Ashlar
- *Finish: Coarse Ashlar
- *Color: Northern Buff
- *Mortar: Prism Pigments, color to match stone



ACCENT MASONRY RUNNING BOND WITH CORBELLED PATTERNING

Masonry corbelling in a running bond pattern is a construction technique where horizontal courses of masonry units (brick) are stepped outward beyond the face of the wall to create a decorative architectural detailing. The design intent is to alternate corbelling such that every other course is offset by 1/3 of the brick depth to maintain structural continuity while creating an articulated masonry pattern.



LIMESTONE PANEL - HONED

Full Depth Stone, Vetter Stone or Similar

LIMESTONE PANEL - COARSE ASHLAR

Full Depth Stone 3H Course, Vetter Stone or Similar

MASONRY ACCENT

Standard modular size masonry in running bond, alternating corbelled pattern

MATERIALS

ISG

Architecture + Engineering + Environmental + Planning

FRONT STREET REDEVELOPMENT

Mankato, MN - February 24, 2026 Revised March 20, 2026

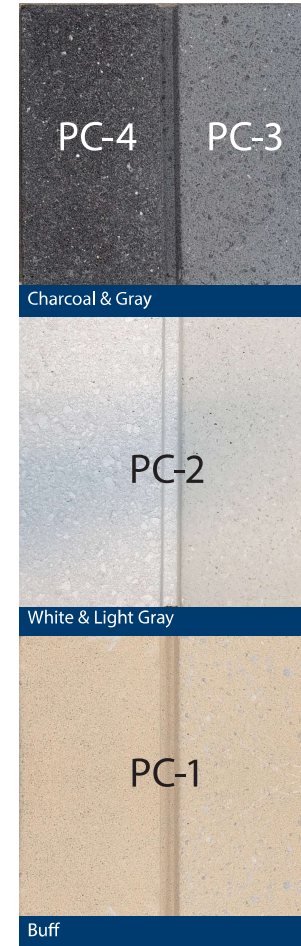
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PRECAST IN ACTION

These pictures represent what precast concrete can achieve within a building facade. Instead of a monolithic precast panel, it is instead able to push boundaries in the architectural realm. It does this by providing an increased opportunity for creating unique designs, with a variety of colors and patterns.

From Wells Concrete: "Economical to produce, erect and maintain, Wells prefabrication can be customized in a virtually limitless range of colors, textures and shapes — creating a dramatic range of architectural expressions to fit any project or application."



PRECAST CONCRETE
From Wells Concrete: "Prefabricated architectural concrete wall panels are the easiest and most economical way to enhance the aesthetics of your next project. Thanks to their unique combination of thermal insulation and pest-, mold-, and weather-resistant properties, Wells building enclosures have a greater lifetime cost efficiency than any other wall construction — and can even be used as a structural component to create more design possibilities."

<https://www.wellsconcrete.com/expertise/prefabricated-building-solutions/architectural-solutions/>

PRECAST CONCRETE

Traditional Sandwich Panels (3-3-6) & Infinite Facade

MATERIALS

ISG

Architecture + Engineering + Environmental + Planning

FRONT STREET REDEVELOPMENT

Mankato, MN - February 24, 2026 Revised March 20, 2026

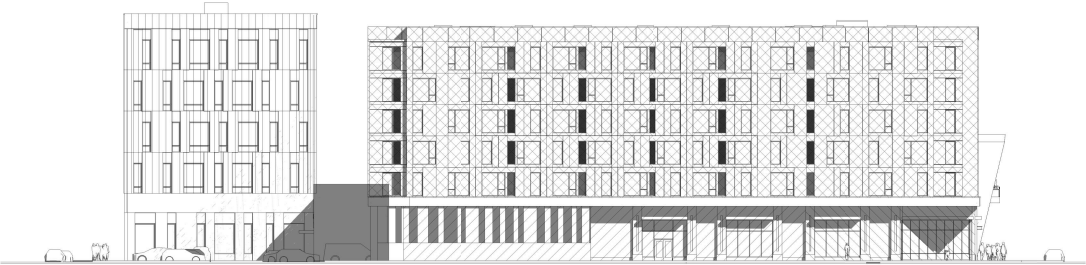
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FACADE LEGEND
SEE DEVELOPMENT SUMMARY FOR AREA CALCULATION

- RESIDENTIAL FACADE
- RETAIL 1 CAFE FACADE
- RETAIL 2 FACADE RESTAURANT FACADE
- OFFICE FACADE
- OFFICE FACADE
- GARAGE FACADE



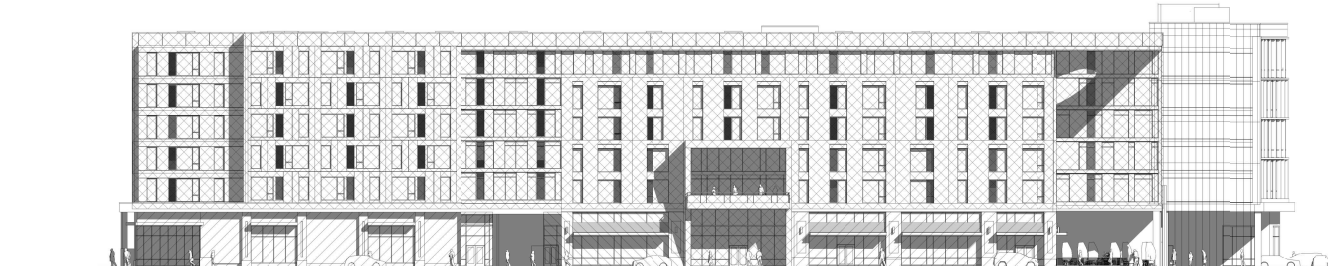
④ ELEVATION-SIGNAGE-WARREN STREET
1" = 20'-0"



③ ELEVATION-SIGNAGE-LIBERTY STREET
1" = 20'-0"



② ELEVATION-SIGNAGE-RIVERFRONT
1" = 20'-0"



① ELEVATION-SIGNAGE-S FRONT STREET
1" = 20'-0"

ELEVATIONS - SIGNAGE EXHIBIT



Architecture + Engineering + Environmental + Planning

S. FRONT STREET MIXED USE REDEVELOPMENT
MANKATO, MINNESOTA - 03/20/2026
ISG PROJECT NO. 26-33587

ISGinc.com

SYMBOL LEGEND		
EXISTING		PROPOSED
	STORM MANHOLE	
	STORM CATCH BASIN	
	STORM CLEANOUT	
	STORM CULVERT	
	DOWNSPOUT	
	ROOF DRAIN	
	SANITARY MANHOLE	
	SANITARY CLEANOUT	
	LIFT STATION	
	WATER REDUCER	
	WATER VALVE	
	WATER VALVE MANHOLE	
	WATER CLOSE STOP	
	WATER STOP-OUT	
	FIRE PROTECTION VALVE	
	FIRE DEPARTMENT CONNECTION	
	WELL	
	MONOTERMINAL REEL	
	LAWN SPRINKLER BOX	
	LAWN SPRINKLER HEAD	
	HYDRANT	
	YARD HYDRANT	
	UTILITY POLE	
	LIGHT POLE	
	GROUND JOINT	
	CUP WIRE	
	TRANSFORMER	
	HANDHOLE	
	ELECTRIC MANHOLE	
	ELECTRIC METER	
	UTILITY VAULT	
	AIR CONDITIONER	
	GAS METER	
	GAS VALVE	
	SOIL BORING	
	FLAG POLE	
	MAIL BOX	
	TRAFFIC SIGNAL	
	BIKE	
	STREET SIGN	
	WHEEL STOP	
	RAILROAD CROSSING SIGN	
	POST	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	BUSH	
	TREE STUMP	
	WETLAND MARSH	
	ROCK / BOULDER	

NOTE:
CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES.

LINETYPE LEGEND

EXISTING		PROPOSED
	STORM DRAIN	
	SANITARY SEWER	
	SANITARY SEWER OVERHEAD	
	WATER MAIN	
	GAS	
	OVERHEAD ELECTRIC	
	UNDERGROUND ELECTRIC	
	UNDERGROUND TELEPHONE	
	UNDERGROUND TV	
	OVERHEAD UTILITY	
	UNDERGROUND UTILITY	
	FIREFIGHT	
	WETLAND	
	WATER EDGE	
	DRIVE/DRIVE	
	FENCE LINE	
	TREE LINE	
	PROPERTY LOT LINE	
	RIGHT OF WAY LINE	
	ACCESS CONTROL	
	EASEMENT LINE	

NOTES:
 CONSTRUCTION SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES.

[illegible]

0 200 400
SCALE IN FEET

1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE, BUT ARE NOT LIMITED TO THE OWNER-CONTRACTOR AGREEMENT, THE PROJECT MANUAL, OWNER SPECIFICATIONS, GENERAL CONDITIONS, NOTES AND SPECIFICATIONS, DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDUMS, ADDITIONS AND AMENDMENTS TO THE CONTRACT DOCUMENTS.
2. CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE CONTRACTOR IMMEDIATELY UPON AWARD OF THE CONTRACT TO ACHIEVE THE FULL INTENT AND COMPLETE COORDINATION OF ALL WORK.
3. WRITTEN EMPHATICALLY HAVE PRECEDENCE OVER SCALED DIMENSIONS, NOTICES OF NON-CONFORMANCE OR ANY OTHER DOCUMENTS. THE CONTRACTOR SHALL PROVIDE INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ARCHITECT/ENGINEER OR ANY SUPPLEMENTARY CONDITIONS REQUIRING WORK BEFORE OR ON CLASH LOCATION BEFORE PROCEEDING WITH THE WORK.
5. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE OF SIMILAR CHARACTER TO THE DETAILS SHOWN. SEE SPECIFICATIONS, DRAWINGS, DETAILS, OR DESIGN NOTE WHEN NOT DETERMINED. NOTIFY ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH THE WORK.
6. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE PROVIDED, INSTALLED, COMPLETED, ERECTED, CLIMBED, AND CONFIRMED ACCORDING TO MANUFACTURER INSTRUCTIONS, IN CASE OF DISCREPANCIES BETWEEN MANUFACTURER INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
7. ALL DESIGNER AND MATERIALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
8. THE LOCATION AND TYPE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF A S.O.D.P. OR J.E.D. NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE BASES, LOCATION, DEPTH, AND TYPE OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. NOTIFY CONTRACTOR IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OF THE UTILITIES PRIOR TO ANY CONSTRUCTION.
9. THE CONTRACTOR IS TO CONTACT "OWNER STATE ONE CALL" FOR UTILITY LOCATIONS A MINIMUM OF 2 BUSINESS DAYS BEFORE ANY EXCAVATION / CONSTRUCTION. -ARCHITECT-1

PROJECT ADDRESS/LOCATION:	402 SOUTH FRONT STREET MAYVUE, IN 46060		
OWNER:	CSC - CENTRAL BUSINESS STREET - PHASE 20 - CONNECTION BETWEEN COLUMBIA		
ZONING:			
SETBACK LOT AREA:	10,096.81	SF	(0.36 AC)
EXISTING IMPERVIOUS:	118.70	SF	(0.73 AC)
PROPOSED IMPERVIOUS:	159.12	SF	(0.96 AC)
DISTURBED AREA:	136.67	SF	(0.31 AC)
BUILDING COVERAGE AREA:	6,708.27	SF	(0.49 AC)
INTERIOR LANDSCAPE:	900	SF	(0.02 AC)
REQUIRED SETBACKS			
	FRONT		REAR
FRONT YARD	0	0' 10" - 15' MAX	
SIDE YARD	0	0	
REAR YARD	0	0	
PARKING DATA			
PARKING SPACES REQUIRED	262		
PARKING SPACES PROVIDED	30		

00-10 SITE DATA
C2-10 EXISTING SITE AND REMOVAL PLAN
C3-00 SITE CODE PLAN
C3-10 SITE PLAN
C3-20 UTILITY PLAN
C3-50 PRIVATE AMENITY DECK PLAN
C4-10 GRADING PLAN
C5-10 SITE PLANTING PLAN

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____ LIC. NO. _____

THEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR
REPORT WAS PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A DULY LICENSED
LANDSCAPE ARCHITECT UNDER THE LAWS OF THE
STATE OF MINNESOTA.

DATE _____ LIC. NO. _____

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

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MANKATO MINNESOTA

[illegible]

1000

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF MANKATO REQUIREMENTS AND MEET STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2025 EDITION, THE STANDARD SPECIFICATIONS FOR SANITARY SEWER, STORM DRAIN AND WATERMAIN AS PROPOSED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA, 2025 EDITION, AND THE CURRENT VERSION OF THE MINNESOTA STATE PLUMBING CODE UNLESS DIRECTED OTHERWISE.

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83). 1996 ADJUSTMENT (NAD83/1996) ON THE BLUE EARTH COUNTY COORDINATE SYSTEM. IN U.S. SURVEY FEET.
ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN JANUARY 2026 BY ISQ.

B.M. ELEVATION=779.68
TNFH LOCATED AT THE NORTHEAST CORNER
OF THE INTERSECTION OF RIVERFRONT DRIVE
AND WARREN STREET

Stormwater Management Report

Front Street Place
Mankato, Minnesota

February 24th, 2026

Project No. 25-33587



Architecture
Engineering
Environmental
Planning
ISGInc.com

REPORT FOR:
City of Mankato
Cory Bienfang, City Engineer
10 Civic Center Plaza
Mankato, MN 56001
507.387.8643
cbienfang@mankatomn.gov

FROM:
ISG
Nathan Hermer, **P.E.**
115 East Hickory Street + Suite 300
Mankato, Minnesota 56001
507.387.6651
Nathan.Hermer@ISGInc.com

SIGNATURE SHEET

I HEREBY CERTIFY THAT THESE CALCULATIONS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.



Nathan J. Hermer, **P.E.**
Project Engineer
Reg. No. 54848

ISG
115 East Hickory Street + Suite 300
Mankato, MN 56001

Front Street Place
Mankato, MN

Engineer's Project Number: 25-33587

Dated this 24th day of February 2026

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 Proposed Site 1

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 Water Quality 2

Conclusion 3

APPENDICES

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Appendix B: Basin Calculations..... B

INTRODUCTION

This stormwater management report was prepared for the redevelopment of the city block contained within South Front Street, Warren Street, West Liberty Street, and South Riverfront Drive in Mankato, MN. The property area is 2.61 acres. The proposed development will include new mixed use development including apartments, office space, restaurants, retail and a parking garage. The improvements will include grading, underground utility installation, curb and gutter, underground stormwater management, and pavement surfacing.

In concurrence with the production of site plans, hydrologic and hydraulic models were developed to generate the data presented within this report. Given that the project will disturb more than one acre of land, an NPDES Construction Stormwater Permit will be required. This project is also subject to the City of Mankato's stormwater rate control and water quality requirements.

DRAINAGE CONDITIONS

Existing Site

The project property has historically been the site of local businesses, a Walgreens, and one residential house. The site drains in two different directions. The first direction is to the north, towards the corner of Riverfront Drive and Warren Street. The North drainage area is approximately 1.53 acres in size and accepts water from portions of the historical Walgreens and the parking lot associated with it. The second direction is to the west, towards the corner of West Liberty Street and S Riverfront Drive. The West drainage area is approximately 1.08 acres in size, and accepts water from the local businesses, the residential house, and the final portions of the Walgreens. More information on the existing drainage areas can be found on the Existing Conditions Drainage Map in Appendix A.

Table 1. Existing Drainage Areas

Drainage Area	Total Area [ac]	Impervious Area [ac]	Pervious Area [ac]	Discharge Point
North	1.53	1.53	0	S Riverfront Dr & Warren St Corner
West	1.08	1.08	0	W Liberty St & S Riverfront Dr Corner
Total	2.61	2.61	0	-

Proposed Site

The proposed project will provide a multitude of different spaces for offices, residential, and businesses alike. These spaces are not increasing any impervious area to the site, as the exiting site is entirely impervious. Additionally, there are no wetlands on site, and the proposed project will not have any increased impact on any downstream waters.

The proposed site is to be captured in one drainage area that is approximately 2.61 acres in size. This drainage area will outlet into the existing storm sewer on Warren Street, in-line with the alleyway to the City Center parking ramp.

Table 2. Proposed Drainage Areas

Drainage Area	Total Area [ac]	Impervious Area [ac]	Pervious Area [ac]	Discharge Point
Total	2.61	2.61	0	Warren Street

Soil Conditions

The USDA's Web Soil Survey (WSS) was used to review the existing soils. Based on the findings from WSS, the soil type on site is to be modeled using Hydraulic Soil Group (HSG) D soils.

STORMWATER MANAGEMENT

Stormwater Regulations

The location of the project involves two agencies with stormwater management requirements: the Minnesota Pollution Control Agency (MPCA NPDES Construction Stormwater Permit) and the City of Mankato. The project exceeds all agencies' disturbance thresholds, and as such, must meet all applicable stormwater rate control and water quality requirements. The City of Mankato standards are more stringent than the MPCA requirements; thus, meeting the City of Mankato's requirements indicates that the site inherently complies with MPCA regulations.

Stormwater System Overview

Hydrologic and hydraulic calculations were performed for the existing and proposed drainage conditions using the rainfalls depths obtained for the City of Mankato and the MSE-3 24-hour rainfall distribution curve. The stormwater management system consists of two drainage areas and one storage basin that were modeled in HydroCAD to ensure the site meets rate control and water quality standards. Given the poor soils, infiltration was deemed infeasible for the site. Given the limitation on drained soils and lack of available space, the Engineer opted to pursue underground storage.

The underground basin discharge point is shown on the Proposed Drainage Map in Appendix A. Final design elevations and discharge rates for each storm event will be provided with the final design.

Stormwater Rate Control

The City of Mankato requires that the proposed peak discharge rate does not exceed the existing peak discharge rates for the 2-, 10-, and 100-year 24-hour rainfall. In addition to these storm events, the City of Mankato also requires that peak discharge rates do not exceed the existing peak discharge rates for two back-to-back 10-year 24-hour storm events. An overall summary of the existing and proposed peak discharge rates is available in Table 3. The peak discharge rates decrease from existing conditions for each storm event.

Table 3. Peak Discharge Rates

Storm Event	Existing [cfs]	Proposed [cfs]
2-year	9.25	7.88
10-year	13.92	12.19
10-year Back-to-Back	14.01	12.28
100-year	23.50	19.56

Water Quality

WATER QUALITY VOLUME

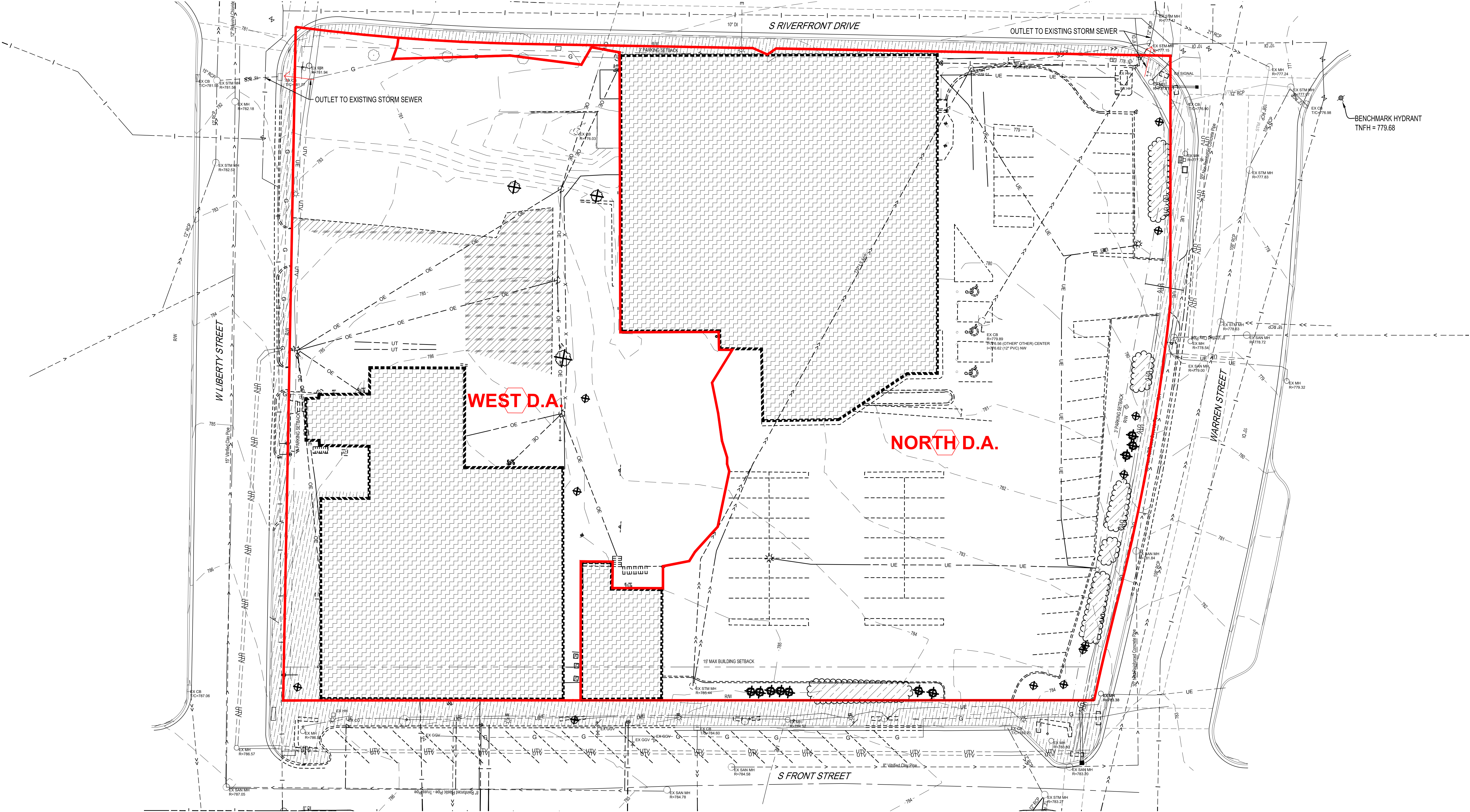
The City of Mankato requires that 1.1 inches of runoff across new and reconstructed impervious surfaces be retained as the water quality volume. If the volume requirement is met, then Total Suspended Solids (TSS) and Total Phosphorus (TP) requirements shall be considered met.

Due to the predominately clay soil and lack of space on the site, underground storage basins are proposed to meet the water quality requirements. Appendix B shows the calculations of water quality discharge rate for the underground storage basin.

CONCLUSION

The proposed project provides a stormwater management system that meets all MPCA NPDES and City of Mankato requirements. The NPDES Construction Stormwater Permit will be applied for prior to construction and available as soon as the permit is obtained. The proposed project as designed provides rate control, water quality volume, and detention requirements.

Appendix A: Existing + Proposed Condition Drainage Maps



EXISTING DRAINAGE MAP

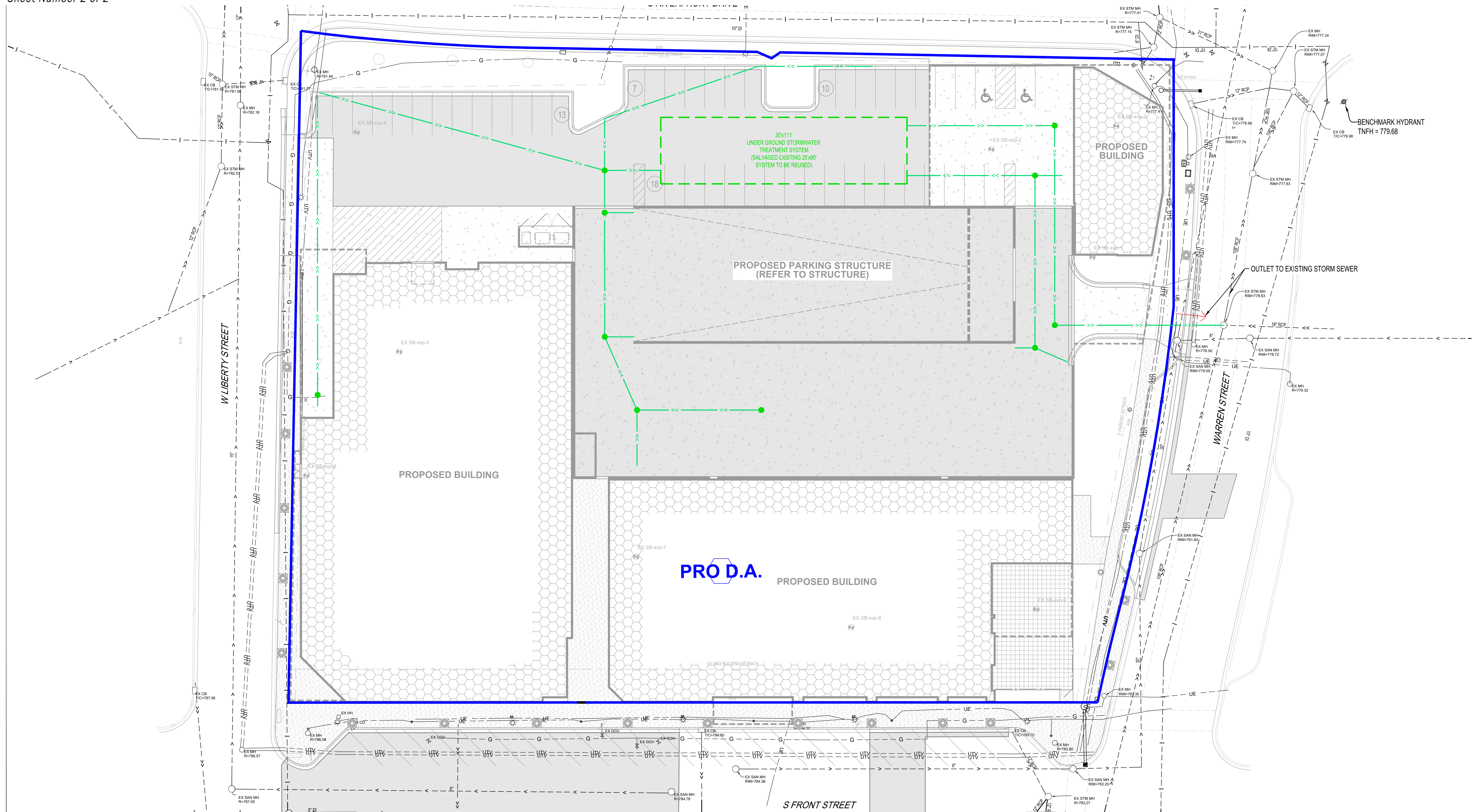


Architecture + Engineering + Environmental + Planning

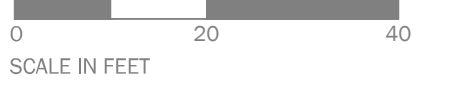
FRONT STREET REDEVELOPMENT
MANKATO, MINNESOTA - 02/24/2026
ISG PROJECT NO. 25-33587



ISGInc.com



PROPOSED DRAINAGE MAP



Appendix B: Storage Calculations



Storage Calculations

Project No.	33587
Date	2/18/26
By	Ian Moran

Project Name: Front Street
Pond ID: Underground Detention

INFILTRATION BASIN

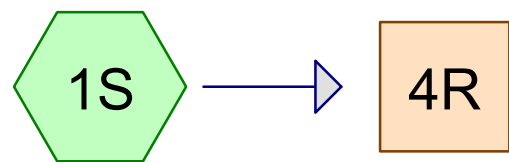
Total Drainage Area to Basin Acres

New Impervious Area to Basin Acres

New Impervious Area to Basin 113692 Square Feet

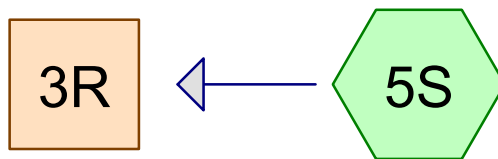
Required Water Quality Volume 0.24 Acre-Feet

Required Water Quality Volume 10421.73 Cubic Feet

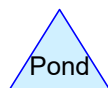
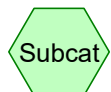


Riverfront

12-in Outlet Pipe



15-in Outlet Pipe Liberty Street



Routing Diagram for 33587 Front Street Existing

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33587 Front Street Existing

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Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-yr	MSE 24-hr	3	Default	24.00	1	2.87	2
2	10-yr	MSE 24-hr	3	Default	24.00	1	4.28	2
3	10-yrb2b	MSE 24-hr	3	Default	24.00	2	4.28	2
4	100-yr	MSE 24-hr	3	Default	24.00	1	7.19	2

33587 Front Street Existing

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Page 3

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
2.613	98	Paved parking, HSG D (1S, 5S)
2.613	98	TOTAL AREA

33587 Front Street Existing

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Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
2.613	HSG D	1S, 5S
0.000	Other	
2.613		TOTAL AREA

33587 Front Street Existing

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Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	2.613	0.000	2.613	Paved parking	1S, 5S
0.000	0.000	0.000	2.613	0.000	2.613	TOTAL AREA	

33587 Front Street Existing

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Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	3R	772.21	772.10	27.5	0.0040	0.013	0.0	15.0	0.0	
2	4R	773.11	771.98	14.5	0.0779	0.013	0.0	12.0	0.0	

33587 Front Street Existing

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MSE 24-hr 3 2-yr Rainfall=2.87"

Printed 2/24/2026

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Time span=0.00-108.00 hrs, dt=0.05 hrs, 2161 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Riverfront

Runoff Area=1.527 ac 100.00% Impervious Runoff Depth=2.64"

Tc=10.0 min CN=98 Runoff=5.41 cfs 0.336 af

Subcatchment5S: Liberty Street

Runoff Area=1.086 ac 100.00% Impervious Runoff Depth=2.64"

Tc=10.0 min CN=98 Runoff=3.85 cfs 0.239 af

Reach 3R: 15-in Outlet Pipe

Avg. Flow Depth=0.96' Max Vel=3.78 fps Inflow=3.85 cfs 0.239 af

15.0" Round Pipe n=0.013 L=27.5' S=0.0040 '/' Capacity=4.09 cfs Outflow=3.82 cfs 0.239 af

Reach 4R: 12-in Outlet Pipe

Avg. Flow Depth=0.53' Max Vel=12.87 fps Inflow=5.41 cfs 0.336 af

12.0" Round Pipe n=0.013 L=14.5' S=0.0779 '/' Capacity=9.95 cfs Outflow=5.40 cfs 0.336 af

Total Runoff Area = 2.613 ac Runoff Volume = 0.575 af Average Runoff Depth = 2.64"
0.00% Pervious = 0.000 ac 100.00% Impervious = 2.613 ac

33587 Front Street Existing

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MSE 24-hr 3 2-yr Rainfall=2.87"

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Summary for Subcatchment 1S: Riverfront

Runoff = 5.41 cfs @ 12.17 hrs, Volume= 0.336 af, Depth= 2.64"
Routed to Reach 4R : 12-in Outlet Pipe

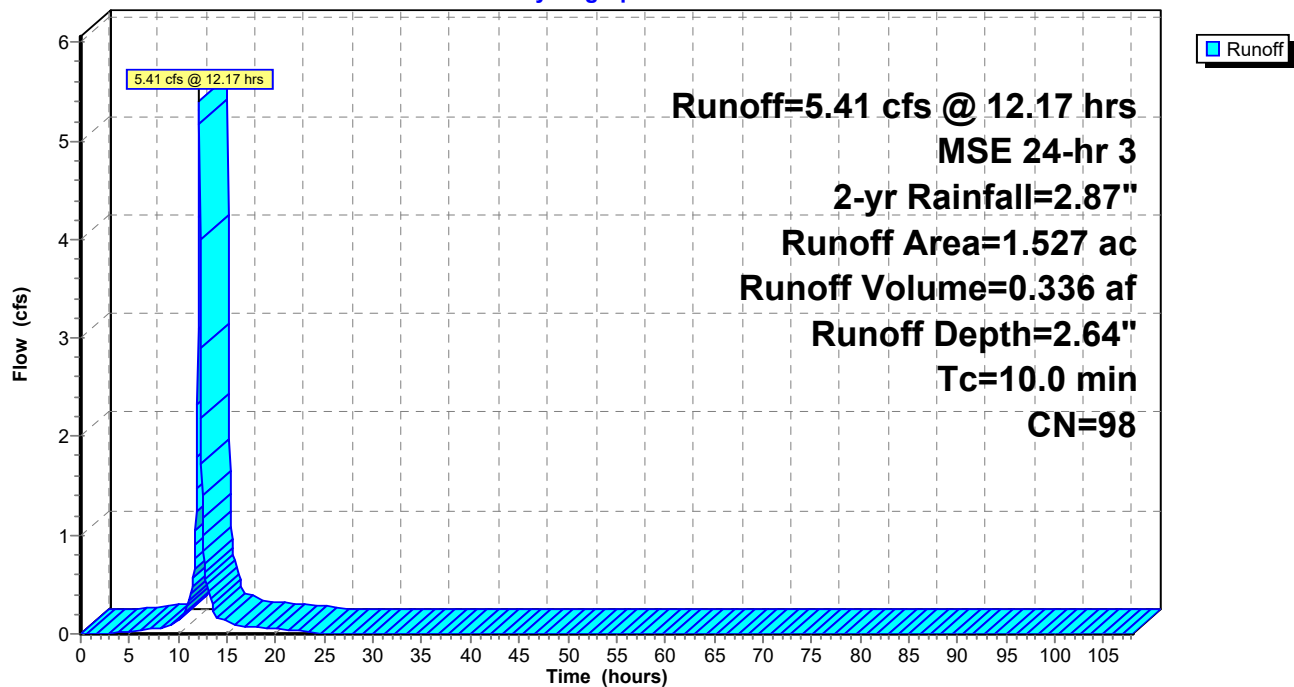
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-108.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-yr Rainfall=2.87"

Area (ac)	CN	Description
1.527	98	Paved parking, HSG D
1.527		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, 10 Minute Minimum

Subcatchment 1S: Riverfront

Hydrograph



33587 Front Street Existing

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MSE 24-hr 3 2-yr Rainfall=2.87"

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Summary for Subcatchment 5S: Liberty Street

Runoff = 3.85 cfs @ 12.17 hrs, Volume= 0.239 af, Depth= 2.64"
Routed to Reach 3R : 15-in Outlet Pipe

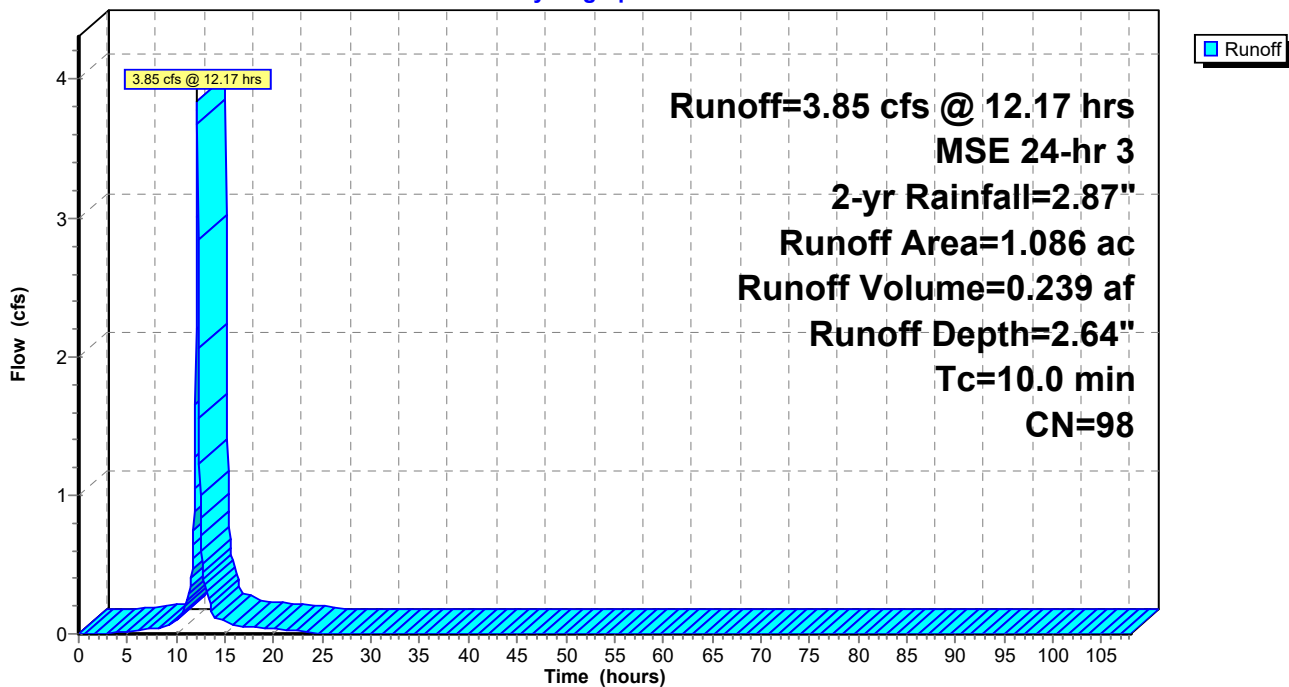
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-108.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-yr Rainfall=2.87"

Area (ac)	CN	Description
1.086	98	Paved parking, HSG D
1.086		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, 10 min Minimum

Subcatchment 5S: Liberty Street

Hydrograph



33587 Front Street Existing

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MSE 24-hr 3 2-yr Rainfall=2.87"

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Summary for Reach 3R: 15-in Outlet Pipe

[52] Hint: Inlet/Outlet conditions not evaluated

Inflow Area = 1.086 ac, 100.00% Impervious, Inflow Depth = 2.64" for 2-yr event
Inflow = 3.85 cfs @ 12.17 hrs, Volume= 0.239 af
Outflow = 3.82 cfs @ 12.17 hrs, Volume= 0.239 af, Atten= 1%, Lag= 0.3 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-108.00 hrs, dt= 0.05 hrs

Max. Velocity= 3.78 fps, Min. Travel Time= 0.1 min

Avg. Velocity= 1.18 fps, Avg. Travel Time= 0.4 min

Peak Storage= 28 cf @ 12.17 hrs

Average Depth at Peak Storage= 0.96' , Surface Width= 1.05'

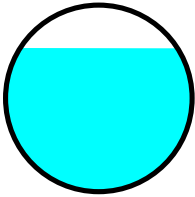
Bank-Full Depth= 1.25' Flow Area= 1.2 sf, Capacity= 4.09 cfs

15.0" Round Pipe

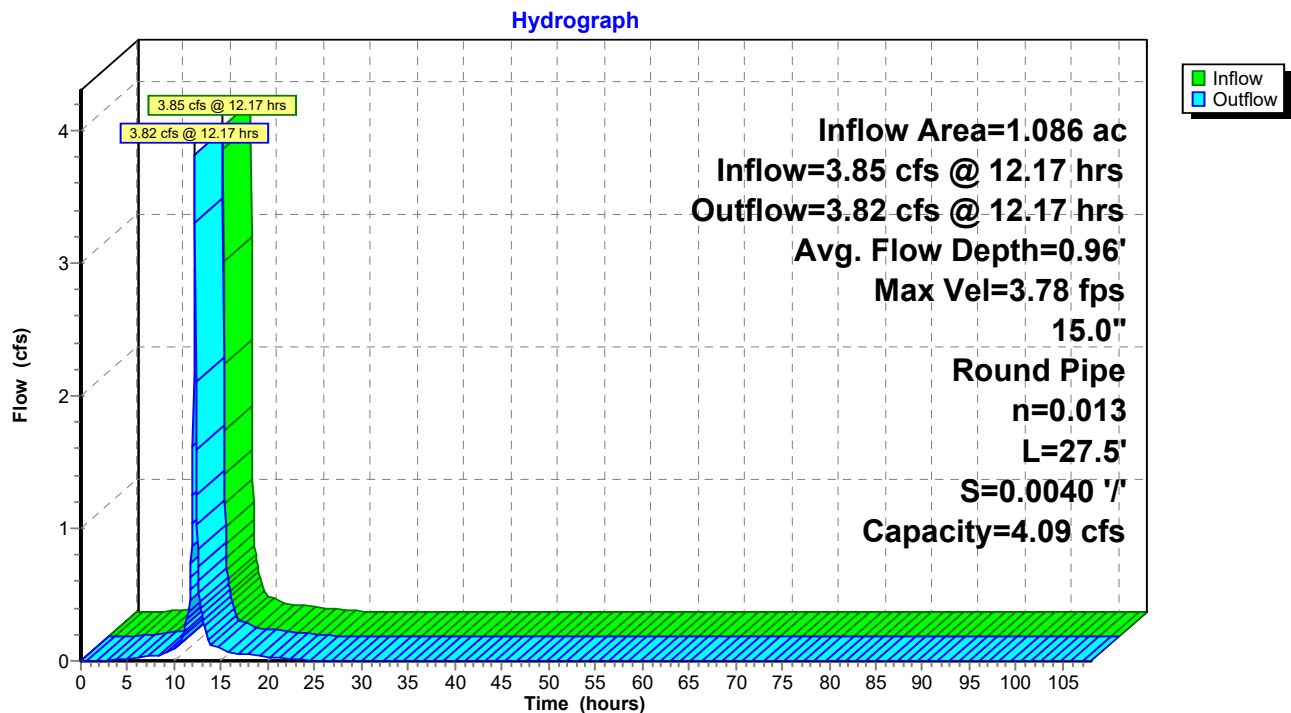
n= 0.013 Concrete pipe, bends & connections

Length= 27.5' Slope= 0.0040 '/'

Inlet Invert= 772.21', Outlet Invert= 772.10'



Reach 3R: 15-in Outlet Pipe



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MSE 24-hr 3 2-yr Rainfall=2.87"

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Summary for Reach 4R: 12-in Outlet Pipe

[52] Hint: Inlet/Outlet conditions not evaluated

Inflow Area = 1.527 ac, 100.00% Impervious, Inflow Depth = 2.64" for 2-yr event
Inflow = 5.41 cfs @ 12.17 hrs, Volume= 0.336 af
Outflow = 5.40 cfs @ 12.17 hrs, Volume= 0.336 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-108.00 hrs, dt= 0.05 hrs

Max. Velocity= 12.87 fps, Min. Travel Time= 0.0 min

Avg. Velocity= 3.82 fps, Avg. Travel Time= 0.1 min

Peak Storage= 6 cf @ 12.17 hrs

Average Depth at Peak Storage= 0.53' , Surface Width= 1.00'

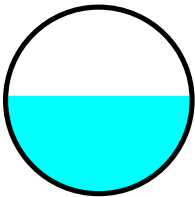
Bank-Full Depth= 1.00' Flow Area= 0.8 sf, Capacity= 9.95 cfs

12.0" Round Pipe

n= 0.013 Concrete pipe, bends & connections

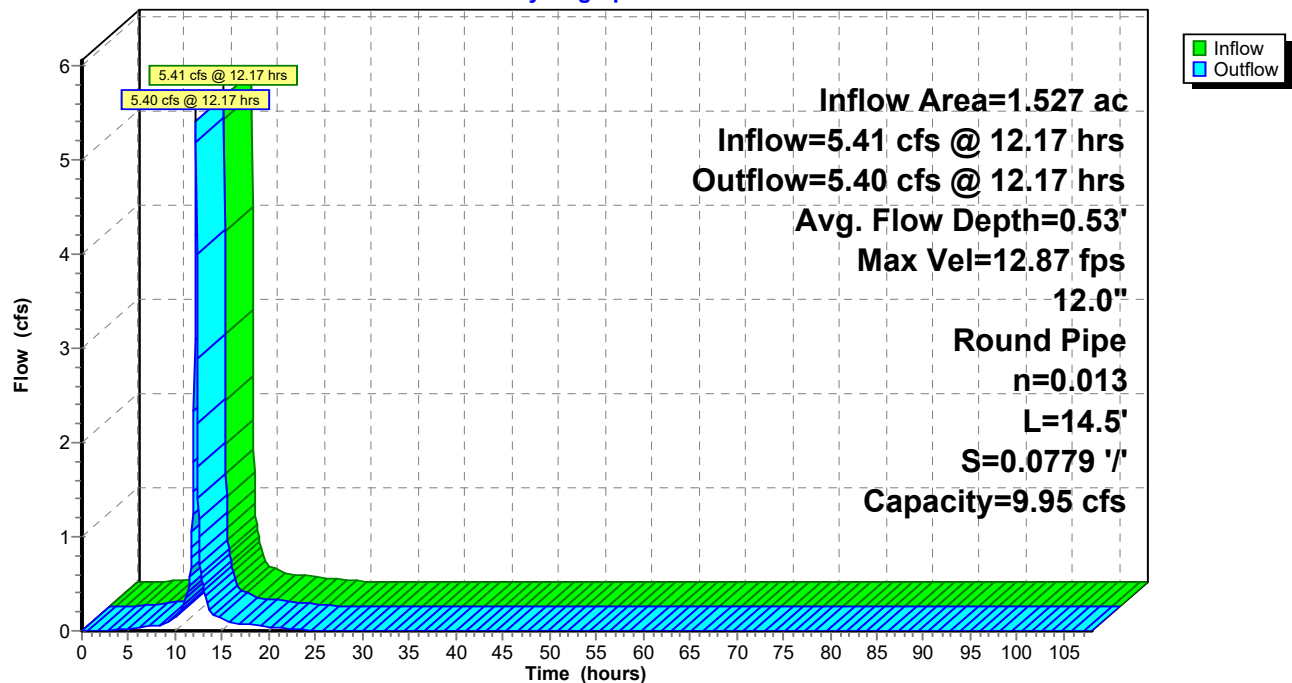
Length= 14.5' Slope= 0.0779 '/'

Inlet Invert= 773.11', Outlet Invert= 771.98'



Reach 4R: 12-in Outlet Pipe

Hydrograph



33587 Front Street Existing

MSE 24-hr 3 10-yr Rainfall=4.28"

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Time span=0.00-108.00 hrs, dt=0.05 hrs, 2161 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Riverfront

Runoff Area=1.527 ac 100.00% Impervious Runoff Depth=4.04"

Tc=10.0 min CN=98 Runoff=8.13 cfs 0.515 af

Subcatchment5S: Liberty Street

Runoff Area=1.086 ac 100.00% Impervious Runoff Depth=4.04"

Tc=10.0 min CN=98 Runoff=5.78 cfs 0.366 af

Reach 3R: 15-in Outlet Pipe

Avg. Flow Depth=1.25' Max Vel=3.71 fps Inflow=5.78 cfs 0.366 af

15.0" Round Pipe n=0.013 L=27.5' S=0.0040 '/' Capacity=4.09 cfs Outflow=4.09 cfs 0.366 af

Reach 4R: 12-in Outlet Pipe

Avg. Flow Depth=0.69' Max Vel=14.08 fps Inflow=8.13 cfs 0.515 af

12.0" Round Pipe n=0.013 L=14.5' S=0.0779 '/' Capacity=9.95 cfs Outflow=8.13 cfs 0.515 af

Total Runoff Area = 2.613 ac Runoff Volume = 0.881 af Average Runoff Depth = 4.04"
0.00% Pervious = 0.000 ac 100.00% Impervious = 2.613 ac

33587 Front Street Existing

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MSE 24-hr 3 10-yr Rainfall=4.28"

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Summary for Subcatchment 1S: Riverfront

Runoff = 8.13 cfs @ 12.17 hrs, Volume= 0.515 af, Depth= 4.04"
Routed to Reach 4R : 12-in Outlet Pipe

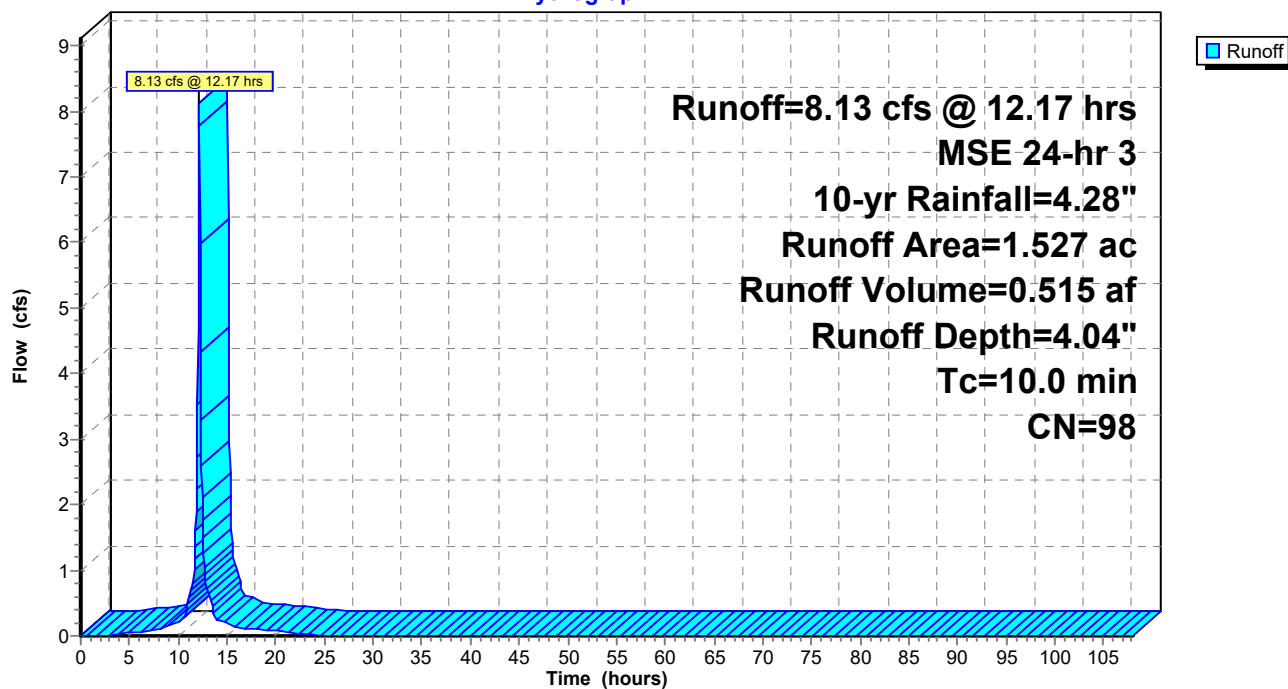
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-108.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-yr Rainfall=4.28"

Area (ac)	CN	Description
1.527	98	Paved parking, HSG D
1.527		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, 10 Minute Minimum

Subcatchment 1S: Riverfront

Hydrograph



33587 Front Street Existing

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MSE 24-hr 3 10-yr Rainfall=4.28"

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Summary for Subcatchment 5S: Liberty Street

Runoff = 5.78 cfs @ 12.17 hrs, Volume= 0.366 af, Depth= 4.04"
Routed to Reach 3R : 15-in Outlet Pipe

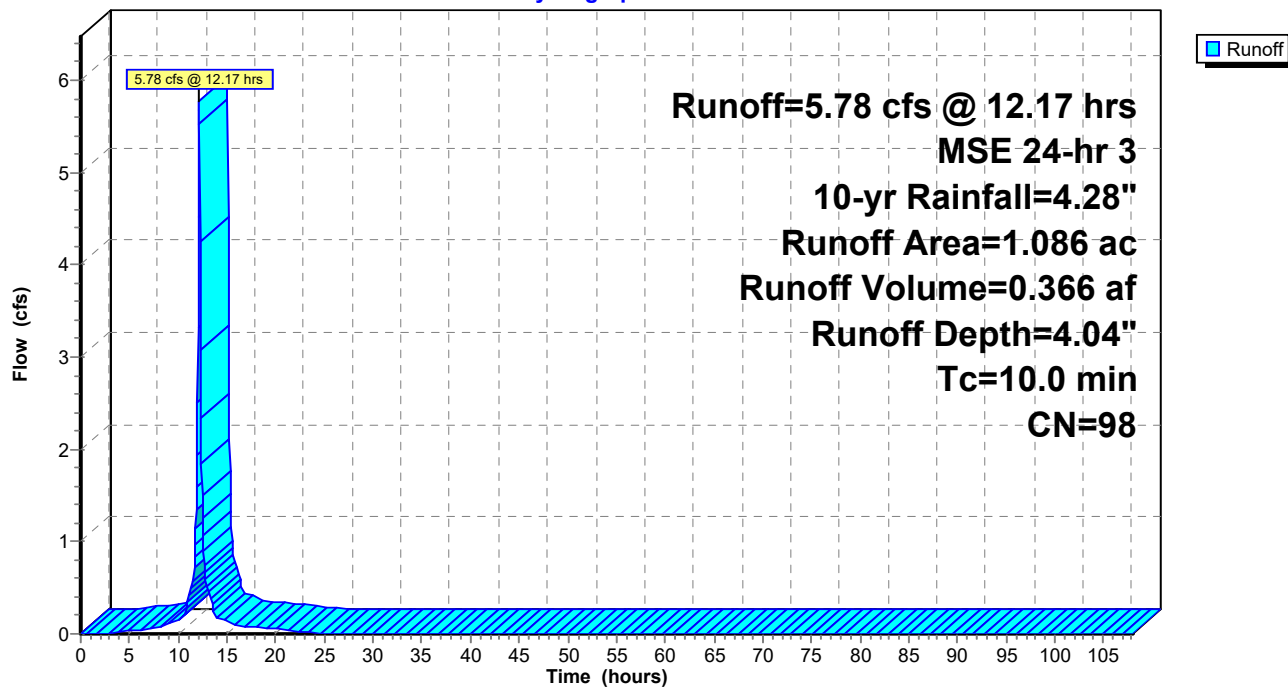
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-108.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-yr Rainfall=4.28"

Area (ac)	CN	Description
1.086	98	Paved parking, HSG D
1.086		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, 10 min Minimum

Subcatchment 5S: Liberty Street

Hydrograph



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MSE 24-hr 3 10-yr Rainfall=4.28"

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Summary for Reach 3R: 15-in Outlet Pipe

[52] Hint: Inlet/Outlet conditions not evaluated

[55] Hint: Peak inflow is 142% of Manning's capacity

[76] Warning: Detained 0.015 af (Pond w/culvert advised)

Inflow Area = 1.086 ac, 100.00% Impervious, Inflow Depth = 4.04" for 10-yr event
Inflow = 5.78 cfs @ 12.17 hrs, Volume= 0.366 af
Outflow = 4.09 cfs @ 12.15 hrs, Volume= 0.366 af, Atten= 29%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-108.00 hrs, dt= 0.05 hrs

Max. Velocity= 3.71 fps, Min. Travel Time= 0.1 min

Avg. Velocity= 1.32 fps, Avg. Travel Time= 0.3 min

Peak Storage= 34 cf @ 12.10 hrs

Average Depth at Peak Storage= 1.25'

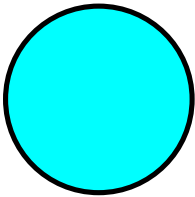
Bank-Full Depth= 1.25' Flow Area= 1.2 sf, Capacity= 4.09 cfs

15.0" Round Pipe

n= 0.013 Concrete pipe, bends & connections

Length= 27.5' Slope= 0.0040 '/'

Inlet Invert= 772.21', Outlet Invert= 772.10'



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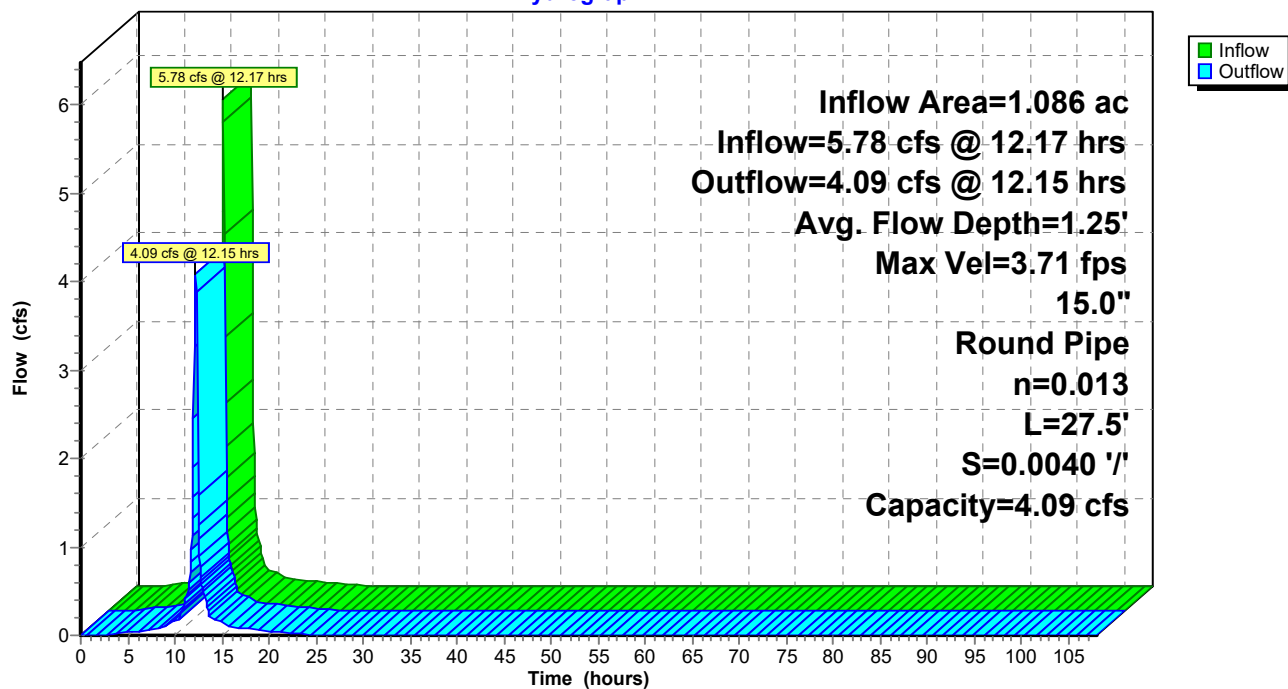
MSE 24-hr 3 10-yr Rainfall=4.28"

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Reach 3R: 15-in Outlet Pipe

Hydrograph



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MSE 24-hr 3 10-yr Rainfall=4.28"

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Summary for Reach 4R: 12-in Outlet Pipe

[52] Hint: Inlet/Outlet conditions not evaluated

Inflow Area = 1.527 ac, 100.00% Impervious, Inflow Depth = 4.04" for 10-yr event
Inflow = 8.13 cfs @ 12.17 hrs, Volume= 0.515 af
Outflow = 8.13 cfs @ 12.17 hrs, Volume= 0.515 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-108.00 hrs, dt= 0.05 hrs

Max. Velocity= 14.08 fps, Min. Travel Time= 0.0 min

Avg. Velocity= 4.33 fps, Avg. Travel Time= 0.1 min

Peak Storage= 8 cf @ 12.17 hrs

Average Depth at Peak Storage= 0.69' , Surface Width= 0.93'

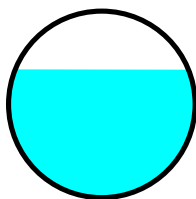
Bank-Full Depth= 1.00' Flow Area= 0.8 sf, Capacity= 9.95 cfs

12.0" Round Pipe

n= 0.013 Concrete pipe, bends & connections

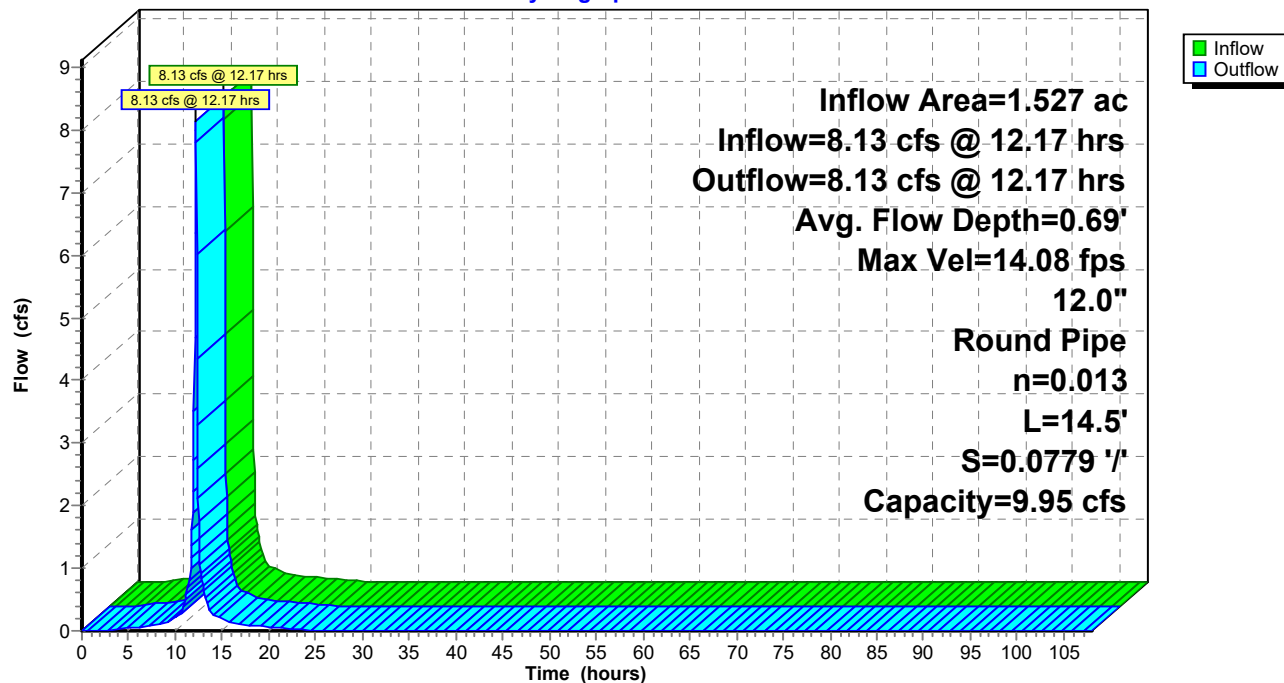
Length= 14.5' Slope= 0.0779 '/'

Inlet Invert= 773.11', Outlet Invert= 771.98'



Reach 4R: 12-in Outlet Pipe

Hydrograph



33587 Front Street Existing*MSE 24-hr 3 10-yrb2b Rainfall=4.28" x 2*

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Time span=0.00-108.00 hrs, dt=0.05 hrs, 2161 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Riverfront

Runoff Area=1.527 ac 100.00% Impervious Runoff Depth=8.32"

Tc=10.0 min CN=98 Runoff=8.19 cfs 1.059 af

Subcatchment5S: Liberty Street

Runoff Area=1.086 ac 100.00% Impervious Runoff Depth=8.32"

Tc=10.0 min CN=98 Runoff=5.82 cfs 0.753 af

Reach 3R: 15-in Outlet Pipe

Avg. Flow Depth=1.25' Max Vel=3.71 fps Inflow=5.82 cfs 0.753 af

15.0" Round Pipe n=0.013 L=27.5' S=0.0040 '/' Capacity=4.09 cfs Outflow=4.09 cfs 0.753 af

Reach 4R: 12-in Outlet Pipe

Avg. Flow Depth=0.69' Max Vel=14.10 fps Inflow=8.19 cfs 1.059 af

12.0" Round Pipe n=0.013 L=14.5' S=0.0779 '/' Capacity=9.95 cfs Outflow=8.18 cfs 1.059 af

Total Runoff Area = 2.613 ac Runoff Volume = 1.812 af Average Runoff Depth = 8.32"
0.00% Pervious = 0.000 ac 100.00% Impervious = 2.613 ac

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MSE 24-hr 3 10-yrb2b Rainfall=4.28" x 2

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Summary for Subcatchment 1S: Riverfront

Runoff = 8.19 cfs @ 36.17 hrs, Volume= 1.059 af, Depth= 8.32"
Routed to Reach 4R : 12-in Outlet Pipe

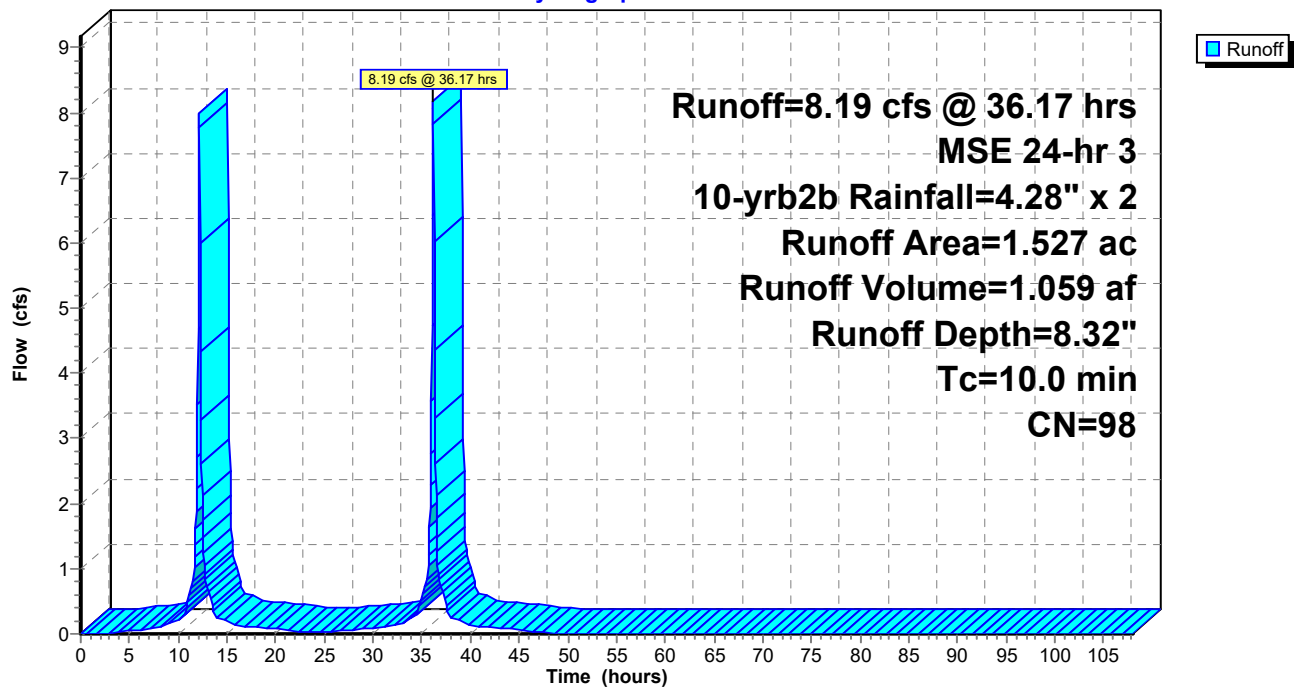
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-108.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-yrb2b Rainfall=4.28" x 2

Area (ac)	CN	Description
1.527	98	Paved parking, HSG D
1.527		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, 10 Minute Minimum

Subcatchment 1S: Riverfront

Hydrograph



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MSE 24-hr 3 10-yrb2b Rainfall=4.28" x 2

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Summary for Subcatchment 5S: Liberty Street

Runoff = 5.82 cfs @ 36.17 hrs, Volume= 0.753 af, Depth= 8.32"
Routed to Reach 3R : 15-in Outlet Pipe

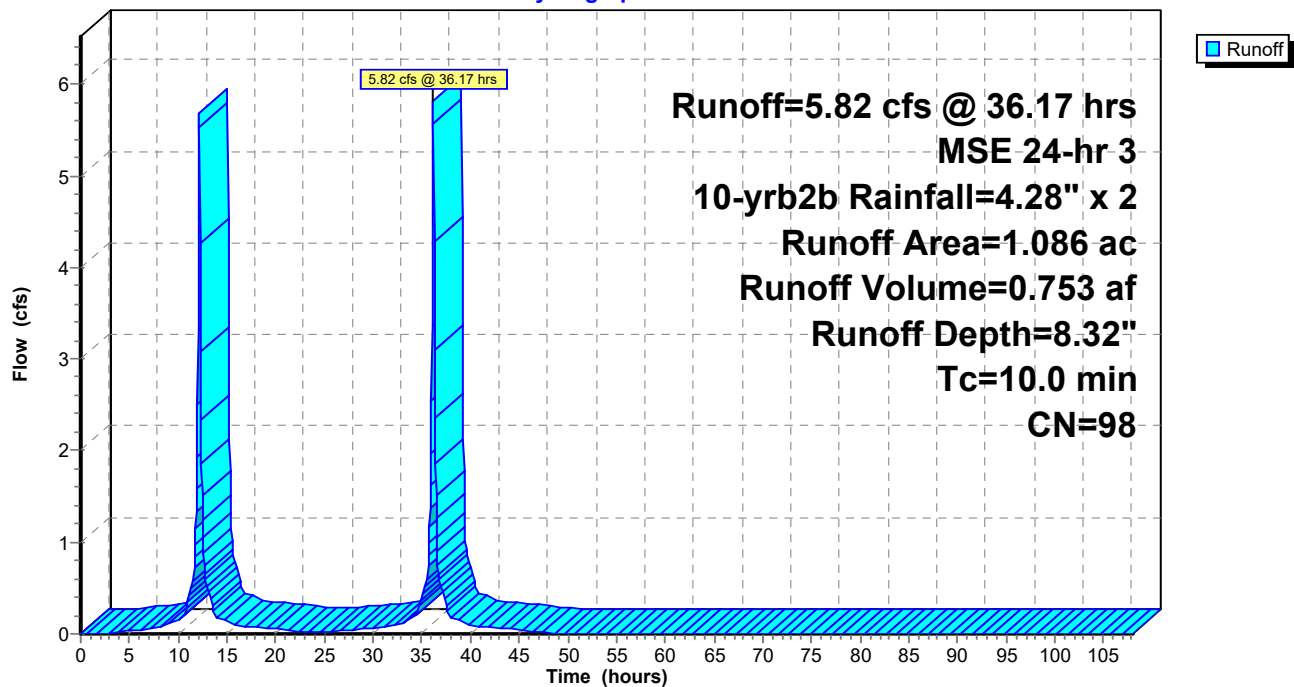
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-108.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-yrb2b Rainfall=4.28" x 2

Area (ac)	CN	Description
1.086	98	Paved parking, HSG D
1.086		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, 10 min Minimum

Subcatchment 5S: Liberty Street

Hydrograph



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MSE 24-hr 3 10-yrb2b Rainfall=4.28" x 2

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Summary for Reach 3R: 15-in Outlet Pipe

[52] Hint: Inlet/Outlet conditions not evaluated

[55] Hint: Peak inflow is 143% of Manning's capacity

[76] Warning: Detained 0.016 af (Pond w/culvert advised)

Inflow Area = 1.086 ac, 100.00% Impervious, Inflow Depth = 8.32" for 10-yrb2b event
Inflow = 5.82 cfs @ 36.17 hrs, Volume= 0.753 af
Outflow = 4.09 cfs @ 12.15 hrs, Volume= 0.753 af, Atten= 30%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-108.00 hrs, dt= 0.05 hrs

Max. Velocity= 3.71 fps, Min. Travel Time= 0.1 min

Avg. Velocity= 1.35 fps, Avg. Travel Time= 0.3 min

Peak Storage= 34 cf @ 12.10 hrs

Average Depth at Peak Storage= 1.25'

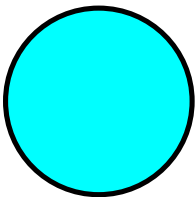
Bank-Full Depth= 1.25' Flow Area= 1.2 sf, Capacity= 4.09 cfs

15.0" Round Pipe

n= 0.013 Concrete pipe, bends & connections

Length= 27.5' Slope= 0.0040 '/'

Inlet Invert= 772.21', Outlet Invert= 772.10'



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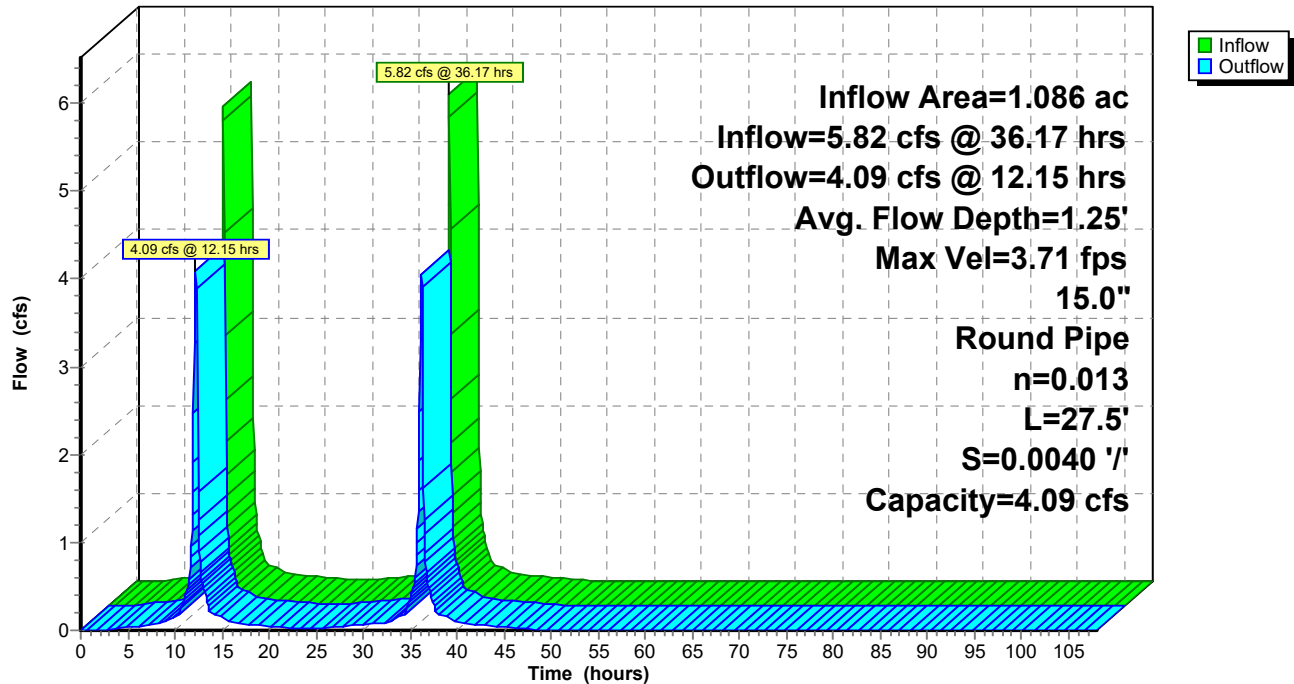
MSE 24-hr 3 10-yrb2b Rainfall=4.28" x 2

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Reach 3R: 15-in Outlet Pipe

Hydrograph



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MSE 24-hr 3 10-yrb2b Rainfall=4.28" x 2

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Summary for Reach 4R: 12-in Outlet Pipe

[52] Hint: Inlet/Outlet conditions not evaluated

Inflow Area = 1.527 ac, 100.00% Impervious, Inflow Depth = 8.32" for 10-yrb2b event
Inflow = 8.19 cfs @ 36.17 hrs, Volume= 1.059 af
Outflow = 8.18 cfs @ 36.17 hrs, Volume= 1.059 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-108.00 hrs, dt= 0.05 hrs

Max. Velocity= 14.10 fps, Min. Travel Time= 0.0 min

Avg. Velocity= 4.38 fps, Avg. Travel Time= 0.1 min

Peak Storage= 8 cf @ 36.17 hrs

Average Depth at Peak Storage= 0.69' , Surface Width= 0.92'

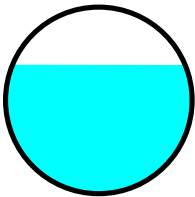
Bank-Full Depth= 1.00' Flow Area= 0.8 sf, Capacity= 9.95 cfs

12.0" Round Pipe

n= 0.013 Concrete pipe, bends & connections

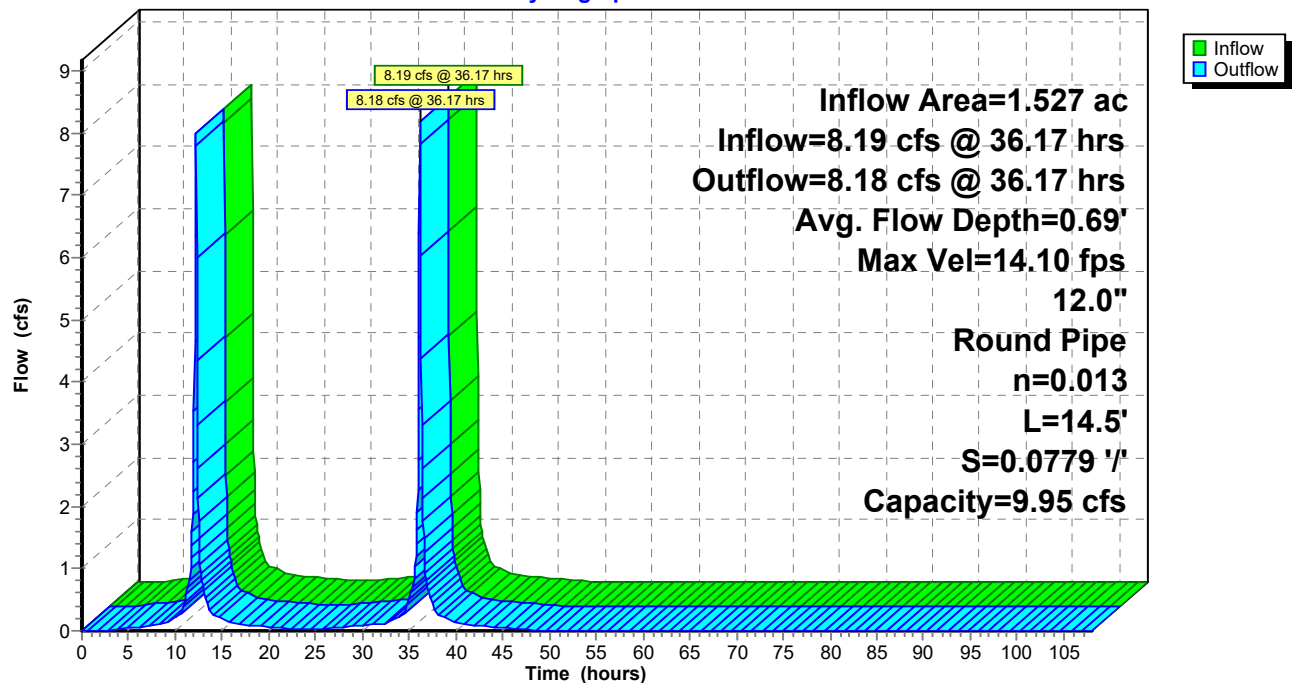
Length= 14.5' Slope= 0.0779 '/'

Inlet Invert= 773.11', Outlet Invert= 771.98'



Reach 4R: 12-in Outlet Pipe

Hydrograph



33587 Front Street Existing*MSE 24-hr 3 100-yr Rainfall=7.19"*

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Time span=0.00-108.00 hrs, dt=0.05 hrs, 2161 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Riverfront

Runoff Area=1.527 ac 100.00% Impervious Runoff Depth=6.95"

Tc=10.0 min CN=98 Runoff=13.73 cfs 0.884 af

Subcatchment5S: Liberty Street

Runoff Area=1.086 ac 100.00% Impervious Runoff Depth=6.95"

Tc=10.0 min CN=98 Runoff=9.77 cfs 0.629 af

Reach 3R: 15-in Outlet Pipe

Avg. Flow Depth=1.25' Max Vel=3.79 fps Inflow=9.77 cfs 0.629 af

15.0" Round Pipe n=0.013 L=27.5' S=0.0040 '/' Capacity=4.09 cfs Outflow=4.26 cfs 0.629 af

Reach 4R: 12-in Outlet Pipe

Avg. Flow Depth=1.00' Max Vel=14.22 fps Inflow=13.73 cfs 0.884 af

12.0" Round Pipe n=0.013 L=14.5' S=0.0779 '/' Capacity=9.95 cfs Outflow=11.17 cfs 0.884 af

Total Runoff Area = 2.613 ac Runoff Volume = 1.514 af Average Runoff Depth = 6.95"
0.00% Pervious = 0.000 ac 100.00% Impervious = 2.613 ac

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MSE 24-hr 3 100-yr Rainfall=7.19"

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Summary for Subcatchment 1S: Riverfront

Runoff = 13.73 cfs @ 12.17 hrs, Volume= 0.884 af, Depth= 6.95"
Routed to Reach 4R : 12-in Outlet Pipe

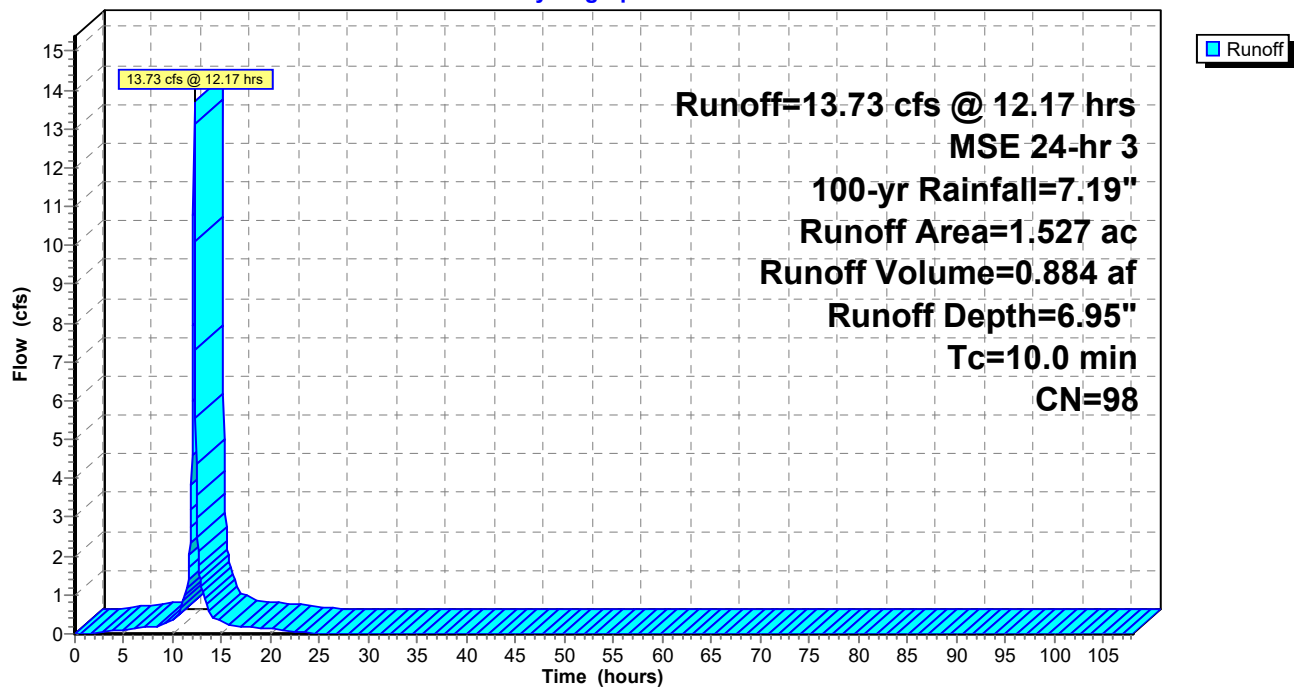
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-108.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-yr Rainfall=7.19"

Area (ac)	CN	Description
1.527	98	Paved parking, HSG D
1.527		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, 10 Minute Minimum

Subcatchment 1S: Riverfront

Hydrograph



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MSE 24-hr 3 100-yr Rainfall=7.19"

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Summary for Subcatchment 5S: Liberty Street

Runoff = 9.77 cfs @ 12.17 hrs, Volume= 0.629 af, Depth= 6.95"
Routed to Reach 3R : 15-in Outlet Pipe

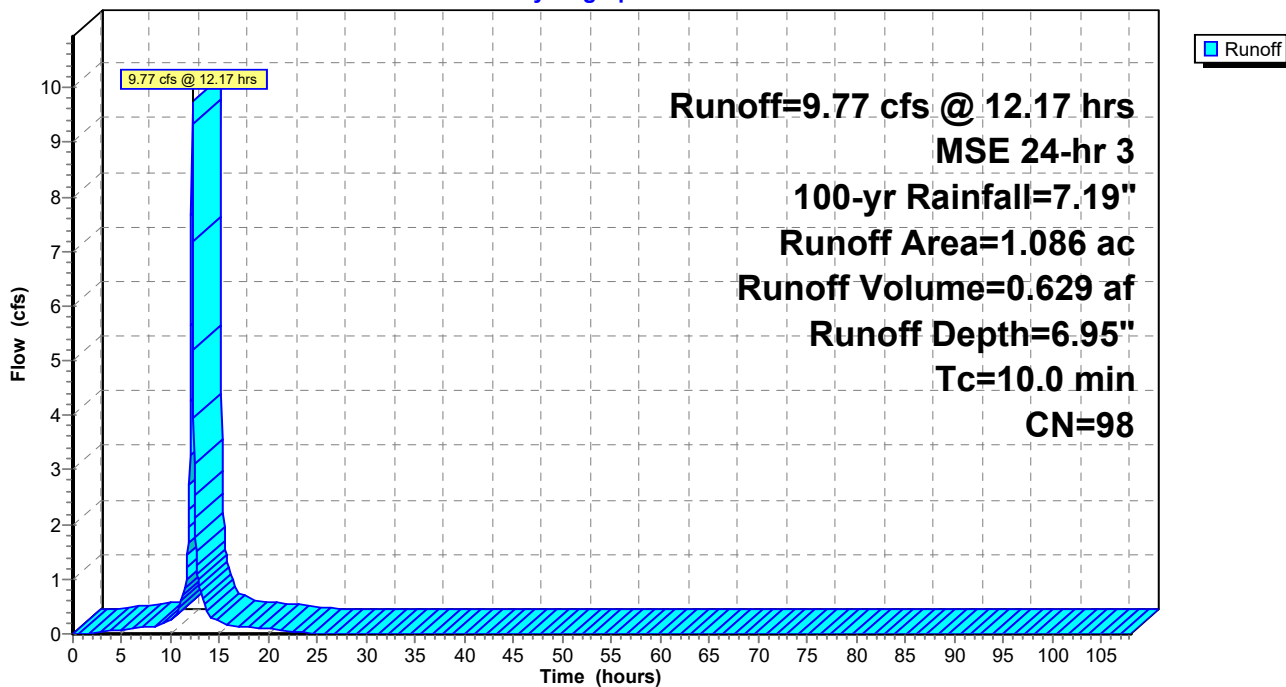
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-108.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-yr Rainfall=7.19"

Area (ac)	CN	Description
1.086	98	Paved parking, HSG D
1.086		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, 10 min Minimum

Subcatchment 5S: Liberty Street

Hydrograph



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MSE 24-hr 3 100-yr Rainfall=7.19"

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Summary for Reach 3R: 15-in Outlet Pipe

[52] Hint: Inlet/Outlet conditions not evaluated

[55] Hint: Peak inflow is 239% of Manning's capacity

[76] Warning: Detained 0.083 af (Pond w/culvert advised)

Inflow Area = 1.086 ac, 100.00% Impervious, Inflow Depth = 6.95" for 100-yr event
Inflow = 9.77 cfs @ 12.17 hrs, Volume= 0.629 af
Outflow = 4.26 cfs @ 12.02 hrs, Volume= 0.629 af, Atten= 56%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-108.00 hrs, dt= 0.05 hrs

Max. Velocity= 3.79 fps, Min. Travel Time= 0.1 min

Avg. Velocity= 1.55 fps, Avg. Travel Time= 0.3 min

Peak Storage= 34 cf @ 12.05 hrs

Average Depth at Peak Storage= 1.25'

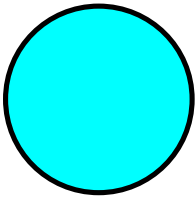
Bank-Full Depth= 1.25' Flow Area= 1.2 sf, Capacity= 4.09 cfs

15.0" Round Pipe

n= 0.013 Concrete pipe, bends & connections

Length= 27.5' Slope= 0.0040 '/'

Inlet Invert= 772.21', Outlet Invert= 772.10'



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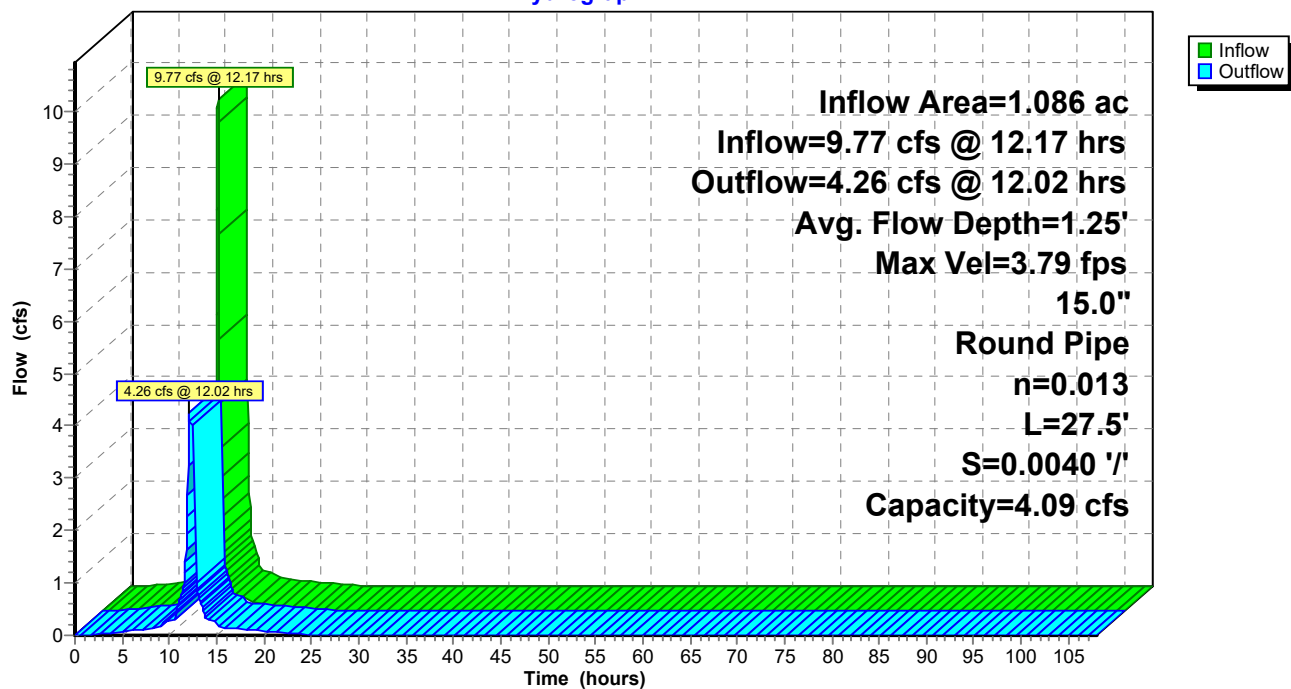
MSE 24-hr 3 100-yr Rainfall=7.19"

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Reach 3R: 15-in Outlet Pipe

Hydrograph



33587 Front Street Existing

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MSE 24-hr 3 100-yr Rainfall=7.19"

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Summary for Reach 4R: 12-in Outlet Pipe

[52] Hint: Inlet/Outlet conditions not evaluated

[55] Hint: Peak inflow is 138% of Manning's capacity

[76] Warning: Detained 0.032 af (Pond w/culvert advised)

Inflow Area = 1.527 ac, 100.00% Impervious, Inflow Depth = 6.95" for 100-yr event

Inflow = 13.73 cfs @ 12.17 hrs, Volume= 0.884 af

Outflow = 11.17 cfs @ 12.33 hrs, Volume= 0.884 af, Atten= 19%, Lag= 9.7 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-108.00 hrs, dt= 0.05 hrs

Max. Velocity= 14.22 fps, Min. Travel Time= 0.0 min

Avg. Velocity= 5.03 fps, Avg. Travel Time= 0.0 min

Peak Storage= 11 cf @ 12.10 hrs

Average Depth at Peak Storage= 1.00'

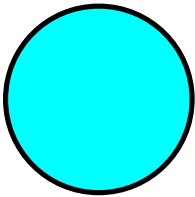
Bank-Full Depth= 1.00' Flow Area= 0.8 sf, Capacity= 9.95 cfs

12.0" Round Pipe

n= 0.013 Concrete pipe, bends & connections

Length= 14.5' Slope= 0.0779 '/'

Inlet Invert= 773.11', Outlet Invert= 771.98'



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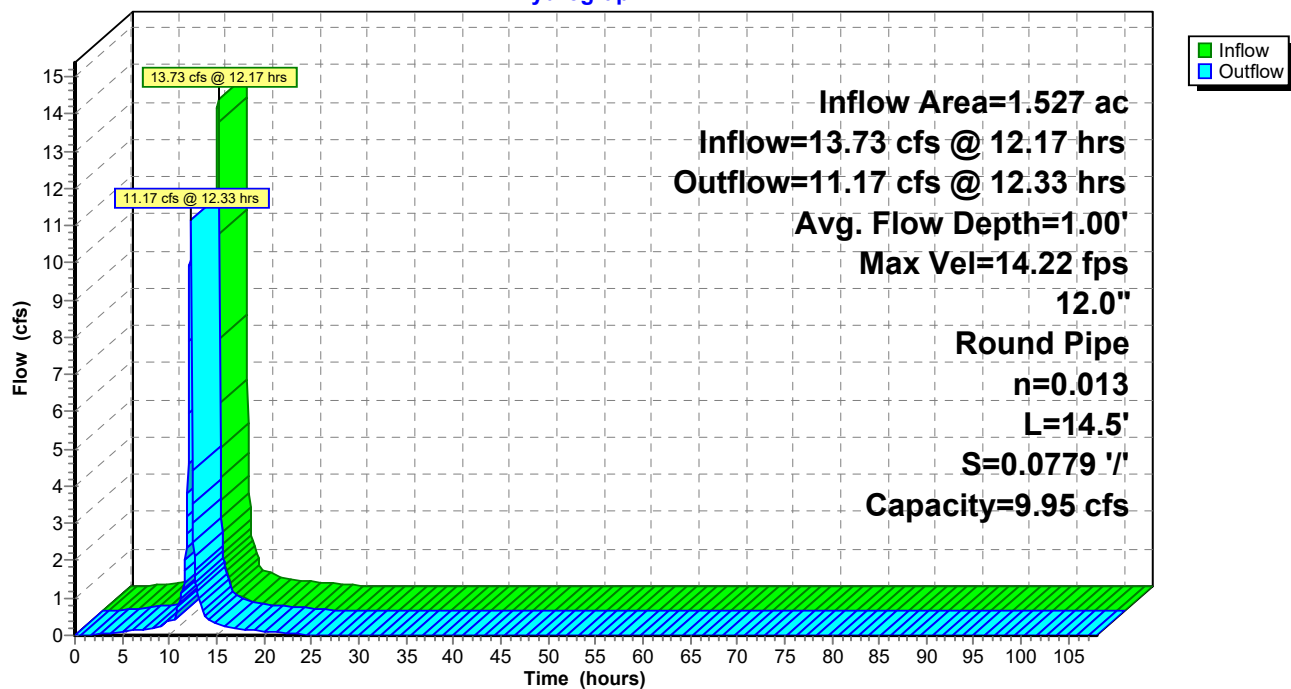
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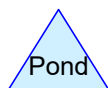
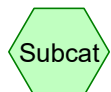
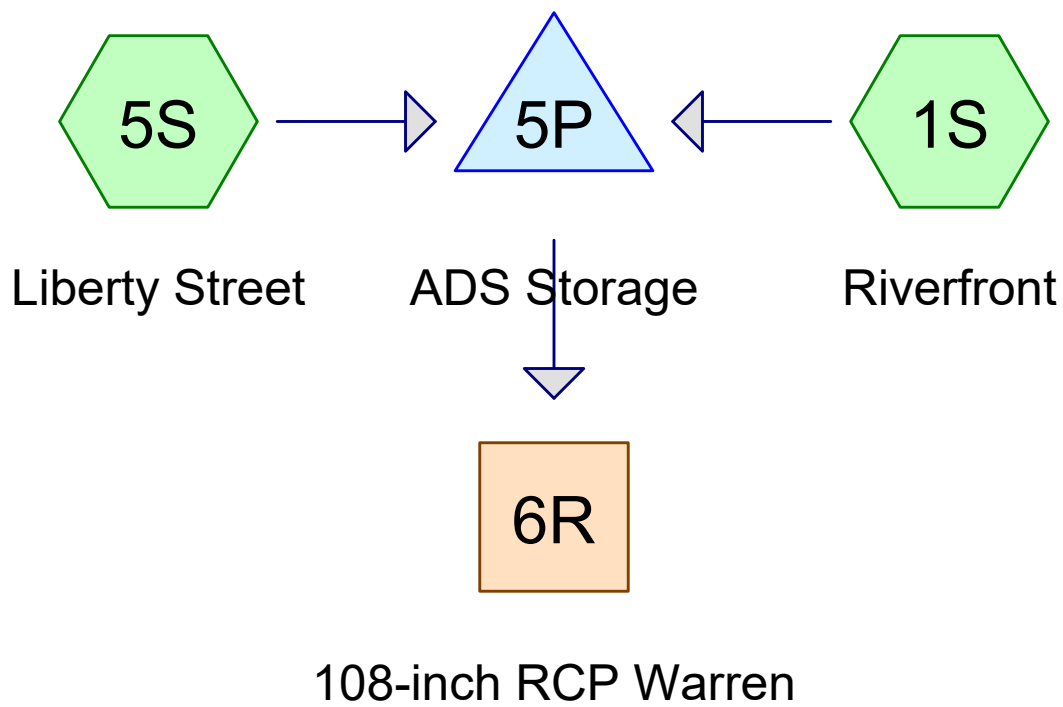
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Reach 4R: 12-in Outlet Pipe

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Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-yr	MSE 24-hr	3	Default	24.00	1	2.87	2
2	10-yr	MSE 24-hr	3	Default	24.00	1	4.28	2
3	10-yrb2b	MSE 24-hr	3	Default	24.00	2	4.28	2
4	100-yr	MSE 24-hr	3	Default	24.00	1	7.19	2

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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
2.613	98	Paved parking, HSG D (1S, 5S)
2.613	98	TOTAL AREA

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Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
2.613	HSG D	1S, 5S
0.000	Other	
2.613		TOTAL AREA

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Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	2.613	0.000	2.613	Paved parking	1S, 5S
0.000	0.000	0.000	2.613	0.000	2.613	TOTAL AREA	

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Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	6R	762.62	761.37	66.0	0.0189	0.013	0.0	108.0	0.0	
2	5P	771.19	770.12	215.0	0.0050	0.013	0.0	24.0	0.0	

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MSE 24-hr 3 2-yr Rainfall=2.87"

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Time span=0.00-108.00 hrs, dt=0.05 hrs, 2161 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Riverfront

Runoff Area=1.527 ac 100.00% Impervious Runoff Depth=2.64"

Tc=10.0 min CN=98 Runoff=5.41 cfs 0.336 af

Subcatchment5S: Liberty Street

Runoff Area=1.086 ac 100.00% Impervious Runoff Depth=2.64"

Tc=10.0 min CN=98 Runoff=3.85 cfs 0.239 af

Reach 6R: 108-inch RCP Warren

Avg. Flow Depth=0.44' Max Vel=6.84 fps Inflow=7.88 cfs 0.575 af

108.0" Round Pipe n=0.013 L=66.0' S=0.0189 ' / ' Capacity=1,718.39 cfs Outflow=7.86 cfs 0.575 af

Pond 5P: ADS Storage

Peak Elev=772.59' Storage=0.080 af Inflow=9.25 cfs 0.575 af

24.0" Round Culvert n=0.013 L=215.0' S=0.0050 ' / ' Outflow=7.88 cfs 0.575 af

Total Runoff Area = 2.613 ac Runoff Volume = 0.575 af Average Runoff Depth = 2.64"
0.00% Pervious = 0.000 ac 100.00% Impervious = 2.613 ac

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MSE 24-hr 3 2-yr Rainfall=2.87"

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Summary for Subcatchment 1S: Riverfront

Runoff = 5.41 cfs @ 12.17 hrs, Volume= 0.336 af, Depth= 2.64"
Routed to Pond 5P : ADS Storage

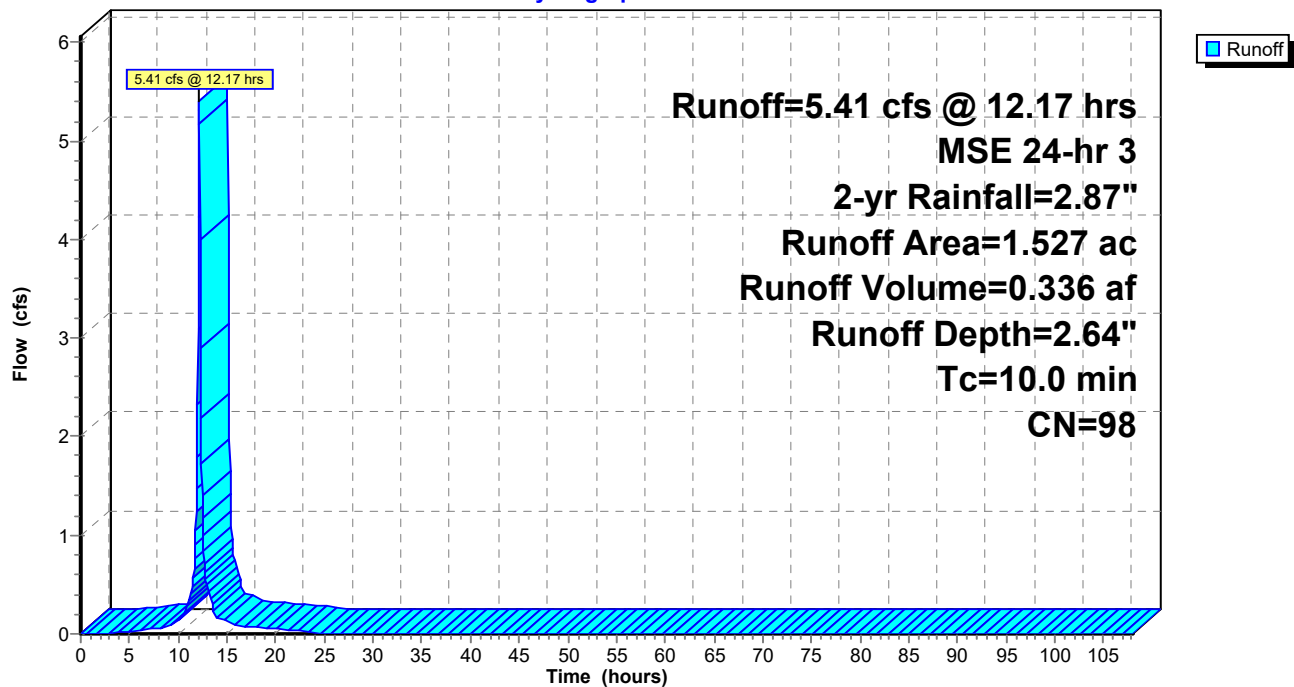
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-108.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-yr Rainfall=2.87"

Area (ac)	CN	Description
1.527	98	Paved parking, HSG D
1.527		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, 10 Minute Minimum

Subcatchment 1S: Riverfront

Hydrograph



33587 Front Street Proposed

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MSE 24-hr 3 2-yr Rainfall=2.87"

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Summary for Subcatchment 5S: Liberty Street

Runoff = 3.85 cfs @ 12.17 hrs, Volume= 0.239 af, Depth= 2.64"
Routed to Pond 5P : ADS Storage

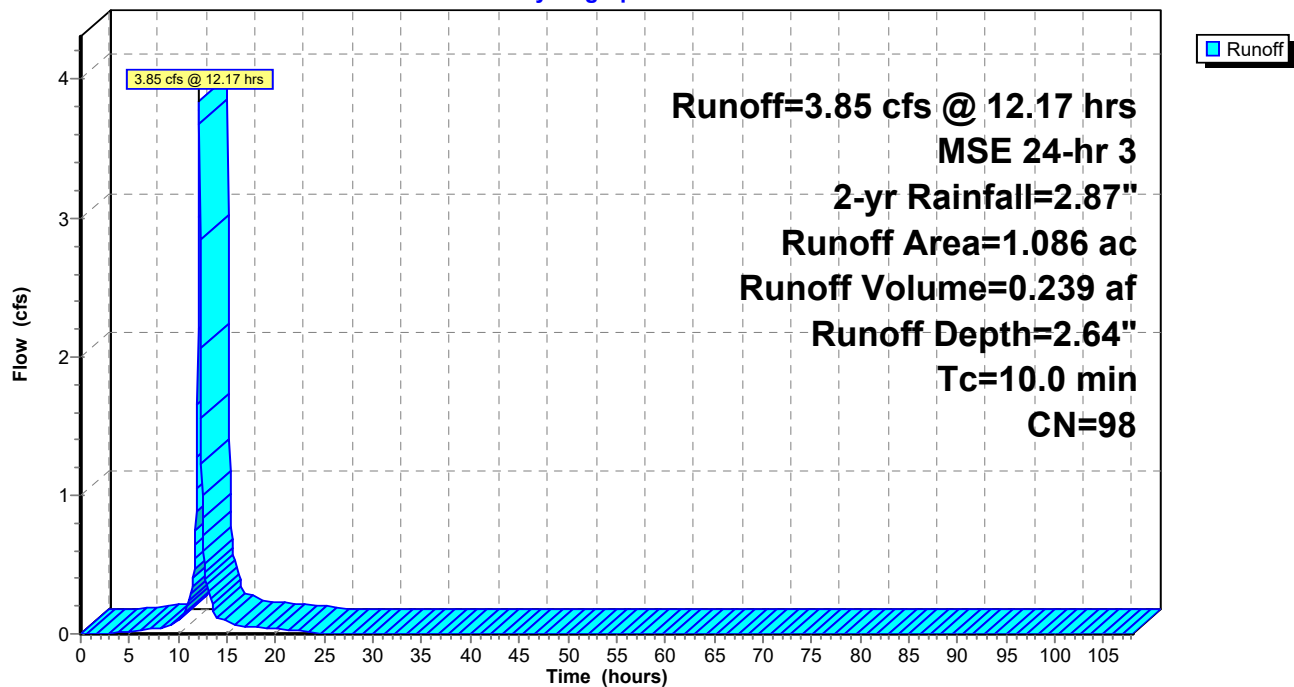
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-108.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-yr Rainfall=2.87"

Area (ac)	CN	Description
1.086	98	Paved parking, HSG D
1.086		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, 10 min Minimum

Subcatchment 5S: Liberty Street

Hydrograph



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MSE 24-hr 3 2-yr Rainfall=2.87"

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Summary for Reach 6R: 108-inch RCP Warren

[52] Hint: Inlet/Outlet conditions not evaluated

Inflow Area = 2.613 ac, 100.00% Impervious, Inflow Depth = 2.64" for 2-yr event
Inflow = 7.88 cfs @ 12.23 hrs, Volume= 0.575 af
Outflow = 7.86 cfs @ 12.23 hrs, Volume= 0.575 af, Atten= 0%, Lag= 0.4 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-108.00 hrs, dt= 0.05 hrs

Max. Velocity= 6.84 fps, Min. Travel Time= 0.2 min

Avg. Velocity = 2.55 fps, Avg. Travel Time= 0.4 min

Peak Storage= 76 cf @ 12.23 hrs

Average Depth at Peak Storage= 0.44' , Surface Width= 3.88'

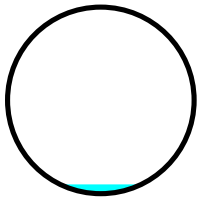
Bank-Full Depth= 9.00' Flow Area= 63.6 sf, Capacity= 1,718.39 cfs

108.0" Round Pipe

n= 0.013 Concrete pipe, bends & connections

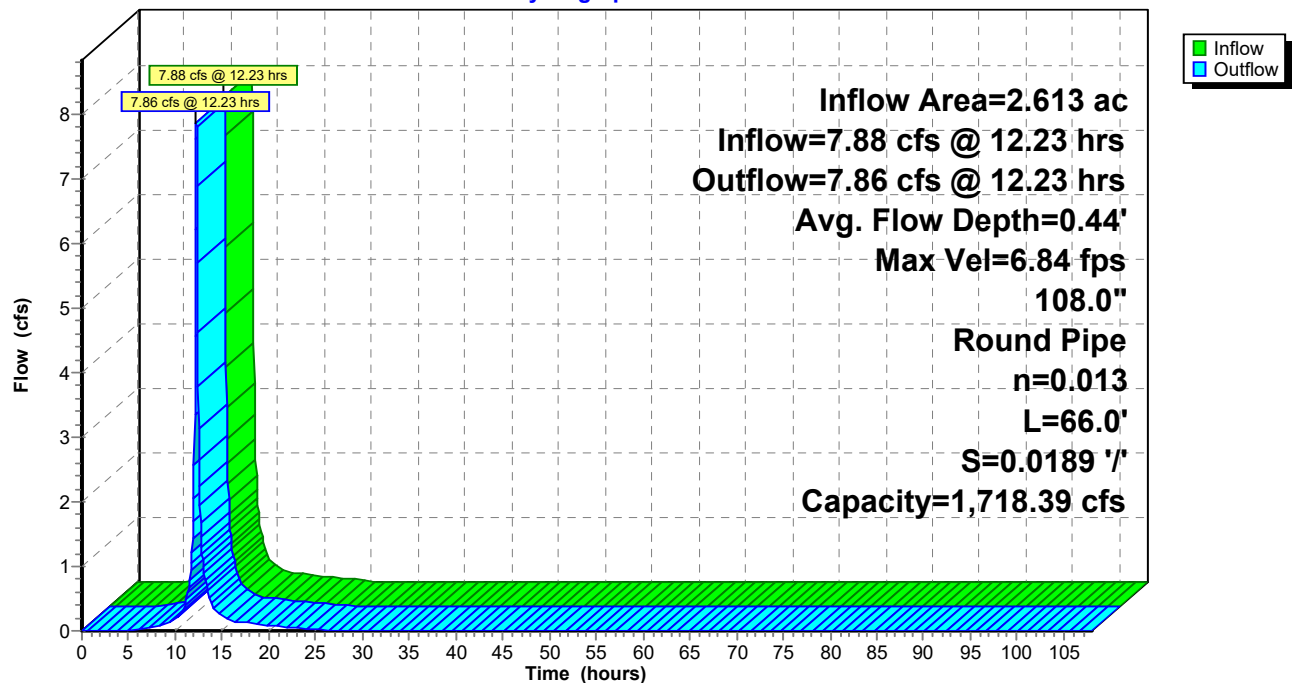
Length= 66.0' Slope= 0.0189 '/'

Inlet Invert= 762.62', Outlet Invert= 761.37'



Reach 6R: 108-inch RCP Warren

Hydrograph



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MSE 24-hr 3 2-yr Rainfall=2.87"

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Summary for Pond 5P: ADS Storage

[44] Hint: Outlet device #1 is below defined storage

Inflow Area = 2.613 ac, 100.00% Impervious, Inflow Depth = 2.64" for 2-yr event
Inflow = 9.25 cfs @ 12.17 hrs, Volume= 0.575 af
Outflow = 7.88 cfs @ 12.23 hrs, Volume= 0.575 af, Atten= 15%, Lag= 3.5 min
Primary = 7.88 cfs @ 12.23 hrs, Volume= 0.575 af
Routed to Reach 6R : 108-inch RCP Warren

Routing by Stor-Ind method, Time Span= 0.00-108.00 hrs, dt= 0.05 hrs
Peak Elev= 772.59' @ 12.23 hrs Surf.Area= 0.053 ac Storage= 0.080 af

Plug-Flow detention time= 25.8 min calculated for 0.574 af (100% of inflow)
Center-of-Mass det. time= 26.1 min (783.5 - 757.4)

Volume	Invert	Avail.Storage	Storage Description
#1	771.20'	0.159 af	ADS_StormTech MC-3500 d +Cap @ 111.00' Lx 4 Effective Size= 70.4"W x 45.0"H => 15.33 sf x 111.00'L = 1,702.2 cf Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap 4 Chambers in 4 Rows Cap Storage= 14.9 cf x 2 x 4 rows = 119.2 cf

Device	Routing	Invert	Outlet Devices
#1	Primary	771.19'	24.0" Round Culvert L= 215.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 771.19' / 770.12' S= 0.0050 '/ Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 3.14 sf

Primary OutFlow Max=7.75 cfs @ 12.23 hrs HW=772.57' (Free Discharge)
↑**1=Culvert** (Barrel Controls 7.75 cfs @ 4.72 fps)

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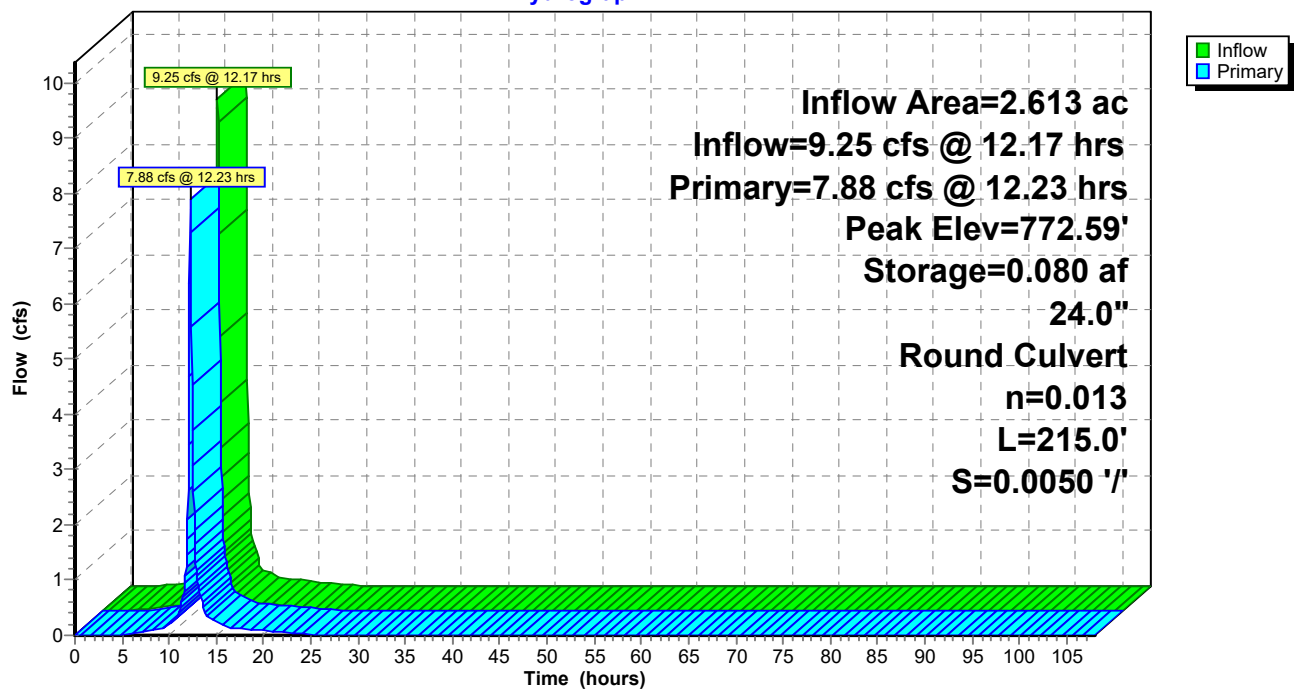
MSE 24-hr 3 2-yr Rainfall=2.87"

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Pond 5P: ADS Storage

Hydrograph



33587 Front Street Proposed

MSE 24-hr 3 10-yr Rainfall=4.28"

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Time span=0.00-108.00 hrs, dt=0.05 hrs, 2161 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Riverfront

Runoff Area=1.527 ac 100.00% Impervious Runoff Depth=4.04"

Tc=10.0 min CN=98 Runoff=8.13 cfs 0.515 af

Subcatchment5S: Liberty Street

Runoff Area=1.086 ac 100.00% Impervious Runoff Depth=4.04"

Tc=10.0 min CN=98 Runoff=5.78 cfs 0.366 af

Reach 6R: 108-inch RCP Warren

Avg. Flow Depth=0.54' Max Vel=7.77 fps Inflow=12.19 cfs 0.881 af

108.0" Round Pipe n=0.013 L=66.0' S=0.0189 '/' Capacity=1,718.39 cfs Outflow=12.09 cfs 0.881 af

Pond 5P: ADS Storage

Peak Elev=773.05' Storage=0.103 af Inflow=13.92 cfs 0.881 af

24.0" Round Culvert n=0.013 L=215.0' S=0.0050 '/' Outflow=12.19 cfs 0.881 af

Total Runoff Area = 2.613 ac Runoff Volume = 0.881 af Average Runoff Depth = 4.04"
0.00% Pervious = 0.000 ac 100.00% Impervious = 2.613 ac

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MSE 24-hr 3 10-yr Rainfall=4.28"

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Summary for Subcatchment 1S: Riverfront

Runoff = 8.13 cfs @ 12.17 hrs, Volume= 0.515 af, Depth= 4.04"
Routed to Pond 5P : ADS Storage

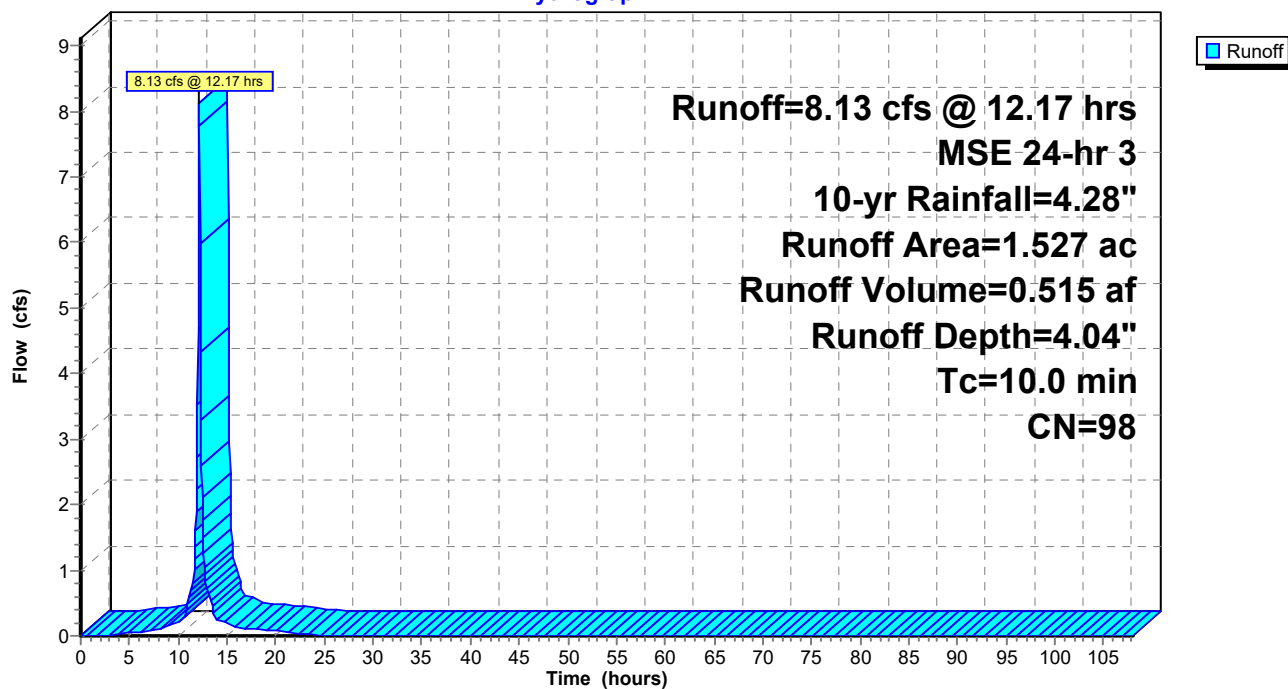
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-108.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-yr Rainfall=4.28"

Area (ac)	CN	Description
1.527	98	Paved parking, HSG D
1.527		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, 10 Minute Minimum

Subcatchment 1S: Riverfront

Hydrograph



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MSE 24-hr 3 10-yr Rainfall=4.28"

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Summary for Subcatchment 5S: Liberty Street

Runoff = 5.78 cfs @ 12.17 hrs, Volume= 0.366 af, Depth= 4.04"
Routed to Pond 5P : ADS Storage

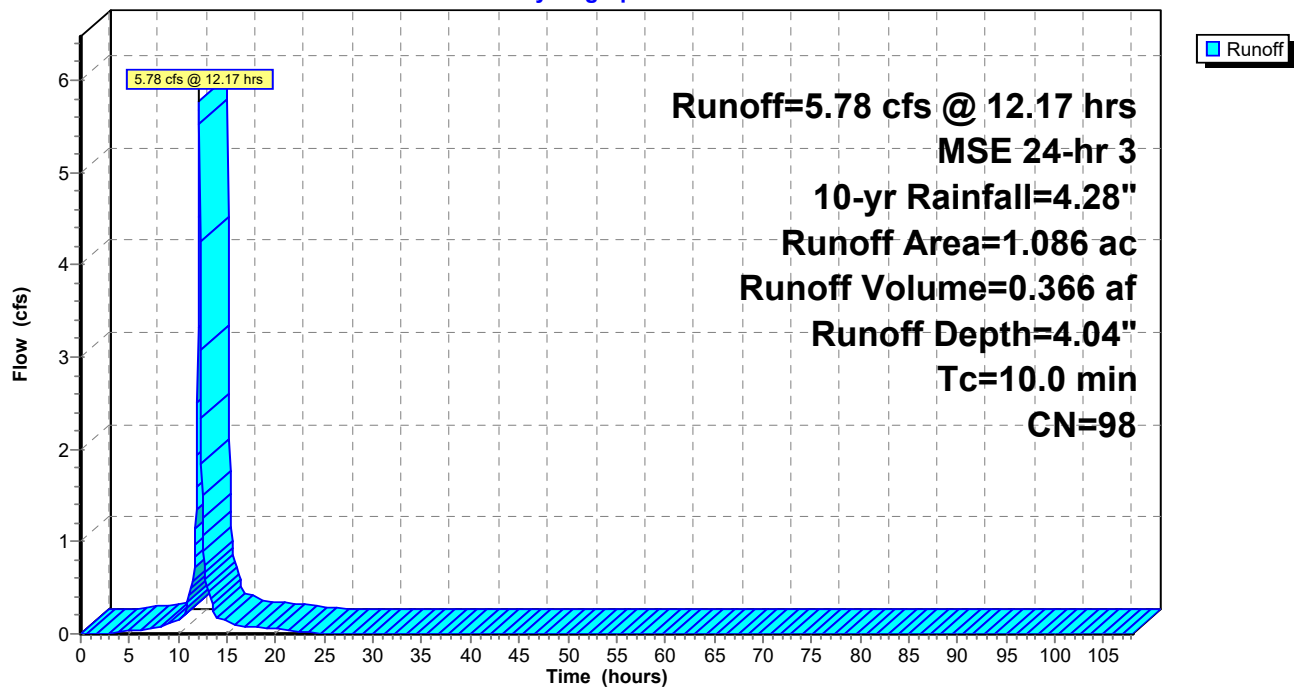
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-108.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-yr Rainfall=4.28"

Area (ac)	CN	Description
1.086	98	Paved parking, HSG D
1.086		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, 10 min Minimum

Subcatchment 5S: Liberty Street

Hydrograph



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MSE 24-hr 3 10-yr Rainfall=4.28"

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Summary for Reach 6R: 108-inch RCP Warren

[52] Hint: Inlet/Outlet conditions not evaluated

Inflow Area = 2.613 ac, 100.00% Impervious, Inflow Depth = 4.04" for 10-yr event
Inflow = 12.19 cfs @ 12.22 hrs, Volume= 0.881 af
Outflow = 12.09 cfs @ 12.23 hrs, Volume= 0.881 af, Atten= 1%, Lag= 0.3 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-108.00 hrs, dt= 0.05 hrs

Max. Velocity= 7.77 fps, Min. Travel Time= 0.1 min

Avg. Velocity = 2.62 fps, Avg. Travel Time= 0.4 min

Peak Storage= 103 cf @ 12.22 hrs

Average Depth at Peak Storage= 0.54' , Surface Width= 4.28'

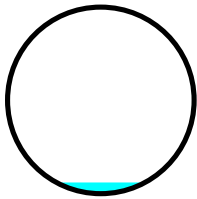
Bank-Full Depth= 9.00' Flow Area= 63.6 sf, Capacity= 1,718.39 cfs

108.0" Round Pipe

n= 0.013 Concrete pipe, bends & connections

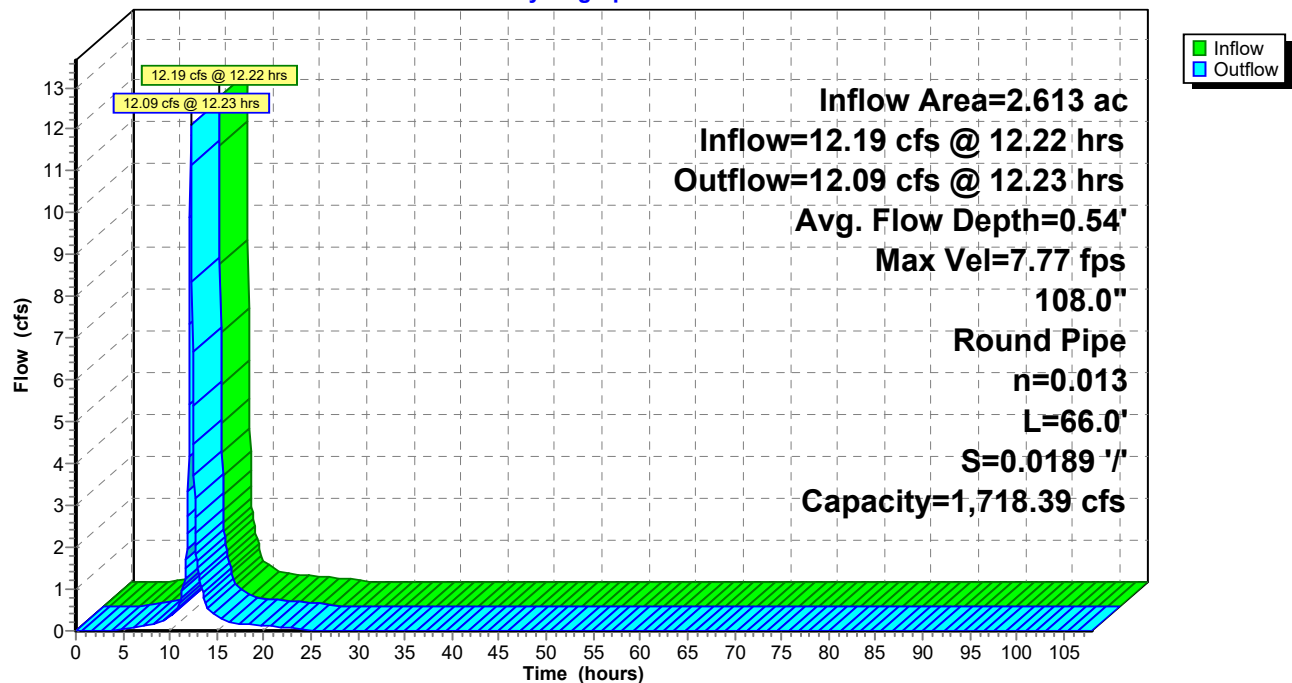
Length= 66.0' Slope= 0.0189 '/'

Inlet Invert= 762.62', Outlet Invert= 761.37'



Reach 6R: 108-inch RCP Warren

Hydrograph



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MSE 24-hr 3 10-yr Rainfall=4.28"

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Summary for Pond 5P: ADS Storage

[44] Hint: Outlet device #1 is below defined storage

Inflow Area = 2.613 ac, 100.00% Impervious, Inflow Depth = 4.04" for 10-yr event
Inflow = 13.92 cfs @ 12.17 hrs, Volume= 0.881 af
Outflow = 12.19 cfs @ 12.22 hrs, Volume= 0.881 af, Atten= 12%, Lag= 3.2 min
Primary = 12.19 cfs @ 12.22 hrs, Volume= 0.881 af
Routed to Reach 6R : 108-inch RCP Warren

Routing by Stor-Ind method, Time Span= 0.00-108.00 hrs, dt= 0.05 hrs
Peak Elev= 773.05' @ 12.22 hrs Surf.Area= 0.048 ac Storage= 0.103 af

Plug-Flow detention time= 21.3 min calculated for 0.880 af (100% of inflow)
Center-of-Mass det. time= 21.6 min (772.6 - 751.1)

Volume	Invert	Avail.Storage	Storage Description
#1	771.20'	0.159 af	ADS_StormTech MC-3500 d +Cap @ 111.00' Lx 4 Effective Size= 70.4"W x 45.0"H => 15.33 sf x 111.00'L = 1,702.2 cf Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap 4 Chambers in 4 Rows Cap Storage= 14.9 cf x 2 x 4 rows = 119.2 cf

Device	Routing	Invert	Outlet Devices
#1	Primary	771.19'	24.0" Round Culvert L= 215.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 771.19' / 770.12' S= 0.0050 '/ Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 3.14 sf

Primary OutFlow Max=11.94 cfs @ 12.22 hrs HW=773.02' (Free Discharge)

↑**1=Culvert** (Barrel Controls 11.94 cfs @ 5.19 fps)

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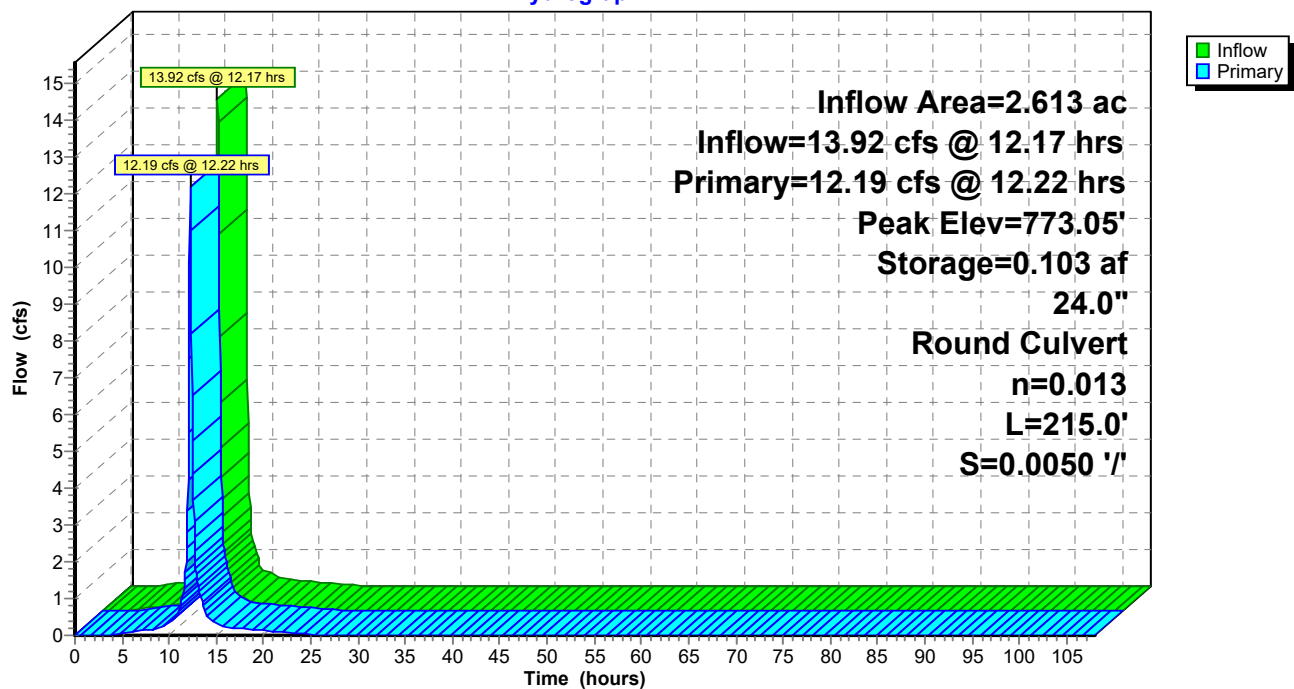
MSE 24-hr 3 10-yr Rainfall=4.28"

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Pond 5P: ADS Storage

Hydrograph



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MSE 24-hr 3 10-yrb2b Rainfall=4.28" x 2

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Time span=0.00-108.00 hrs, dt=0.05 hrs, 2161 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Riverfront

Runoff Area=1.527 ac 100.00% Impervious Runoff Depth=8.32"

Tc=10.0 min CN=98 Runoff=8.19 cfs 1.059 af

Subcatchment5S: Liberty Street

Runoff Area=1.086 ac 100.00% Impervious Runoff Depth=8.32"

Tc=10.0 min CN=98 Runoff=5.82 cfs 0.753 af

Reach 6R: 108-inch RCP Warren

Avg. Flow Depth=0.54' Max Vel=7.79 fps Inflow=12.28 cfs 1.812 af

108.0" Round Pipe n=0.013 L=66.0' S=0.0189 '/' Capacity=1,718.39 cfs Outflow=12.19 cfs 1.812 af

Pond 5P: ADS Storage

Peak Elev=773.06' Storage=0.104 af Inflow=14.01 cfs 1.812 af

24.0" Round Culvert n=0.013 L=215.0' S=0.0050 '/' Outflow=12.28 cfs 1.812 af

Total Runoff Area = 2.613 ac Runoff Volume = 1.812 af Average Runoff Depth = 8.32"
0.00% Pervious = 0.000 ac 100.00% Impervious = 2.613 ac

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MSE 24-hr 3 10-yrb2b Rainfall=4.28" x 2

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Summary for Subcatchment 1S: Riverfront

Runoff = 8.19 cfs @ 36.17 hrs, Volume= 1.059 af, Depth= 8.32"
Routed to Pond 5P : ADS Storage

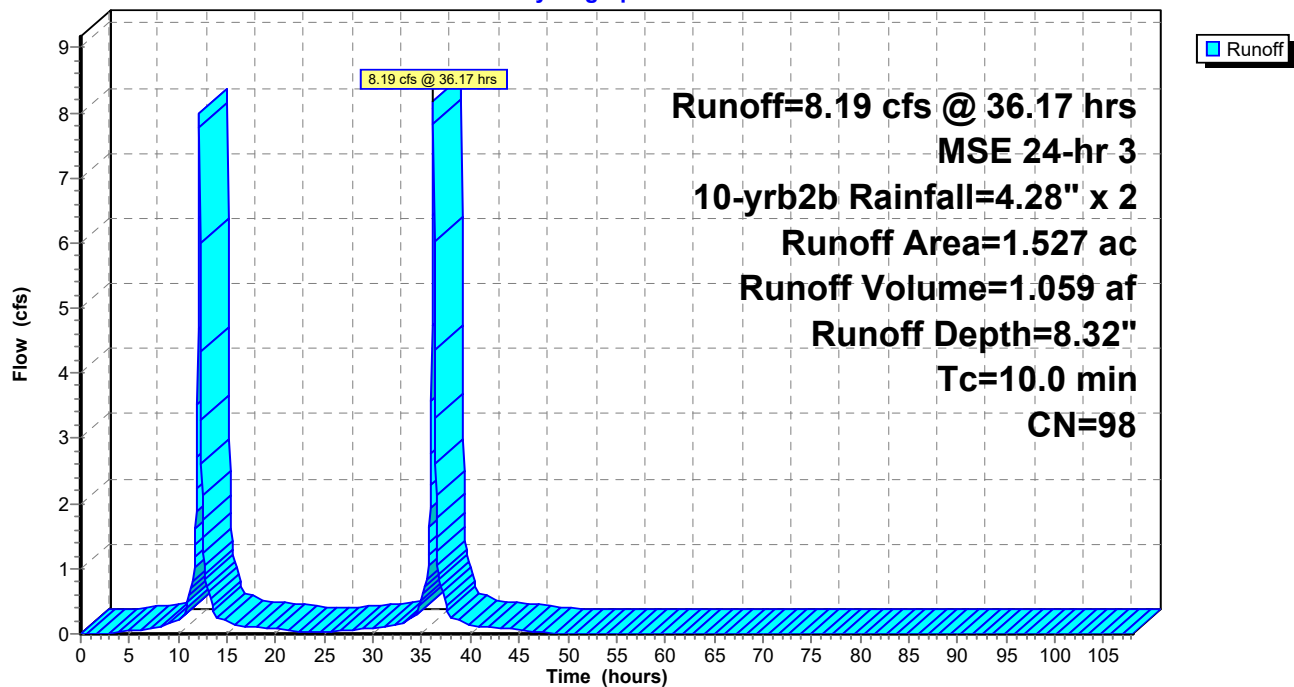
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-108.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-yrb2b Rainfall=4.28" x 2

Area (ac)	CN	Description
1.527	98	Paved parking, HSG D
1.527		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, 10 Minute Minimum

Subcatchment 1S: Riverfront

Hydrograph



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MSE 24-hr 3 10-yrb2b Rainfall=4.28" x 2

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Summary for Subcatchment 5S: Liberty Street

Runoff = 5.82 cfs @ 36.17 hrs, Volume= 0.753 af, Depth= 8.32"
Routed to Pond 5P : ADS Storage

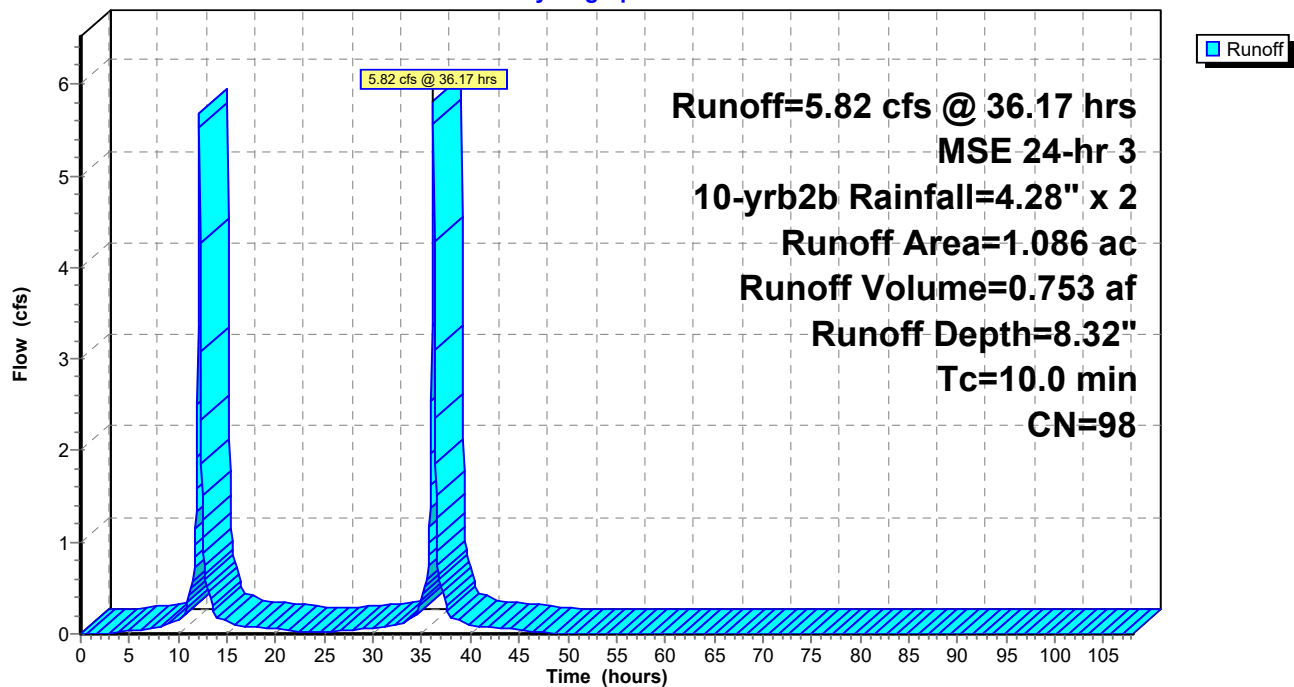
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-108.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-yrb2b Rainfall=4.28" x 2

Area (ac)	CN	Description
1.086	98	Paved parking, HSG D
1.086		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, 10 min Minimum

Subcatchment 5S: Liberty Street

Hydrograph



33587 Front Street Proposed

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MSE 24-hr 3 10-yrb2b Rainfall=4.28" x 2

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Summary for Reach 6R: 108-inch RCP Warren

[52] Hint: Inlet/Outlet conditions not evaluated

Inflow Area = 2.613 ac, 100.00% Impervious, Inflow Depth = 8.32" for 10-yrb2b event
Inflow = 12.28 cfs @ 36.22 hrs, Volume= 1.812 af
Outflow = 12.19 cfs @ 36.23 hrs, Volume= 1.812 af, Atten= 1%, Lag= 0.3 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-108.00 hrs, dt= 0.05 hrs

Max. Velocity= 7.79 fps, Min. Travel Time= 0.1 min

Avg. Velocity = 2.66 fps, Avg. Travel Time= 0.4 min

Peak Storage= 103 cf @ 36.22 hrs

Average Depth at Peak Storage= 0.54' , Surface Width= 4.28'

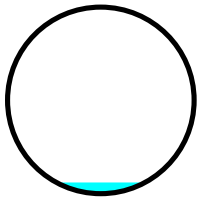
Bank-Full Depth= 9.00' Flow Area= 63.6 sf, Capacity= 1,718.39 cfs

108.0" Round Pipe

n= 0.013 Concrete pipe, bends & connections

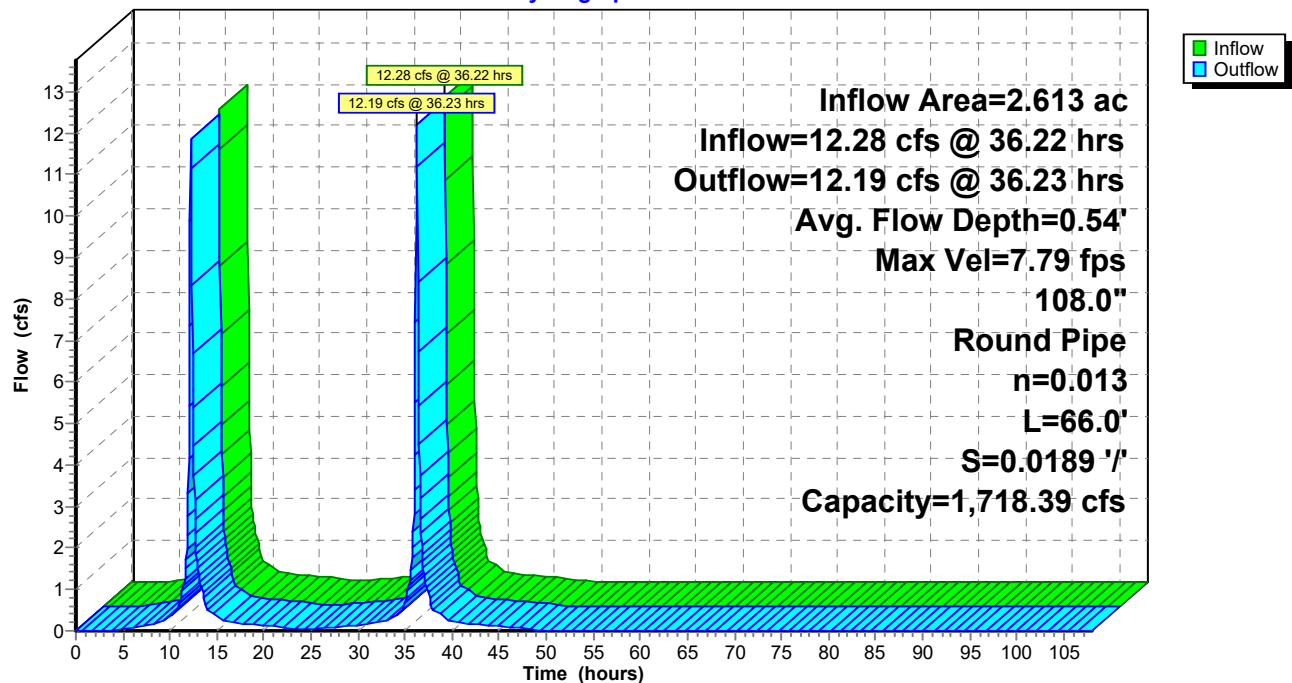
Length= 66.0' Slope= 0.0189 '/'

Inlet Invert= 762.62', Outlet Invert= 761.37'



Reach 6R: 108-inch RCP Warren

Hydrograph



33587 Front Street Proposed

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MSE 24-hr 3 10-yrb2b Rainfall=4.28" x 2

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Summary for Pond 5P: ADS Storage

[44] Hint: Outlet device #1 is below defined storage

Inflow Area = 2.613 ac, 100.00% Impervious, Inflow Depth = 8.32" for 10-yrb2b event
Inflow = 14.01 cfs @ 36.17 hrs, Volume= 1.812 af
Outflow = 12.28 cfs @ 36.22 hrs, Volume= 1.812 af, Atten= 12%, Lag= 3.2 min
Primary = 12.28 cfs @ 36.22 hrs, Volume= 1.812 af
Routed to Reach 6R : 108-inch RCP Warren

Routing by Stor-Ind method, Time Span= 0.00-108.00 hrs, dt= 0.05 hrs
Peak Elev= 773.06' @ 36.22 hrs Surf.Area= 0.048 ac Storage= 0.104 af

Plug-Flow detention time= 22.4 min calculated for 1.812 af (100% of inflow)
Center-of-Mass det. time= 21.8 min (1,501.8 - 1,480.0)

Volume	Invert	Avail.Storage	Storage Description
#1	771.20'	0.159 af	ADS_StormTech MC-3500 d +Cap @ 111.00' Lx 4 Effective Size= 70.4"W x 45.0"H => 15.33 sf x 111.00'L = 1,702.2 cf Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap 4 Chambers in 4 Rows Cap Storage= 14.9 cf x 2 x 4 rows = 119.2 cf

Device	Routing	Invert	Outlet Devices
#1	Primary	771.19'	24.0" Round Culvert L= 215.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 771.19' / 770.12' S= 0.0050 '/ Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 3.14 sf

Primary OutFlow Max=12.03 cfs @ 36.22 hrs HW=773.03' (Free Discharge)
↑**1=Culvert** (Barrel Controls 12.03 cfs @ 5.20 fps)

33587 Front Street Proposed

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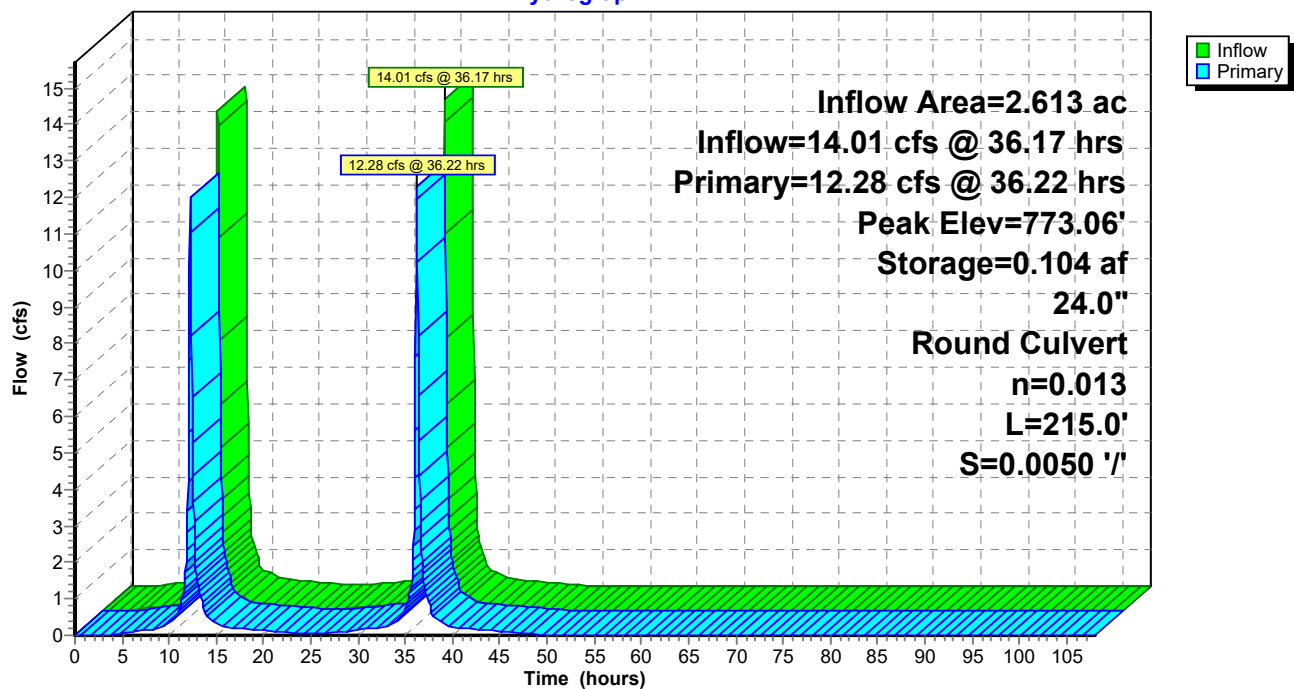
MSE 24-hr 3 10-yrb2b Rainfall=4.28" x 2

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Pond 5P: ADS Storage

Hydrograph



33587 Front Street Proposed

MSE 24-hr 3 100-yr Rainfall=7.19"

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Time span=0.00-108.00 hrs, dt=0.05 hrs, 2161 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Riverfront

Runoff Area=1.527 ac 100.00% Impervious Runoff Depth=6.95"

Tc=10.0 min CN=98 Runoff=13.73 cfs 0.884 af

Subcatchment5S: Liberty Street

Runoff Area=1.086 ac 100.00% Impervious Runoff Depth=6.95"

Tc=10.0 min CN=98 Runoff=9.77 cfs 0.629 af

Reach 6R: 108-inch RCP Warren

Avg. Flow Depth=0.67' Max Vel=9.02 fps Inflow=19.56 cfs 1.514 af

108.0" Round Pipe n=0.013 L=66.0' S=0.0189 '/' Capacity=1,718.39 cfs Outflow=19.47 cfs 1.514 af

Pond 5P: ADS Storage

Peak Elev=774.63' Storage=0.158 af Inflow=23.50 cfs 1.514 af

24.0" Round Culvert n=0.013 L=215.0' S=0.0050 '/' Outflow=19.56 cfs 1.514 af

Total Runoff Area = 2.613 ac Runoff Volume = 1.514 af Average Runoff Depth = 6.95"
0.00% Pervious = 0.000 ac 100.00% Impervious = 2.613 ac

33587 Front Street Proposed

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MSE 24-hr 3 100-yr Rainfall=7.19"

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Summary for Subcatchment 1S: Riverfront

Runoff = 13.73 cfs @ 12.17 hrs, Volume= 0.884 af, Depth= 6.95"
Routed to Pond 5P : ADS Storage

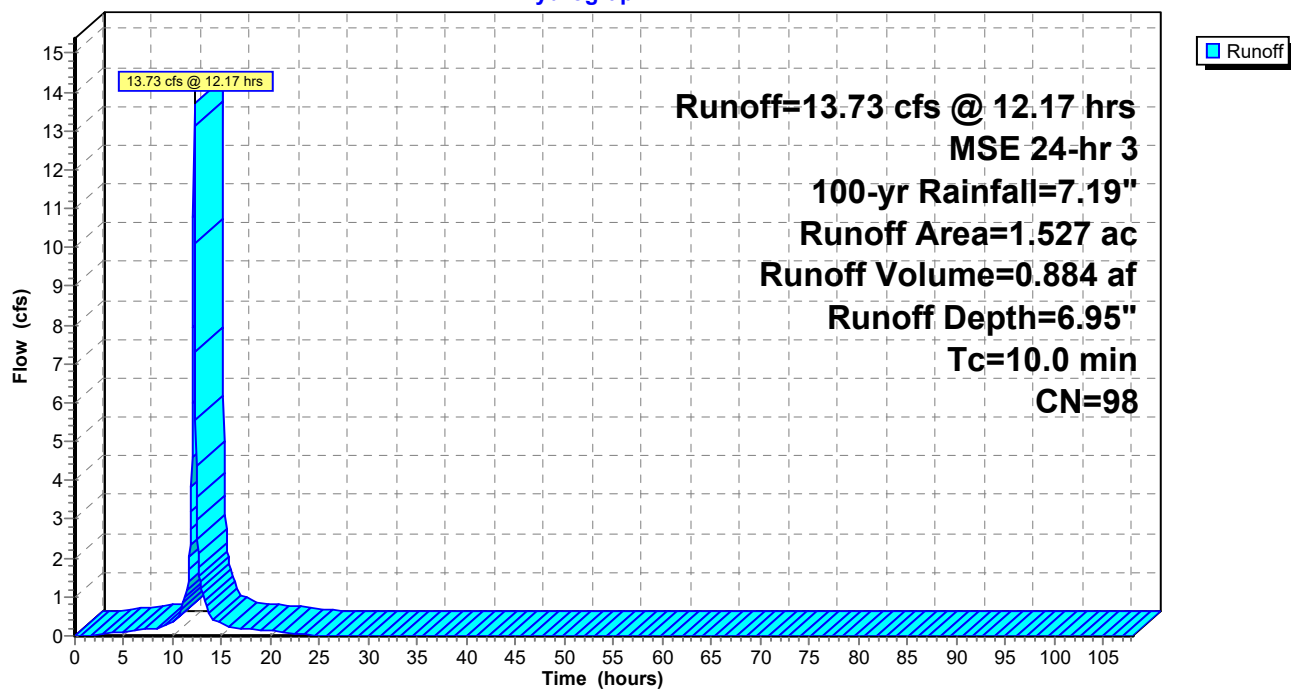
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-108.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-yr Rainfall=7.19"

Area (ac)	CN	Description
1.527	98	Paved parking, HSG D
1.527		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, 10 Minute Minimum

Subcatchment 1S: Riverfront

Hydrograph



33587 Front Street Proposed

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MSE 24-hr 3 100-yr Rainfall=7.19"

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Summary for Subcatchment 5S: Liberty Street

Runoff = 9.77 cfs @ 12.17 hrs, Volume= 0.629 af, Depth= 6.95"
Routed to Pond 5P : ADS Storage

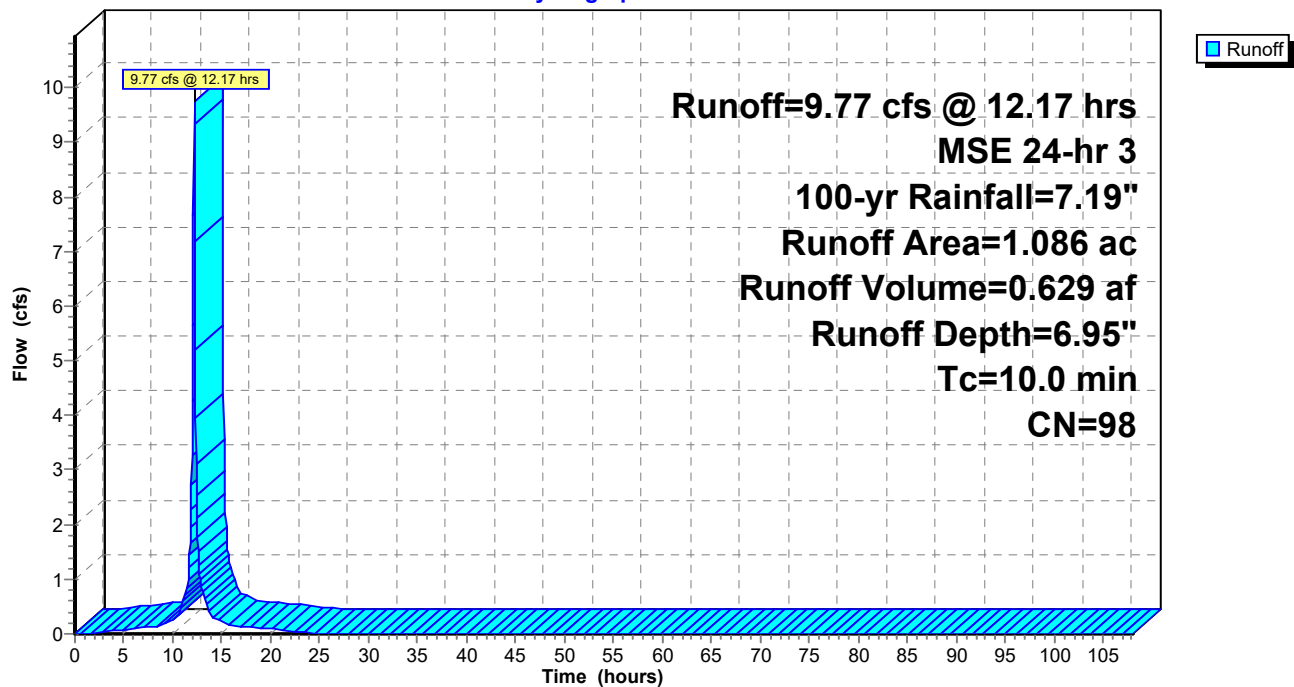
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-108.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-yr Rainfall=7.19"

Area (ac)	CN	Description
1.086	98	Paved parking, HSG D
1.086		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, 10 min Minimum

Subcatchment 5S: Liberty Street

Hydrograph



33587 Front Street Proposed

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MSE 24-hr 3 100-yr Rainfall=7.19"

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Summary for Reach 6R: 108-inch RCP Warren

[52] Hint: Inlet/Outlet conditions not evaluated

Inflow Area = 2.613 ac, 100.00% Impervious, Inflow Depth = 6.95" for 100-yr event
Inflow = 19.56 cfs @ 12.24 hrs, Volume= 1.514 af
Outflow = 19.47 cfs @ 12.24 hrs, Volume= 1.514 af, Atten= 0%, Lag= 0.1 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-108.00 hrs, dt= 0.05 hrs

Max. Velocity= 9.02 fps, Min. Travel Time= 0.1 min

Avg. Velocity = 2.75 fps, Avg. Travel Time= 0.4 min

Peak Storage= 143 cf @ 12.24 hrs

Average Depth at Peak Storage= 0.67' , Surface Width= 4.73'

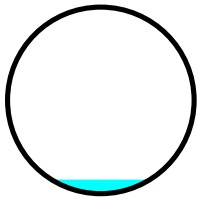
Bank-Full Depth= 9.00' Flow Area= 63.6 sf, Capacity= 1,718.39 cfs

108.0" Round Pipe

n= 0.013 Concrete pipe, bends & connections

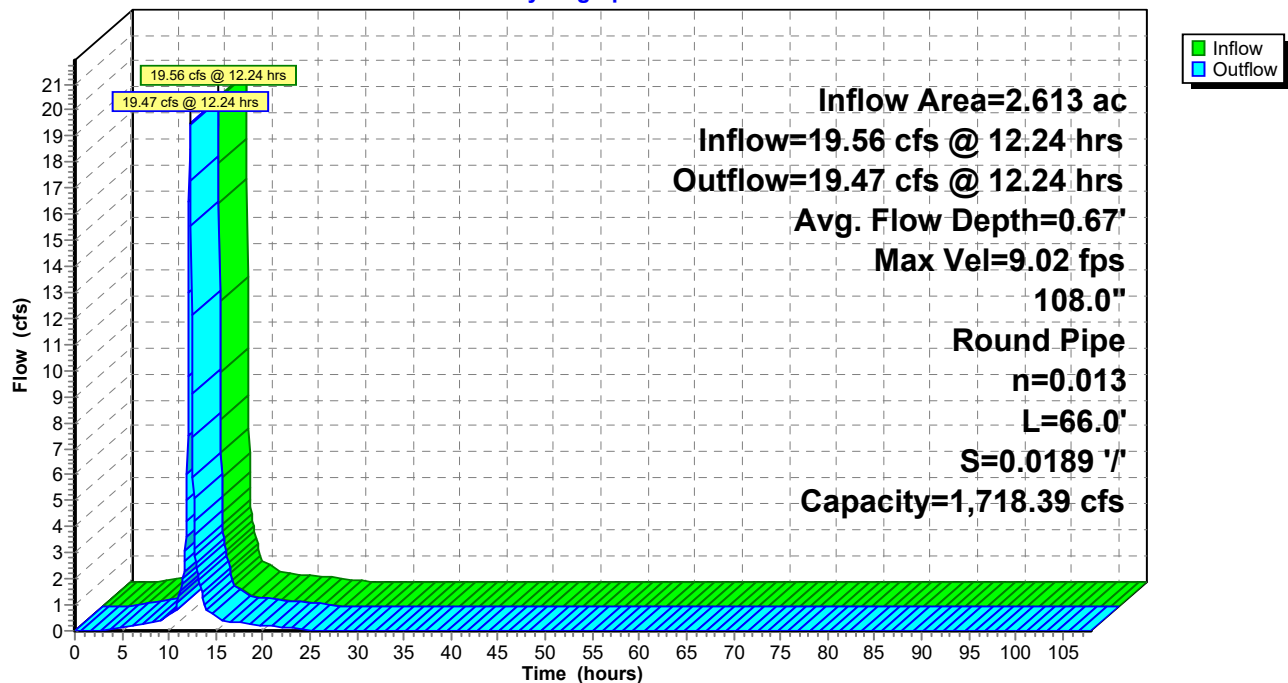
Length= 66.0' Slope= 0.0189 '/'

Inlet Invert= 762.62', Outlet Invert= 761.37'



Reach 6R: 108-inch RCP Warren

Hydrograph



33587 Front Street Proposed

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MSE 24-hr 3 100-yr Rainfall=7.19"

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Summary for Pond 5P: ADS Storage

[44] Hint: Outlet device #1 is below defined storage

Inflow Area = 2.613 ac, 100.00% Impervious, Inflow Depth = 6.95" for 100-yr event
Inflow = 23.50 cfs @ 12.17 hrs, Volume= 1.514 af
Outflow = 19.56 cfs @ 12.24 hrs, Volume= 1.514 af, Atten= 17%, Lag= 4.1 min
Primary = 19.56 cfs @ 12.24 hrs, Volume= 1.514 af
Routed to Reach 6R : 108-inch RCP Warren

Routing by Stor-Ind method, Time Span= 0.00-108.00 hrs, dt= 0.05 hrs
Peak Elev= 774.63' @ 12.24 hrs Surf.Area= 0.009 ac Storage= 0.158 af

Plug-Flow detention time= 16.8 min calculated for 1.513 af (100% of inflow)
Center-of-Mass det. time= 17.0 min (761.5 - 744.5)

Volume	Invert	Avail.Storage	Storage Description
#1	771.20'	0.159 af	ADS_StormTech MC-3500 d +Cap @ 111.00' Lx 4 Effective Size= 70.4"W x 45.0"H => 15.33 sf x 111.00'L = 1,702.2 cf Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap 4 Chambers in 4 Rows Cap Storage= 14.9 cf x 2 x 4 rows = 119.2 cf

Device	Routing	Invert	Outlet Devices
#1	Primary	771.19'	24.0" Round Culvert L= 215.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 771.19' / 770.12' S= 0.0050 '/ Cc= 0.900 n= 0.013 Concrete pipe, bends & connections, Flow Area= 3.14 sf

Primary OutFlow Max=19.26 cfs @ 12.24 hrs HW=774.56' (Free Discharge)
↑**1=Culvert** (Barrel Controls 19.26 cfs @ 6.13 fps)

33587 Front Street Proposed

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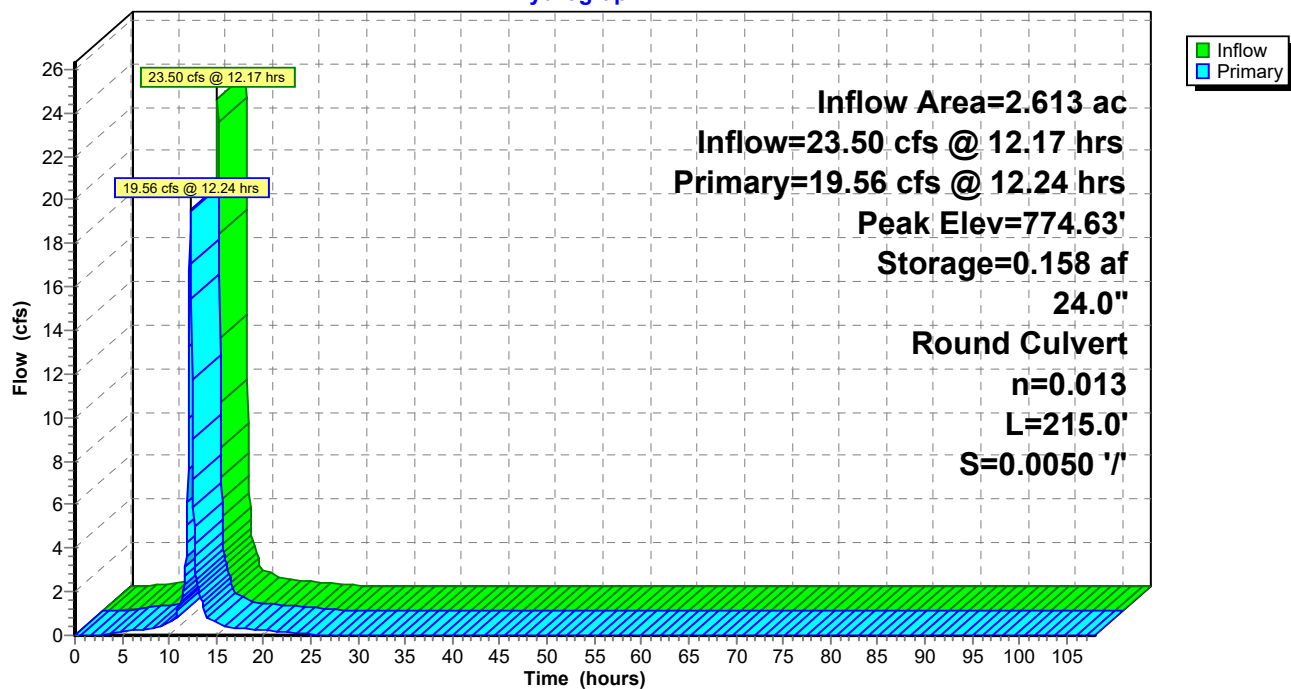
MSE 24-hr 3 100-yr Rainfall=7.19"

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Pond 5P: ADS Storage

Hydrograph





PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	FIRST FLOOR BUILDING AREA
	ADDED SECOND FLOOR BUILDING AREA
	REMOVED SECOND FLOOR BUILDING AREA
	CITY OWNED LOTS
ALLOWABLE LOT COVERAGE: 75% (81,777 SF) PROPOSED LOT COVERAGE: 75% (81,708 SF)	



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: _____ LIC. NO. _____

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: _____ LIC. NO. _____

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PROJECT

FRONT STREET PLACE

MIXED USE DEVELOPMENT

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-33587

FILE NAME 33587-C3-SITE

DRAWN BY SMW

DESIGNED BY SMW, NJH

REVIEWED BY NJH

ORIGINAL ISSUE DATE 11/1/24

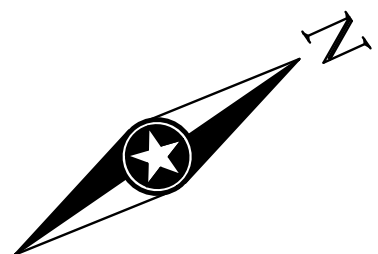
CLIENT PROJECT NO. -

TITLE

LOT COVERAGE EXHIBIT

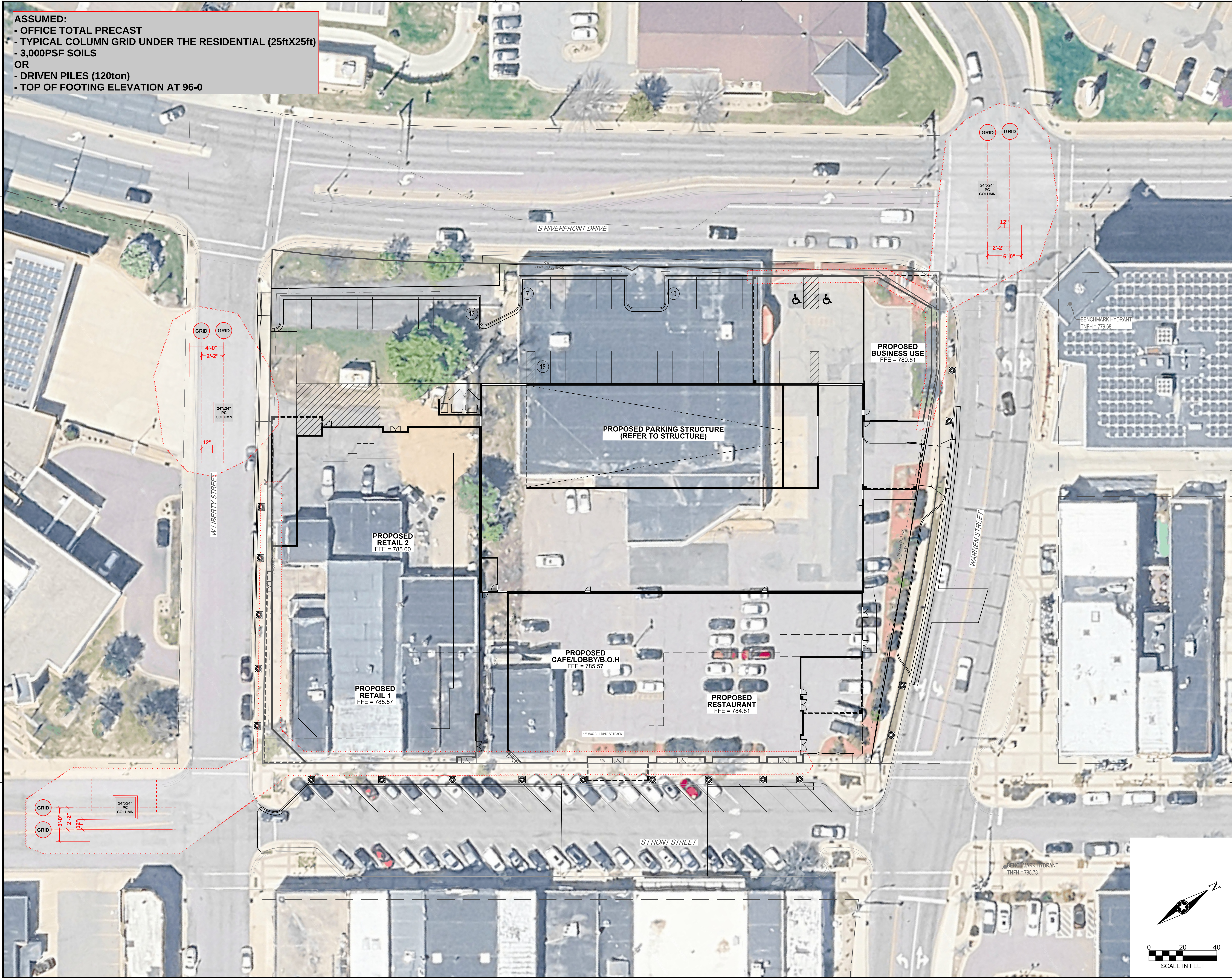
SHEET

C3-10



PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

ASSUMED:
- OFFICE TOTAL PRECAST
- TYPICAL COLUMN GRID UNDER THE RESIDENTIAL (25ftX25ft)
- 3,000PSF SOILS
OR
- DRIVEN PILES (120ton)
- TOP OF FOOTING ELEVATION AT 96-0



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PROJECT
FRONT STREET PLACE
MIXED USE DEVELOPMENT

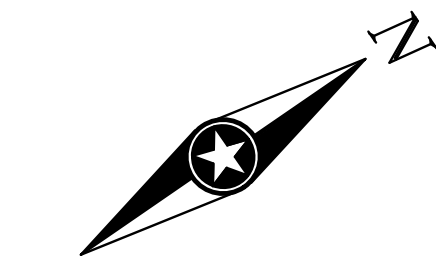
MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-33587
FILE NAME 33587-SITE-AERIAL-BASE
DRAWN BY SMW
DESIGNED BY SMW, NJH
REVIEWED BY NJH
ORIGINAL ISSUE DATE 10/1/24
CLIENT PROJECT NO. -

TITLE
SITE BASEMAP

SHEET
1



0 20 40
SCALE IN FEET

PRELIMINARY NOT FOR CONSTRUCTION

March 16, 2026



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

RE: ZONE-12-26: CUP/CDC/VARIANCE
Comments/Responses #1
Front Street Redevelopment

City Community Development team:

Thank you for taking the time to review the Conditional Use Permit (CUP), Certificate of Design Compliance (CDC) and Variance applications for the Front Street Redevelopment in downtown Mankato. We have received the city comments dated March 11, 2026. Below are the city's comments followed by our responses to accompany the enclosed plans resubmitted for city review.

COMMENTS/RESPONSES

- a. The plan submitted does not conform to the standards for a Certificate of Design Compliance. The applicant shall review the standards set forth in the Urban Design Guidelines, specifically, Principles 3, 4, 5, 6, 7, 8, and 10. Staff would be willing to further discuss this issues following your March 16 meeting with Ms. Draper.

ISG Response:

- *3 – Integrate traffic movement with pedestrian safety and street scape*
 - *Site access has been removed from Front Street providing a continuous pedestrian corridor from Liberty to Warren Street.*
 - *Landscape will screen the parking lot along Riverfront Drive.*
 - *The parking ramp designed in the center of the development to allow the buildings to screen it.*
 - *Dedicated pedestrian breezeway connecting the screened parking deck to S. Front Street created to facilitate direct and convenient access for consistent with enhancing future walkability for residents and visitors in the CBD.*
 - *Short- and long-term bike parking will be provided to encourage alternative forms of transportation with a minimum of 75 bike stalls provided as a residential amenity.*
- *4 – Respect the traditional urban development pattern*
 - *The facade along South Front Street support the urban fabric and retail corridor by holding the building to the R.O.W. line for at least 82% of the street frontage, with the remaining setbacks serving as an urban plaza at the intersection of S. Front Street and Warren Street, site triangles, and a pedestrian garage entrance along the mid-block of Warren Street.*
 - *On Warren Street, the parking deck will be shielded from view with architectural paneling, and the vehicular entrance will be visually minimized by the office building above.*
 - *Along South Front Street, retail bays will help to activate and extend the shopping corridor, with inset storefronts and canopies for future retail signage and pedestrian cover. An elevated terrace at the second level will provide further engagement between the private residential development and the public sidewalk*

- below. The primary pedestrian garage entrance along the mid-block of South Front Street will also serve as a point of entry for the café and the retail bay at the corner of Liberty and South Front Street.
- Along S. Riverfront Street, the developer has acknowledged the city's request to increase the width of the sidewalk to a desired 8 feet in width from the back of curb. In order to accommodate this public encroachment into the private development, the office building has been pulled off the Riverfront R.O.W. providing enough space for the 8-foot sidewalk and landscape buffer.
 - 5 – New or renovated buildings should complement adjacent buildings
 - We are in the CBD, and our planning strategy and vision applies to Urban Design in this defined area in order to achieve the Phase 2 downtown plan of becoming a future oriented amenity, with a mix of complementary uses that attract and becomes a social, livable and vital regional hub. Limiting this approach to only a block by block design would also restrict the possible outcomes to achieve the desired goal. The design approach with new buildings has been to embolden the use of local products that are native to Mankato, when and where the cost is feasible. Many of the buildings in Phase 1 of the downtown development over the last decade have utilized Kasota stone and Vetter stone products as examples that have been utilized and align well with the desire to enhance walkability and comfort with attractive design. Greater Mankato has no obligation to brick design for new buildings as the power of utilizing local is a core part of the strategy for the Phase 2 plan and our future story. The Post Office is a full building example of attractive design that has held up since its original 1895 design and addition in 1932 as an example of design and feasibility not being restricted. The proposed new development of this site will continue to utilize the exterior design as an attraction to the Phase 2 plan in the CBD.
 - The Team has reviewed with city staff the information that would be helpful to illustrate the adherence to the Urban Design Guidelines Principle V. We will submit a supplemental document to describe the design's demonstration of the salient points of the principles, but below is a summary of these points:
 - Alignment: The facade along South Front Street support the urban fabric and retail corridor by holding the building to the R.O.W. line for at least 82% of the street frontage, with the remaining setbacks serving as an urban plaza at the intersection of S. Front Street and Warren Street, site triangles, and a pedestrian garage entrance along the mid-block of Warren Street.
 - Width: The existing architecture along S. Front Street demonstrates a mix of storefront typologies that range in widths from ~21ft, ~24ft, ~40ft, and ~60ft. Our design employs a variety of architectural moves to create a varying rhythm to complement the context via architectural pilasters, inset storefronts, building entrances, and strong vertical piers to interrupt and break down the facades at the pedestrian scale comparable to the surrounding 2-story shopfronts. See Fig. 2.0



- *Horizontal Rhythms: The overarching commonality of the retail corridor would be a horizontal capstone or limestone ribbon that delineates ground floor retail with upper-level private uses, masonry and cast stone accents, as well as tall glass storefronts with a variety of mullion patterns or large glazing with no mullions. Our development incorporates a strong horizontal ribbon establishing the datum that separates the ground level storefront activity with the private uses above (as articulated with smaller, punched openings). The storefronts will have vertical and horizontal mullions to reduce large expanses of glazing and provide more texture and depth in layers.*
- *Entrances: The entrances all face the street, but are all set back such that the swing of the door does not overlap the right-of-way, while enforcing the sidewalk pattern as well as defining entrance points.*
- *6 – Architecture should stimulate interest at the street level*
 - *Display Windows: The retail bays with a high level of transparency due to a high ratio of glazing to solid walls all contribute to the interest at the street level. Additional architecture features such as pilasters, canopies, future retail signage and awnings, and the residential overlook all contribute to the stimulation of activity at the street level.*
 - *Outdoor Space: Along with the plaza at the corner of Warren and S. Front, the retail bays all have storefronts set back to encourage additional outdoor seating and retail activity along S. Front Street while maintaining the sidewalk useability and pattern.*
- *7 – Mankato's traditional character should be reinforced through building color, texture and materials*
 - *The design incorporates the warm, buff tones of the Mankato stone as a prominent facing material, which is consistent with the materials encouraged in the Design Guidelines. The mix of coarse ashlar limestone and honed northern buff limestone creates a contrast of textures that help to enhance the architectural variety of materials and finishes. Along with the limestone cladding, with fiber cement panels of neutral colors as well as storefronts to balance out the architectural composition. A pop of copper-colored metal panel framing the residential entry and overlook terrace helps to bring interest using a color that is classic and timeless.*
 - *Our design will implement products and design features that are consistent with Bridge Plaza, Prairie Care Medical center, Eide Bailly tower, Hotel Mankato, Profinium and Alltech, as well as phase two of the Civic Center, the historic Post Office, etc. Achieving the desired outcome of the downtown to be a regional MSA amenity is at the middle of our design intent as we focus on future generations' desire for a social hub of complimentary uses.*
- *8 – Signs should complement building appearance*
 - *Future retail signage is proposed within the storefront canopies and a full signage plan will be submitted with tenant buildout plans.*
- *10 – Improve alleys, parking lots and rear building entries to create a safe attractive and viable commercial and residential environment*
 - *The parking along S. Riverfront will have a planting buffer to create a safe and attractive separation from sidewalk to the parking.*
 - *The parking garage will have limited access points to reduce vehicle and pedestrian travel overlaps*

- *We are not proposing any alleys as they often have limited passive surveillance, thus increasing the safety of pedestrians in and around the development.*

- b. The applicant shall provide an updated plan for the sidewalk area along Warren Street that better coordinates with the Front Street corridor and provides increased pedestrian safety through the use of buffer zones.

ISG Response: We are revising the design to have the loading/unloading zone on the north side of Liberty Street as suggested by city staff.

- c. Applicant must provide a full set of updated plans that ensure full consistency across each plan. The existing submittal contains many inconsistencies.

ISG Response: See attached full set of updated plans.

- d. The applicant shall submit a plan to screen the parking in the surface parking area.

ISG Response: Landscape screening is shown on sheet C5-10 and is continuous along surface parking. Sea Green Junipers are proposed to provide year-round screening at a consistent 4' height once fully grown.

- e. Applicant shall provide detailed plans of the proposed exterior refuse enclosure. The enclosure must conform to City Code, including landscaping as required per Sec. 10-1743. Plans shall detail the location of any grease disposal for the restaurant.

ISG Response: Proposed exterior refuse enclosure will conform to City Code. Grease disposal will be located in the exterior refuse enclosure.

- f. Applicant must provide the proposed bike locker capacity shown and floor plans for the space.

ISG Response: A minimum of 75 bicycle spaces will be provided within the residential bike storage room.

- g. Applicant shall provide refuse truck turning movements.

ISG Response: Refuse truck turning movements have been added to sheet C3-00.

- h. Applicant shall provide an exhibit demonstrating proposed mechanical equipment locations and any required screening. Mechanical Equipment placements must conform to Mankato City Code. Rooftop mechanical equipment shall conform to Sec.10-1745 of the Mankato City Code.

ISG Response: The building elevations and section show roof top units and call out a factor-finish metal screening to match building facade for all roof top mechanical units exceeding 6 feet in height. Mechanical equipment placement and screening will conform to city code.

- i. The applicant shall provide an amenities plan for residents, particularly within the terrace area.

ISG Response: The private outdoor amenity deck will include a fenced in dog area with hose bib and waste receptacle for cleaning pet refuse, pergola, grill, fireplace, seating and open space. Refer to sheet C3.

- j. The applicant will need to coordinate with Public Safety well prior to beginning construction to ensure that the proposed construction does not impact public safety operations.

ISG Response: Acknowledged. This will be determined prior to building permit.

- k. Staff request clarification as to what is intended with the proposed stormwater treatment basin, particularly the “salvaged existing system to be reused” statement included within the plans.

ISG Response: There will be no salvaged system as shown on the utility plan. This note has been removed from the Proposed Drainage Map in the Stormwater Memorandum.

- l. Applicant shall provide planting details for the proposed landscaping plan in accordance with Mankato City Code.

ISG Response: Refer to added sheet C5-20.

- m. The applicant shall submit information address common area maintenance of the buildings and common areas.

ISG Response: Acknowledged. This will be submitted prior to building permit.

- n. Applicant shall submit an application for a License to Encroach that covers all proposed encroachments. This shall be requested for, and in place, prior to, or in conjunction with, the council review for the variance application. The application shall include an updated encroachment map.

ISG Response: License to Encroach application will be submitted via the city online portal prior to the Council review of the variance application.

- o. Applicant shall specify all proposed material finishes, including specific products, manufacturers, product sizes, product installation orientation, product finishes (i.e. precast concrete) and product specific colors (for that specified product).

ISG Response: See updated material board selections.

- p. Applicant shall provide a Hydrant coverage map.

ISG Response: See attached hydrant coverage map.

- q. Applicant shall provide an ADA site circulation plan for the development including the Right Of Way areas.

ISG Response: ADA routes from accessible stalls to public R.O.W have been added to sheet C3-00. All public walks will be accessible.

- r. Applicant shall provide window washing plans that detail actual utilization intentions.

ISG Response: Per Minnesota Building Code Section 1305.3114, windows located 38 feet or higher above an associated work surface must be provided with a safe window cleaning method in accordance with ANSI/IWCA I-14.1. The buildings in the proposed development will incorporate roof-mounted window cleaning anchor points/davits to allow professional window-washing contractors to safely access and clean exterior glazing from the roof using rope-descent systems.

- s. Applicant shall be responsible for any noise or light complaints from or by the development.

ISG Response: Acknowledged.

- t. Parking demand for the redevelopment shall not exceed the number of off-street parking provided per Mankato City Code. The applicant shall petition for the property to become part of the Downtown Parking District if the property does not conform.

ISG Response: The development is providing the number of off-street parking per Mankato City Code.

- u. Applicant shall be subject to SAC & WAC fees based on the City of Mankato assessment policy and fee schedule

ISG Response: Acknowledged.

- v. Applicant shall provide clarification regarding the availability of the ramp for public usage.

ISG Response: Market rate public parking will be allowed from 7am-5pm. There will be reserved residential parking between 5pm-7am, with remaining stalls available to the public.

- w. Due to the proposed street and parking closures, the applicant shall provide a plan detailing how they intend to provide alternative parking during the closure and ensure the most minimal impact the street and parking areas.

ISG Response: Street closure along Front Street will be temporary for utility hook-ups. The public parking stalls along the east side of Front Street will remain open during construction except for occasional deliveries and installations that will require a short-term closing of a few stalls. These parking closings will be communicated with the local business prior to the work being performed.

- x. Staff recommend that a signage plan is submitted in conformance with *Urban Design Framework Manual*.

ISG Response: A signage plan conforming to the Urban Design Framework Manual will be submitted with the tenant buildout plans.

- y. The applicant shall provide a narrative stating that the applicant understands that an occupancy restriction will be in place based on the proposed phasing of the project and that they agree to not occupy any of the Phase I spaces until Phase 2 is completed with all of the required parking. The City will withhold any certificate of occupancy for the property until all of the required parking is completed.

ISG Response: Acknowledged. It is anticipated that the office and mixed-use building structures will be constructed first. During the interior construction of those buildings, the parking ramp will be constructed. The two phases were in regard to construction sequencing. The development will be constructed in one phase.

- z. Applicant shall provide an updated Variance exhibit that visibly displays the lot coverage calculation areas.

ISG Response: The building has been pulled away from the Riverfront ROW to accommodate the 8-foot sidewalk width. This has reduced the overall building lot coverage to 75%, eliminating the need for a variance.

- aa. The applicant shall work with Kurt Klinder of the Mankato City to determine development addressing and vacate the existing addresses.

ISG Response: Acknowledged.

- bb. Applicant shall be aware that loading and unloading shall not interfere with the operation of adjacent uses or roadways. It shall not block parking spaces within development nor shall it block street parking and shall not occupy drive aisles required for ingress/egress to the development.

ISG Response: Acknowledged.

- cc. A minimum of a 26' drive aisle depth shall be maintained for the surface parking lot. The applicant shall provide updated plans that meet the minimum drive aisle depth.

ISG Response: The total required parking bay width of 63 feet is provided. Stall striping of 19 feet is preferred to visually make the drive lane smaller and slow vehicles down.

dd. Proposed ramp shall be sufficiently lit to ensure safety of tenants, including the under-ramp storage area.

ISG Response: Acknowledged.

ee. Applicant shall provide details on the proposed screening of the off-street loading area located along Liberty Street. See code for required off-street parking screening requirements.

ISG Response: Per the Liberty Street elevation, a 6 ft high wall has been provided as well as architectural perforated metal screening above the wall to further provide architectural interest and screening of the loading bay.

ff. The applicant shall submit a construction logistics plan addressing construction activity and contractor parking, including documented use and authorization of off-site parking lots. The updated logistics plan shall allow access for emergency vehicles to the block of South Front Street.

ISG Response: A construction logistics plan can be made available upon request. (Nathan Hermer noted, in an email, that an updated construction activity plan would not be submitted at this time) Contractor parking will be located on the proposed construction site in the Construction Laydown Area and / or in the public parking ramp across Warren Street. Near the end of the project the subcontractors will park in the recently completed parking ramp.

gg. The applicant shall be aware that separate meters will be required for residential and commercial usage.

ISG Response: Acknowledged.

hh. Applicant shall be aware that it is the City of Mankato's position that no truck activities (loading/unloading) shall take place on South Front Street.

ISG Response: Acknowledged. No loading/unloading is proposed on South Front Street.

ii. The applicant shall provide a waste management plan for any pet-related services that may be provided on site.

ISG Response: A hose bib and waste receptacle will be provided at the pet area. Residents will be encouraged to use both after using the pet area facility. Maintenance staff will also be responsible for daily cleaning.

jj. The applicant shall determine whether they would like to petition to join the Downtown Special Service District for maintenance.

ISG Response: Acknowledged. This will be determined prior to building permit.

kk. The applicant shall provide a ramp cleaning plan in accordance with applicable federal, state, and local laws.

ISG Response: Acknowledged. This will be provided prior to building permit.

ll. The applicant shall address all utility, traffic, and loading comments with the City Engineer. The applicant and City Engineer shall determine the Including the following timing of submission of the following items:

- a. Applicant shall respond and address Engineering's staff comments on the traffic memo, particularly the need for collection of existing volume counts, tabulation of queue lengths and confirmation of new trips.

ISG Response: We will work with engineering staff to address comments regarding the traffic memo.

- b. Staff recommend that the proposed loading zone be removed from the south side of Warren Street. The Warren Street study (2020) recommends a revised future cross-section for Warren Street and adding an

additional new loading zone will cause issues with the feasibility and implementation of these future improvements.

ISG Response: We are removing the loading/unloading zone from the south side of Warren Street.

- c. Staff recommend that the proposed loading zone be located along the north curb line of Liberty Street. Liberty Street is a better candidate for a loading zone as it has significantly less volume and could function as a time restricted loading zone to still provide for parking during non-loading hours.

ISG Response: We have relocated the loading zone to Liberty Street as staff suggested.

- d. Applicant shall review sight triangle at intersection of Warren St and S Riverfront Dr and location of the proposed building to ensure sufficient operational sight distance.

ISG Response: According to Chapter 5, Sec. 5-20, the sight triangle is shown on sheet C3-00. Further evaluation of vehicular or pedestrian sight distances will be performed.

- e. Applicant shall respond and address Engineering's staff comments on the Stormwater Management Report.

ISG Response: Acknowledged. Engineering comments and design will be coordinated with the city engineer.

- f. The applicant shall provide proof of concept and supporting calculations of the underground treatment mechanism as design progresses.

ISG Response: Acknowledged. Engineering comments and design will be coordinated with the city engineer.

- g. Engineering Staff recommend discharging site stormwater to Liberty Street if elevations are supportive of implementing. Capacity and documented inundation at Warren/Riverfront pose risk to private infrastructure.

ISG Response: Outlet elevations will be reviewed and coordinated with city engineer.

- h. The applicant shall revise existing conditions hydraulic modeling to include an accurate assessment of current landuse, accounting for existing pervious surfaces present on the southwestern quadrant of the site. An evaluation of the existing inlet capacity, ponding, and bypass flows shall also be analyzed in full.

ISG Response: Acknowledged. Final hydraulic modeling will be submitted with building permit.

- i. The applicant shall be aware that City Staff conducted a field walk to observe conditions of the existing storm sewer following written concern of demolition and removal from adjacent property owners, citing water still flows through this infrastructure. Staff observed bulkheads and an absence of water in the system.

ISG Response: Acknowledged.

- j. The applicant shall remove all existing storm sewer and bulkhead existing pipes at the limits of construction. Where disturbance limits impact public right-of-way, storm sewer shall be removed (or replaced) to the greatest extent possible.

ISG Response: Acknowledged.

- k. The applicant shall be aware that casing will be required on any proposed storm sewer within the structural zone of influence, in accordance with building codes and LRFD Bridge and Structural Design Manual

ISG Response: Acknowledged.

- l. The applicant shall be aware that the City is discussing the possibility of a maintenance agreement for the underground treatment.

ISG Response: Acknowledged.

- m. Existing Emergency Vehicle Preemption (EVP) on Liberty Street for Riverfront Emergency Signal shall be required to be protected in place.

ISG Response: Acknowledged.

- n. Applicant shall further detail and clarify the encroachment plan. The extent of the encroachments both width and depth from the right of way line, should be fully detailed and dimensioned. Proposed and existing utilities should be shown to ensure proper maintenance work including replacement of the pipe can occur without impacting the building structure.

ISG Response: License to Encroach application will be submitted via the city online portal prior to the Council review of the variance application.

- o. Proposed development with food preparation and service shall have proper fat oil and grease separator designed as part of the utility plan.

ISG Response: Fat oil and grease separator will be included in the final utility design.

- p. Applicant shall provide for a minimum 8-foot sidewalk along east side of S Riverfront Drive.

ISG Response: Building design has been revised to accommodate an 8-foot public sidewalk that will encroach into private development.

- q. Applicant shall be aware that the existing storm sewer system downstream of the project site is susceptible to high intensity rainfalls (e.g. June 2024 event) and flooding does occasionally occur in this area of town. Staff recommend the proposed project design and storm sewer system include best management practices and provisions to minimize risk when flows exceed the local storm sewer system. Of particular concern is the lower levels of the proposed parking structure which may be located below the hydraulic grade line of the storm sewer system. The applicant should consider how these areas would respond to periodic flooding and propose solutions to minimize risk and ensure safety.

ISG Response: Acknowledged.

- r. Applicant shall be aware that the existing sanitary sewer system downstream of the project site is susceptible high flows. Larger capacity pipes in the area routinely run full with hydraulic grade lines above the pipe. Staff recommend the proposed project sanitary sewer system include best management practices and provisions to minimize risk (e.g. service backflow preventors).

ISG Response: Acknowledged.

- s. Applicant shall be encouraged to consider utilization and activation of the Front Street right of way via streetscape and similar type amenities to ensure that this development contributes to the success of Front Street as a pedestrian oriented downtown destination.

ISG Response: The public streetscape will include landscaping as shown on sheet C5-10 and the concrete walk will include the standard exposed aggregate banding finish.

- t. Applicant will be required to pay SAC and WAC connection charges.

ISG Response: Acknowledged.

- u. Applicant shall be aware that ROW obstruction fees will be incurred based on the proposed construction phasing plan.

ISG Response: Acknowledged.

- v. Applicant shall forward R/W tree planting plan to City Forester for review.

ISG Response: Acknowledged.

- w. Boulevard trees shall be replaced at a 2:1 ratio.

ISG Response: There are currently (11) boulevard trees planned for removal. The project anticipates (22) new trees to satisfy this requirement. The project also plans to protect (3) existing trees at the intersection of Liberty + Riverfront Dr.

- x. Sidewalk tree planting detail shall match City specifications, coordinate with the City.

ISG Response: Acknowledged.

- y. All sanitary, water, and storm services that are not being utilized by the new development shall be identified by the design team and depicted on the removals plan. Those services shall be abandoned to the respective main line.

ISG Response: Acknowledged.

- z. Sewer and Water Services – Larger water services shall be wet-tapped if the condition of the pipe will permit. When the Public Safety Center was remodeled, they could not wet tap due to the condition on the outside of the pipe. Sizes of sewer and water services are not noted on the utility plan; due to that the recommended types of connection would be prescribed at a later date. Proposed sanitary services on S. Front Street will require a connection to clay pipe (N. Service) and a connection to truss pipe (S. Service); design team to specify viable connections to those pipes. Coordinate with the City.

ISG Response: Acknowledged.

- aa. There are precast sanitary manholes adjacent to the two proposed services on Warren Street and service connections shall be made at adjacent precast sanitary manholes via an inside drop and modification to the bottom of the structure to add a dedicated invert for the new service.

ISG Response: Acknowledged.

- bb. 24" storm connection into manhole on Warren Street shall be core drilled being the structure is precast.

ISG Response: Acknowledged.

- cc. Street cuts into Warren Street shall be full width.

ISG Response: Acknowledged.

dd. Ex. 48", 72", & 127" abandoned Storm Drains traversing site shall be removed.

ISG Response: Acknowledged.

ee. Traffic Control Plan shall be incorporated into Civil Plans.

ISG Response: Acknowledged.

ff. The applicant shall protect City Fiber optic conduit running on west side of S. Front Street Between Warren Street and Liberty Street.

ISG Response: Acknowledged.

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

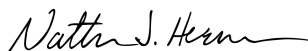
ISG Response: All invoices have been paid and no outstanding fees are shown in the city online portal at this time.

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

Meeting Date: 03/25/2026

Title

CY11-26

Request of ISG, on behalf of the owner, Snell Real Estate, LLC, for a preliminary plat review of Snell Addition. The subject properties are described as Lots 3, 4, and 5, Block 1, Menard Addition; except a portion of Lot 5, Block (1900 and 1990 Madison Avenue).

Applicant

The applicant is ISG, on behalf of the property owner, Snell Real Estate, LLC.

Request

The applicant has requested the review of Snell Addition preliminary plat.

Location

The subject properties are addressed at 1900 and 1990 Madison Avenue, and are legally described as Lots 3, 4, and 5, Block 1, Menard Addition; except a portion of Lot 5, Block.

Existing Land Use

The property is the location of Snell Motors and the Snell Motors Carwash.

Zoning

The properties are zoned B-3, Highway Commercial District.

Environmentally Sensitive Areas

There are no known environmentally sensitive areas on the site.

Public Utilities

The subject site will continue to be served by public utilities.

City Code

The City Code pertaining to the B-3, Highway Business District, may be viewed at the following link.

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=PTIICOR_CH10LAUSDE_ARTVCODI_DIV8HIBUDI

Site Plan Review Comments

The Site Plan and Traffic Review Committee met on March 10, 2025, and submitted the following comments.

- a. The applicant shall be aware that their stormwater charge will be recalculated at the time of final plat.
- b. The applicant shall be aware that standard lot easements shall be included on the new lots within the proposed plat.
- c. The applicant shall provide private utility easements and a shared access easement for the shared driveway area.
- d. The applicant shall be aware that the City's Critical Link Sidewalk Plan shows a 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.
- e. If not already complete, the applicant shall log into the City's online portal and make a notification fee payment.
- f. Applicant shall be aware that if future separate ownership of either parcel is anticipated, additional review and consideration will be necessary.
- g. Signage at each site will need to conform with the applicable standards based on any new/revised frontages.

Review

ISG, on behalf of the owner, Snell Real Estate, LLC, is requesting a preliminary plat review of Snell Addition. The subject properties are described as Lots 3, 4, and 5, Block 1, Menard Addition; except a portion of Lot 5, Block (1900 and 1990 Madison Avenue).

The applicant is seeking a preliminary plat review for Snell Addition, a 10.23 acre subdivision. The intent of the replat is to amend the existing property lines of the three current parcels to better coincide with the location of current structures. The plat consists of one block that contains two lots: Lot 1, which is 9.15 acres that contains the current dealership building and parking lot areas, and Lot 2, which is 1.07 acres that contains the current car wash structure and associated areas.

Standard city and private utility easements in conformance with Mankato City Code Chapter 10 have been provided where feasible.

Findings

Staff respectfully submits the following findings of fact:

1. General Requirements
 1. The site is an existing commercial complex and changes to the existing development are not proposed at this time.
 2. Because site improvements are not currently proposed, a drainage study has not been submitted to verify compliance. If future site modifications occur, a drainage plan will need to be submitted.
 3. The site provides existing storm connections.
2. Streets
 1. The street right-of-way widths are in line with the existing street right-of-way widths. No changes are proposed.
 2. Future reconstruction of Haefner Drive will require the installation of the sidewalk unless determined by the City Engineer that the sidewalk is infeasible.
3. Easements
 1. The plat provides the standard easements required in Chapter 10 of the Mankato City Code where currently feasible.
4. Block Standards
 1. The blocks within the subdivision were designed for the intended end use as a commercial lot.
5. Lot Standards
 1. The lots within the subdivision are intended for commercial uses and are designed to accommodate the existing use of the site.
6. Public Sites and Open Spaces
 1. Because the property was previously platted no parkland dedication is due at this time.

Recommendation

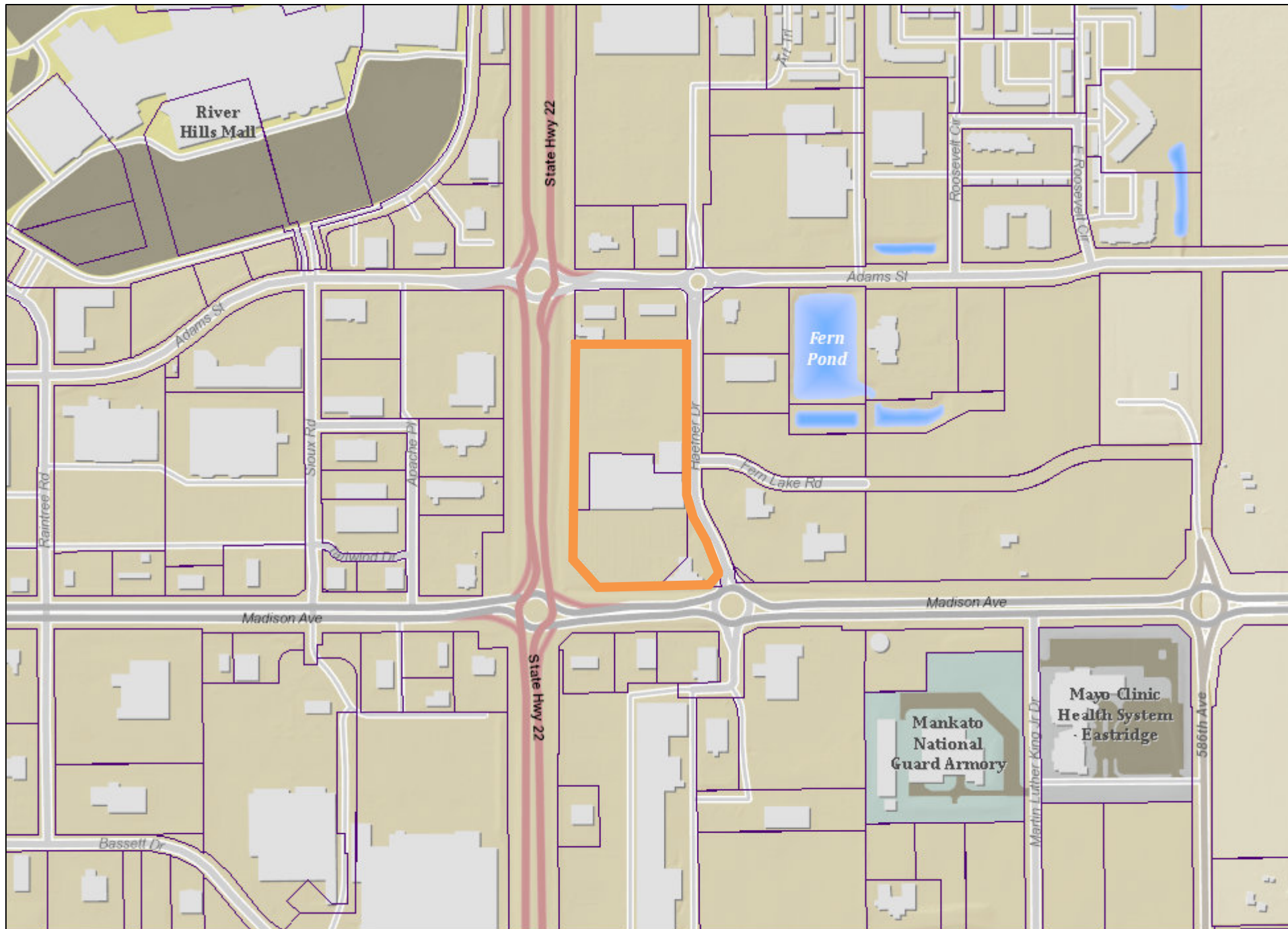
Staff recommends approval of the preliminary plat with the following conditions:

1. Any revised or new signage at each site will need to conform with the applicable standards based on any new/revised frontages.
2. The applicant shall dedicate private utility easements on the property in conformance with Chapter 10 of the Mankato City Code if needed.

Attachments

General Location Map
Aerial Plan
Preliminary Plat
Preliminary Plat - Aerial
Parking Analysis
Site Plan Response Letter

General Location Map

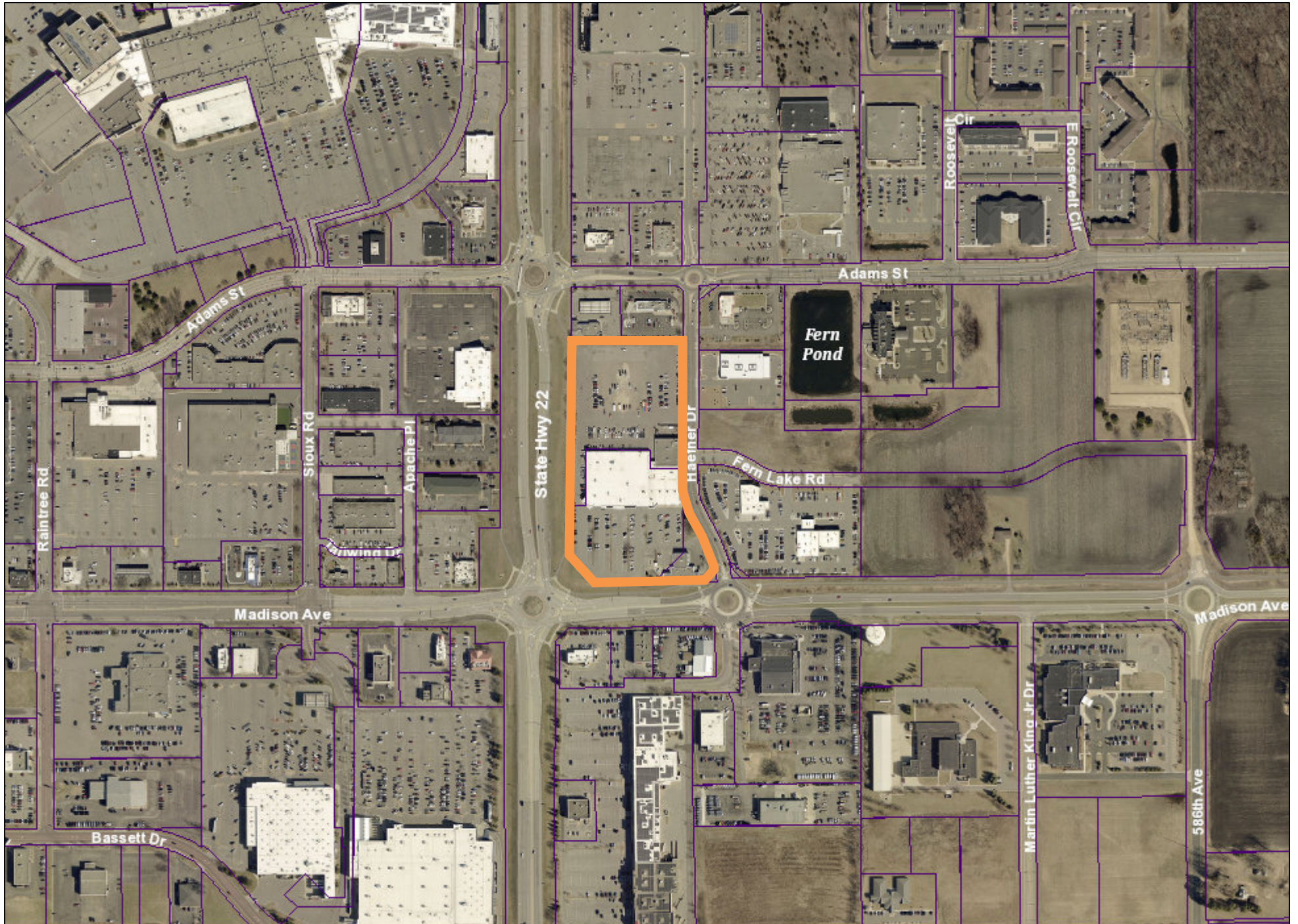


Date: March 2026

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

Aerial Map



Date: March 2026

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuses or misinterpretation.

SNELL ADDITION



EXISTING LEGAL DESCRIPTION:

(per Document No. 535CR492)

Lots Three (3), Four (4) and Five (5), Block One (1), Menard Addition to the City of Mankato, according to the recorded plat thereof, Blue Earth County, Minnesota

EXCEPT

That part of Lot 5, Block 1, Menard Addition, according to the recorded plat thereof, City of Mankato, Blue Earth County, Minnesota, described as:

Beginning at the Southeast corner of said Lot 5; thence South 89 degrees 26 minutes 30 seconds West along the south line of said Lot 5, a distance of 46.49 feet; thence North 39 degrees 44 minutes 22 seconds East, a distance of 60.17 feet to the easterly line of said Lot 5; thence southerly a distance of 46.53 feet along a nontangential curve to the right having a radius of 440.74 feet, a central angle of 6 degrees 02 minutes 57 seconds and a 46.51 foot chord which bears South 9 degrees 55 minutes 50 seconds East to the point of beginning.

OWNERS / DEVELOPERS:

Snell Real Estate, LLC
1900 Madison Avenue
Mankato, MN 56001

SURVEYOR:

ISG
115 E. Hickory Street Suite 300
Mankato, MN 56001
(507)-387-6651

AREA TABLE:

Lot 1, Block 1 = 398,725 sq. ft. - 9.15 acres
Lot 2, Block 1 = 46,687 sq. ft. - 1.07 acres
Total = 445,412 sq. ft. - 10.23 acres

EXISTING PROPERTY:

ZONED: B-3 HIGHWAY BUSINESS DISTRICT

BUILDING SETBACKS

Front - 15 feet
Side - 3 feet hard surfaces/6 feet for building
Rear - 3 feet hard surfaces/6 feet for building
Corner - 15 feet (same as front)

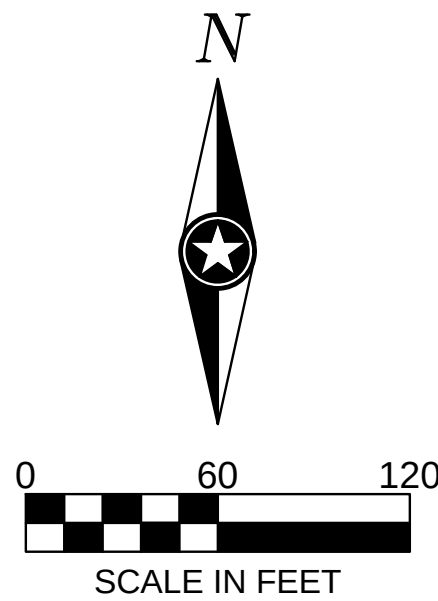
FLOOD ZONE:

The surveyed premises shown on this survey map is in Flood Zone X, according to Flood Insurance Rate Map Community Panel No. 27013C0115F, published by the Federal Emergency Management Agency, effective date February 22, 2024.

PARKING REQUIREMENTS:

(Striped Stalls)

	Required	Provided
Lot 1, Block 1:	162 regular 6 Handicapped	223 Regular 6 Handicapped
Lot 2, Block 1:	6 regular 1 Handicapped 3 stacking	18 Regular 1 Handicapped 3 stacking

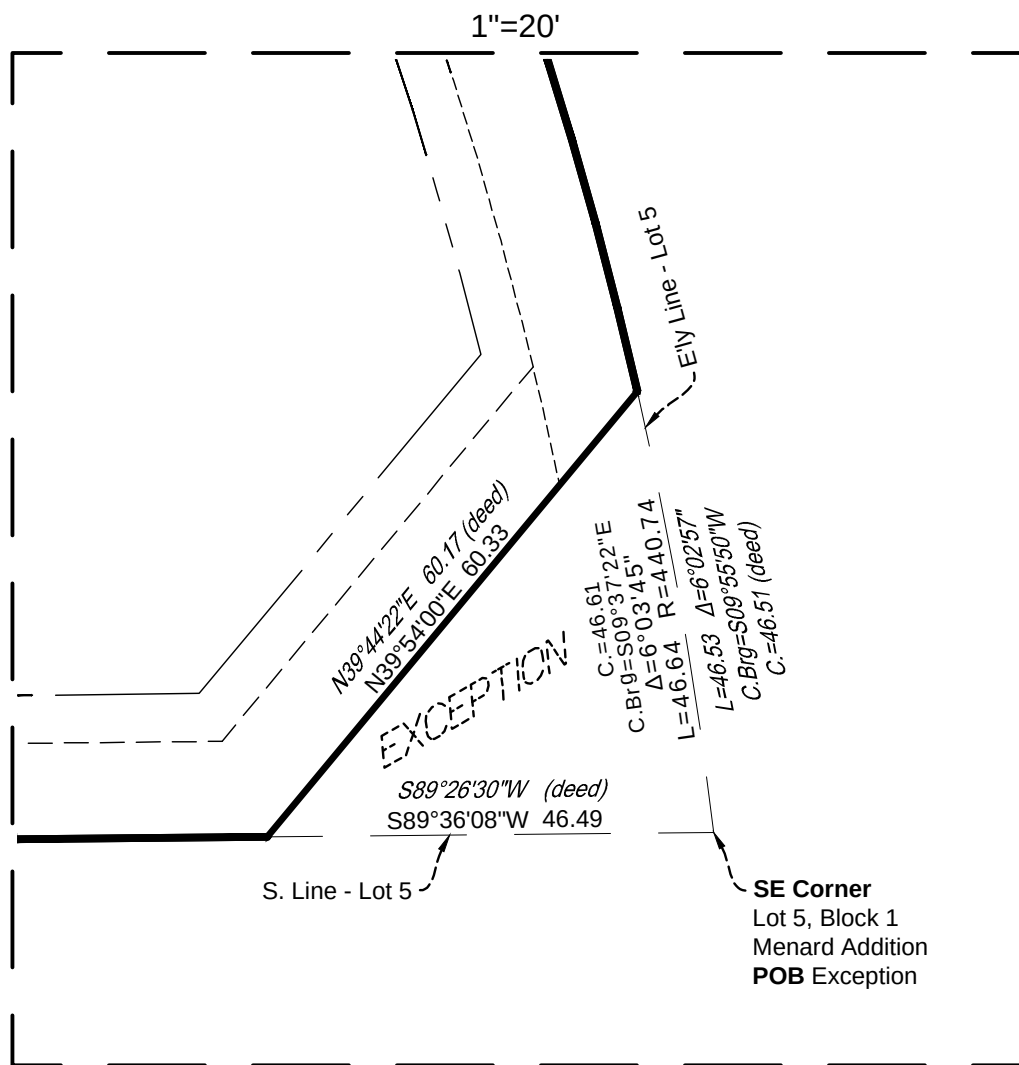


Orientation of this bearing system is based upon the plat of Menard Addition.

LEGEND

- Iron Monument Found

DETAIL



SEE DETAIL

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

RYAN E. KOTTHOFF

DATE 2/24/26 LIC. NO. 61565

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PROJECT

SNELL
MOTORS

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 26-33975
FILE NAME 33975 PPLAT
DRAWN BY JW
DESIGNED BY ---
REVIEWED BY ---
ORIGINAL ISSUE DATE 2/24/26
CLIENT PROJECT NO. -

TITLE

PRELIMINARY
PLAT

SHEET

1

OF 2

SNELL ADDITION



I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

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PROJECT

SNELL
MOTORS

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	26-33975
FILE NAME	33975 PPLAT
DRAWN BY	JW
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	2/24/26
CLIENT PROJECT NO.	-

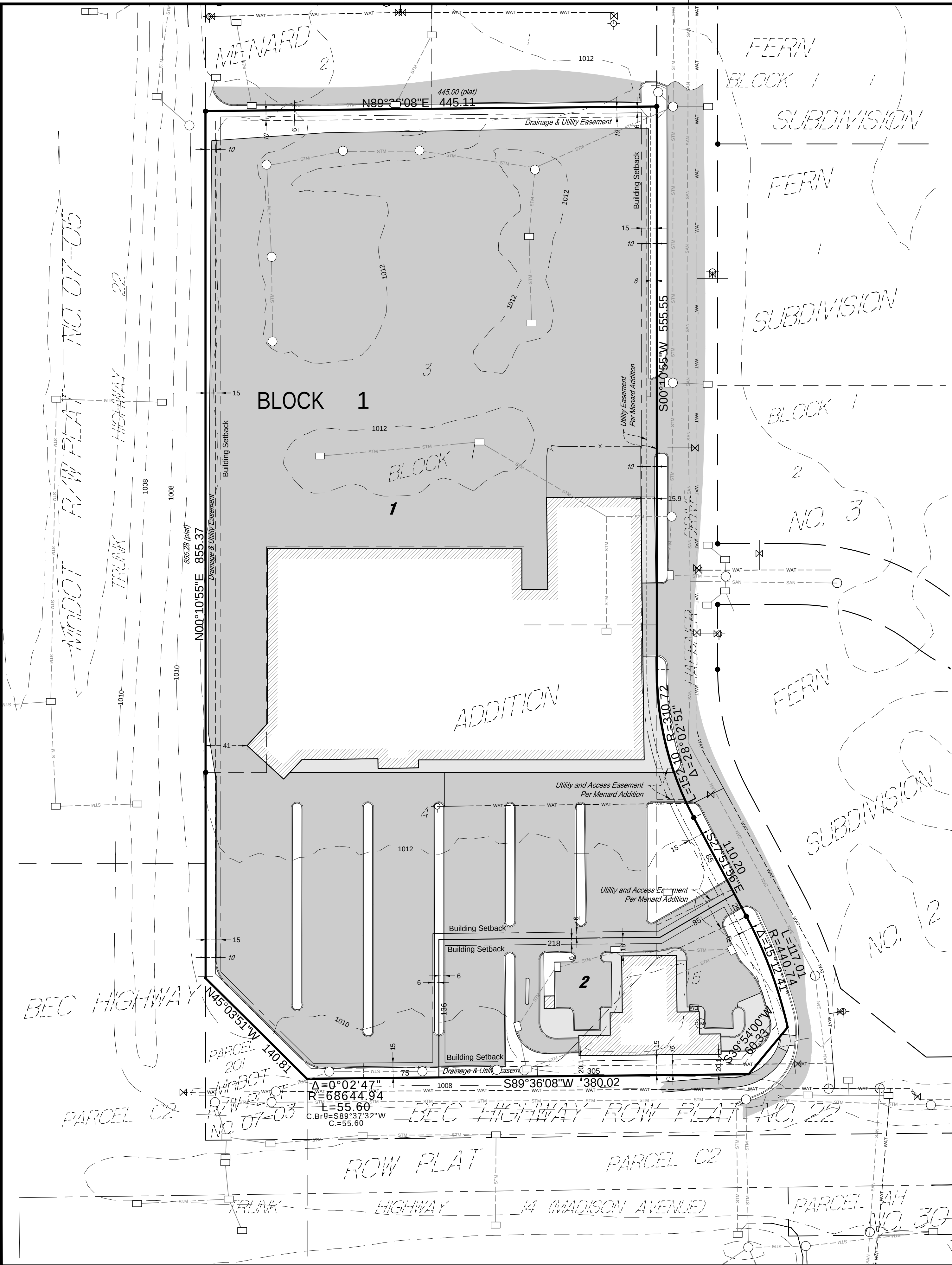
TITLE

PRELIMINARY
PLAT

SHEET

2

OF 2



LEGEND

- Bituminous Surface

Concrete Surface

Existing Building

Sanitary Sewer Line
Per City Mapping

Storm Sewer Line
Per City Mapping

Water Line
Per City Mapping
- Electric Meter

Gas Meter

Hydrant

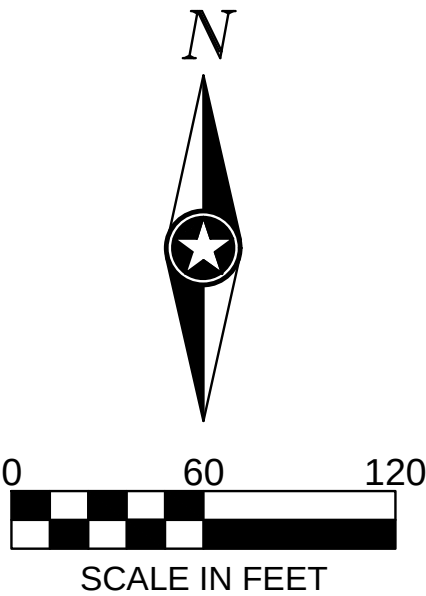
Water Valve

Manhole/Catch Basin

Sign

Iron Monument Found

NOTE:
Contours shown on this sheet are LIDAR contours provided by the State of Minnesota.





SNELL ADDITION

EXISTING LEGAL DESCRIPTION:
(per Document No. 535CR492)

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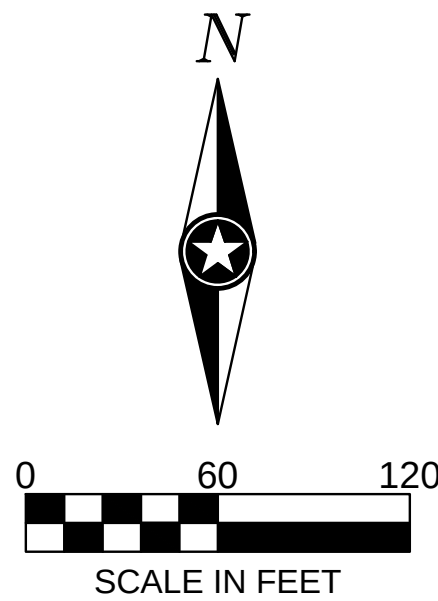
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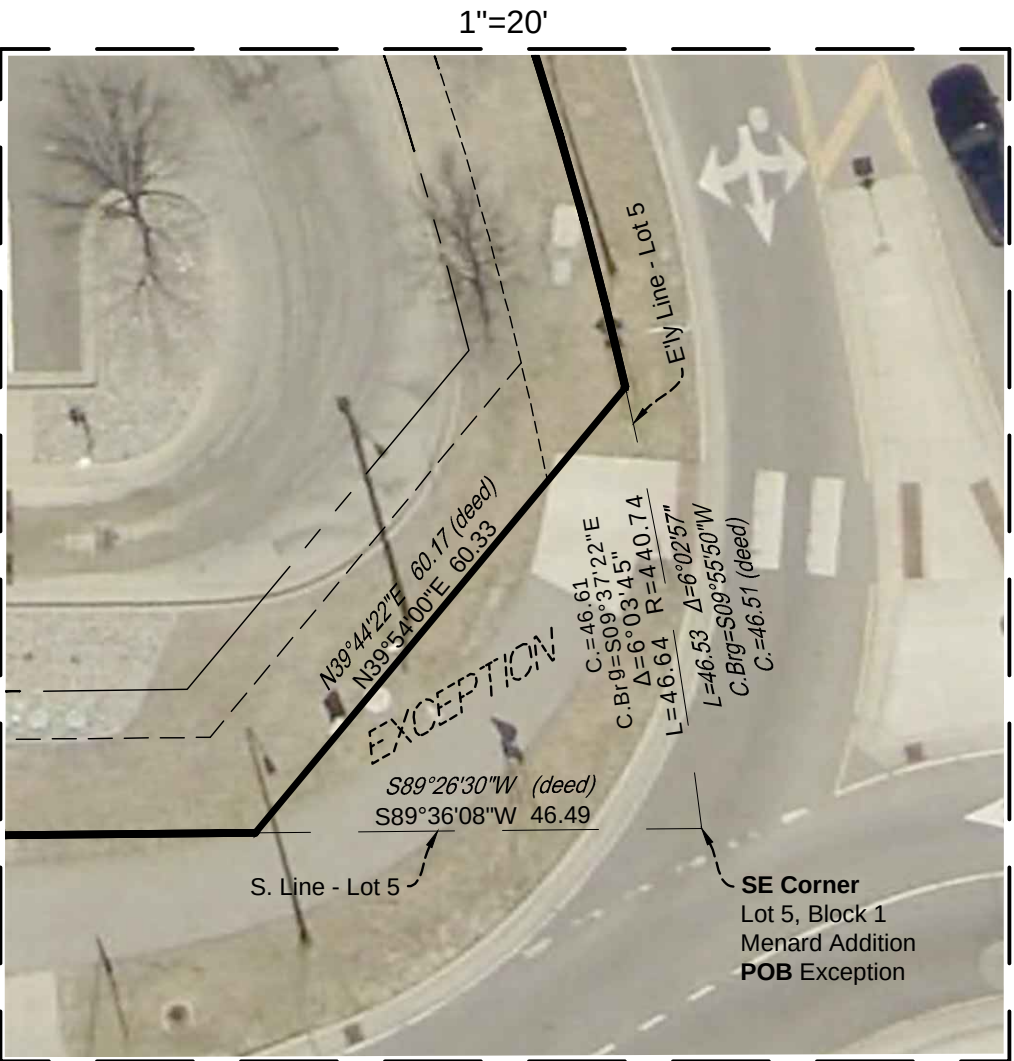


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LEGEND

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DETAIL



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RYAN E. KOTTHOFF

DATE 2/24/26 LIC. NO. 61565

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PROJECT

SNELL MOTORS

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	26-33975
FILE NAME	33975 PPLAT
DRAWN BY	JW
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	2/24/26
CLIENT PROJECT NO.	-

TITLE

PRELIMINARY PLAT

SHEET

Snell Motors Parking Calculation

Lot 1 (main building)

24 stalls (repair & body shop) in the building x 3 = 72 stalls

60 employees on major shift = 60 stalls

Office 2611 sq. ft. / 250 = 11 stalls

Sales Area 18,674 sq. ft. / 1000 = 19 stalls

Total = 162 regular stalls needed

6 handicapped stalls needed

Lot 2 (Car Wash)

1 wash stall = 3 off street stacking spaces

6 employees on major shift = 6 stalls

1 handicapped stall needed

March 16, 2026

Molly Westman
Planning & Zoning Administrator
City of Mankato
10 Civic Center Plaza
Mankato, MN 56002-3368
mwestman@mankatomn.gov

ISG

Brittany Mitchell
Planning Coordinator
City of Mankato
10 Civic Center Plaza
Mankato, MN 56002-3368
bmitchell@mankatomn.gov

**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,



Emily Nepp

Development Services Coordinator

Emily.Nepp@ISGInc.com

Meeting Date: 03/25/2026

Title

CY12-26

Request of Brett Skilbred for a preliminary plat review of Quarry View Addition. The subject properties are described as Lots 1-6, Block 24, Germania Park Addition; Lots 1-8, Block 8 & Lots 1-2, Block 9, Columbia Park Addition.

Applicant

Brett Skilbred, with permission of the property owner, is the applicant.

Request

The applicant is seeking a preliminary plat review of Quarry View Addition.

Location

The subject properties are described as Lots 1-6, Block 24, Germania Park Addition; Lots 1-8, Block 8 & Lots 1-2, Block 9, Columbia Park Addition.

Existing Land Use

The properties are currently vacant land.

Zoning

The subject properties are zoned R-3, Limited Multiple Dwelling District.

Other Board or Commission

Vacation of a portion of Lind Street included within the proposed preliminary plat area was reviewed and recommended for approval by the Planning Commission at their February 25, 2026, meeting. The City Council is anticipated to act on this request at their March 23, 2026, meeting.

Environmentally Sensitive Areas

The site contains bluff areas. A recent evaluation determined there are no wetlands on site.

Public Utilities

Public utilities will be available to the subject property following completion of the Germania Park Phase 5 Capital Improvement Program (CIP) projects.

City Code

Mankato City Code Chapter 10, Article XII, Division provides Design Standards for subdivisions that the subject property will be subject to at the time of replatting:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=PTIICOOR_CH10LAUSDE_ARTXIISUDEREPL_DIV3DEST

Mankato City Code Chapter 10, Article II, Division 5 provides the R-3 Limited Multiple Dwelling District standards:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=PTIICOOR_CH10LAUSDE_ARTIIREDI_DIV5LIMUDWDI

Site Plan Review Comments

The Site Plan and Traffic Committee met on March 10, 2026, and submitted the following comments.

- a. The applicant shall be aware that a sealed well is located on the site, and any future development should take care not to significantly disturb the well during construction. See attachment.
- b. The preliminary plat shall be updated to include bluff lines and the bluff setback line.
- c. General acknowledgment: Lind Street vacation is anticipated to be reviewed by the City Council on March 23.
- d. General acknowledgment: the wetland submission is currently under review.
- e. If not already complete, the applicant shall log into the online portal and make notification fee payment.

Review

Brett Skilbred is seeking a preliminary plat review of Quarry View Addition. The subject properties are described as Lots 1-6, Block 24, Germania Park Addition; Lots 1-8, Block 8 & Lots 1-2, Block 9, Columbia Park Addition, and are located to the west of 8th Avenue.

The plat consists of a one-block subdivision that contains 2 lots, Lot 1A, and Lot 1B. Lot 1A is located on the northern side of the parcel and is 1.98 acres. Lot 1B is located on the southern portion of the lot and is .98 acres. A portion of Lind Street located west of 8th Avenue that was recently requested for vacation is included in the plat.

The property consists of unique characteristics with a quarry on the western side of the property. The existing quarry wall and setbacks have been identified on the site. A wetland analysis determined there are no existing wetlands on site. There is an existing well on the site, the applicant shall not disturb it during construction.

The development is served by Cleveland Street, 8th Ave, Lind Street, and Harper Street. Utilities will be available following completion of the Germania Park phase 5 Capital Improvement Program.

Concept plans for the 2.96 acre parcel show 11 twin-home buildings, for a total of 22 new homes.

Findings

Staff submits the following findings:

1. General Requirements
 1. The site is designed in conformance with the location requirements.
 2. A drainage study will need to be completed.
2. Streets
 1. Property is served by Cleveland Street, 8th Avenue, Lind Street, and Harper Street.
3. Easements
 1. The preliminary plat provides the standard easements required in Chapter 10 of the Mankato City Code.
4. Block Standards
 1. The blocks within the subdivision were designed for the intended end use as residential.
5. Lot Standards
 1. The lots within the subdivision are intended for residential use. The lots are designed in conformance with the standards set forth in Chapter 10.
 2. The concept plans submitted for the development depict areas for off-street parking.

Recommendation

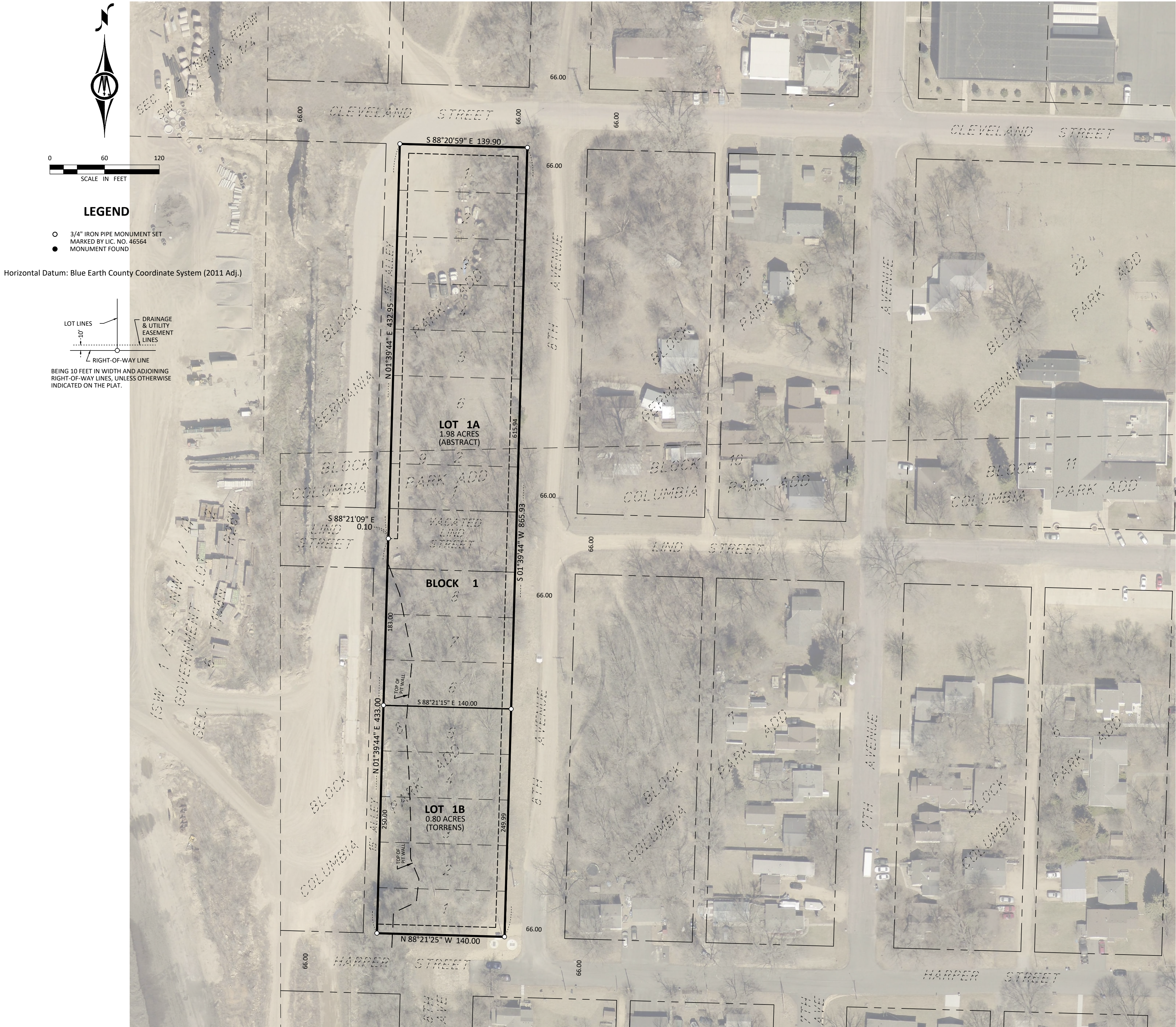
Staff recommends approval of the preliminary plat for the Quarry View Subdivision with the following conditions:

1. The final plat submission shall reflect easements around the subject site in conformance with the Mankato City Code.
2. The applicant shall enter into a subdivider's agreement for any public improvements or improvements located in the public right of way.
3. In conjunction with the submission of the final plat, the applicant shall provide updated drainage and utility plans conforming to engineering standards and other applicable standards.
4. The applicant will be required to obtain a conditional use permit for any impacts to environmentally sensitive areas.
5. Water and sewer connection fees shall be charged based on the City of Mankato assessment policy and fee schedule.
6. The applicant shall provide supporting hydraulic modeling for the stormwater BMP at the end of 8th Avenue and Harper Street with the building permit application.

Attachments

Proposed Final Plat - Aerial
General Location Map
Aerial Plan
Preliminary Plat
Preliminary Plat - Aerial
Proposed Final Plat
Proposed Final Plat - Aerial
Wetland Report
Unit Concept Plan

QUARRY VIEW ADDITION



INSTRUMENT OF DEDICATION

Know all men by these presents that we, Pentagon Acquisition, LLC, a Minnesota limited liability company, fee owner and Quarry View I, LLC, a Minnesota limited liability company, contract purchaser, of the following described property to wit:

Lots 1 to 5, inclusive, all in Block 8, all in Columbia Park Addition to the City of Mankato, Blue Earth County, Minnesota. (Torrens)

AND

Lots 6, 7, and 8, Block 8; and Lots 1 and 2, Block 9, all in Columbia Park Addition to the City of Mankato, Blue Earth County, Minnesota. (Abstract)

AND

Lot 1, Block 24, Germania Park Addition to the City of Mankato, Blue Earth County, Minnesota. (Abstract)

AND

Lots 2 and 3, Block 24, Germania Park Addition to the City of Mankato, Blue Earth County, Minnesota. (Abstract)

AND

Lots 4, 5, and 6, Block 24, Germania Park Addition to the City of Mankato, Blue Earth County, Minnesota. (Abstract)

Containing 2.78 acres.

do hereby declare that we have caused the above described property to be surveyed and platted and monuments to be set, that we have named said platted area QUARRY VIEW ADDITION, and that we dedicate to the public use the easements as shown hereon.

Dated this ____ day of _____, 2026 by James Voda, secretary of Pentagon Acquisition, LLC, a Minnesota limited liability company.

By: James Voda, secretary

NOTARY CERTIFICATES

State of Minnesota

County of _____

The foregoing instrument was acknowledged before me on this ____ day of _____, 2026, by James Voda, it's secretary of Pentagon Acquisition, LLC, a Minnesota limited liability company.

_____, Notary Public

Notary Public-Minnesota,

My Commission Expires _____

Dated this ____ day of _____, 2026 by Brett Skilbred, manager of Quarry View I, LLC, a Minnesota limited liability company.

By: Brett Skilbred, manager

NOTARY CERTIFICATES

State of Minnesota

County of _____

The foregoing instrument was acknowledged before me on this ____ day of _____, 2026, by Brett Skilbred, manager of Quarry View I, LLC, a Minnesota limited liability company.

_____, Notary Public

Notary Public-Minnesota,

My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Michael M. Eichers, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 2026.

Michael M. Eichers, Licensed Land Surveyor

Minnesota License No. 46564

State of Minnesota

County of Blue Earth

The foregoing Surveyor's Certificate was acknowledged before me this ____ day of _____, 2026, by Michael M. Eichers, a Licensed Land Surveyor.

Nathan P Myhra, Notary Public

Notary Public-Minnesota

My Commission Expires Jan. 31, 2028

APPROVALS

Be it known that on this the ____ day of _____, 2026, the Planning Commission of the City of Mankato did duly review this plat of QUARRY VIEW ADDITION.

Chair person:

Secretary:

Be it known that on this the ____ day of _____, 2026, the City Council of the City of Mankato did duly approve this plat of QUARRY VIEW ADDITION.

Mayor:

Clerk:

TITLE OPINION

I, _____ Licensed Attorney, State of Minnesota, do hereby certify that the owner as indicated hereon represents all ownership interest in the land encompassed by this plat.

_____, Licensed Attorney

BLUE EARTH COUNTY PROPERTY AND ENVIRONMENTAL RESOURCES

I hereby certify that there are no delinquent taxes and/or delinquent special assessments, that the current taxes have been paid and that the transfer has been entered on the land described herein on the ____ day of _____, 2026.

Blue Earth County Property and
Environmental Resources Director

COUNTY RECORDER

I hereby certify that this instrument was filed in my office for record on this, the ____ day of _____, 2026, at ____ o'clock ____ m., and that it was duly recorded on _____ Plats, Number _____.

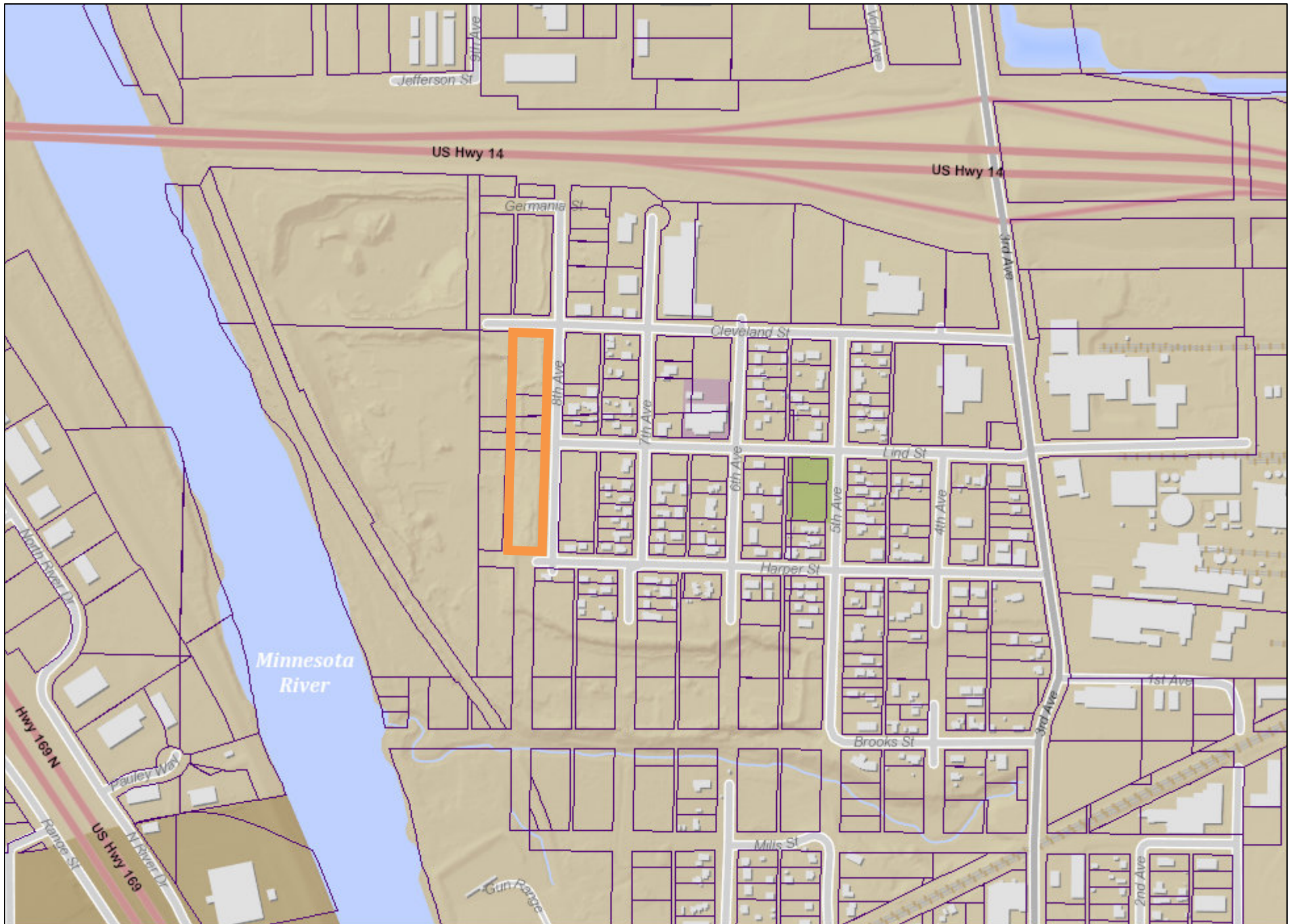
County Recorder

THIS PLAT PREPARED BY

BOLTON & MENK, INC.

FINAL PLAT
PENDING FINAL REVIEW
(03-18-2026)

General Location Map



Date: March 2026

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

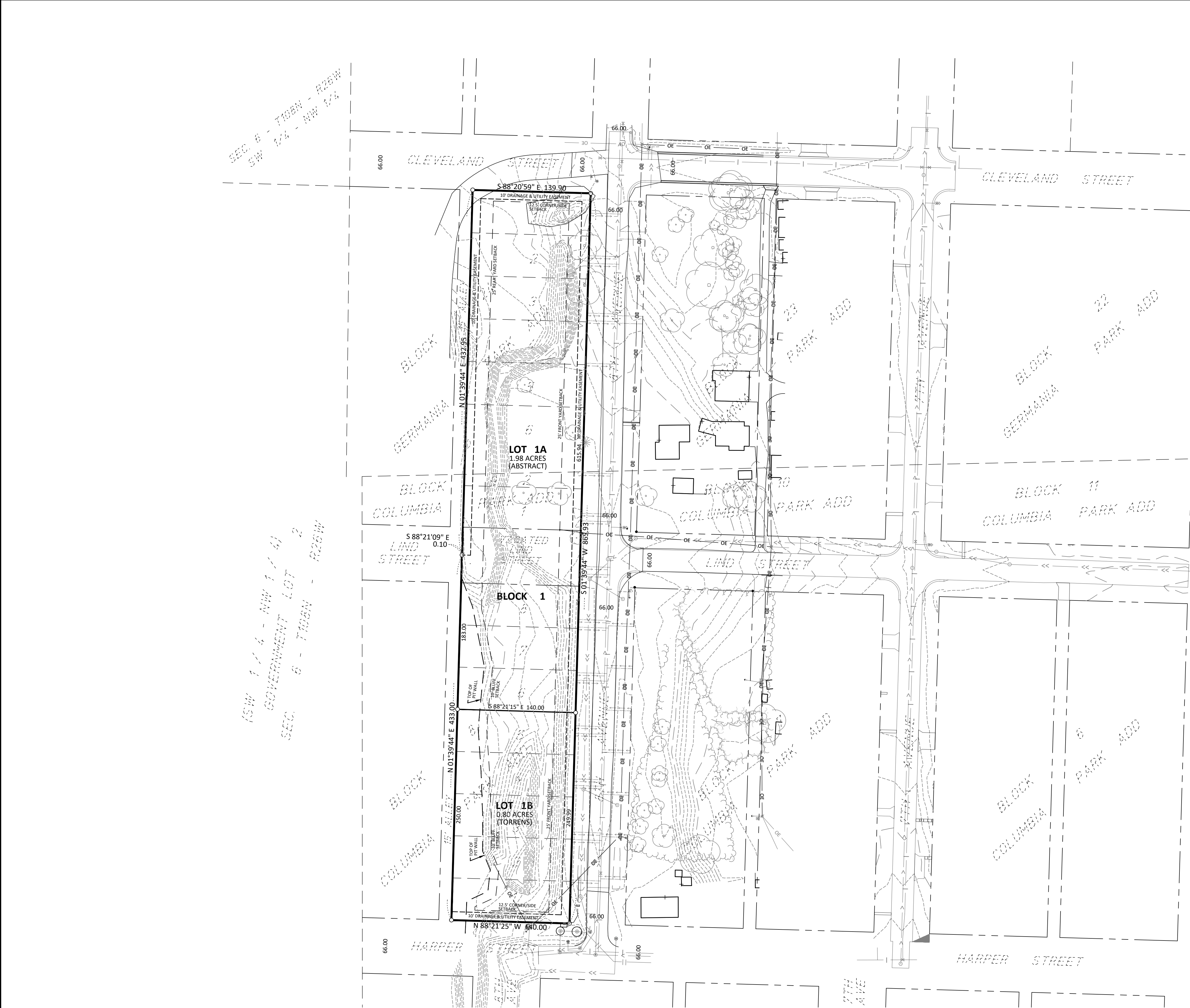
Aerial Map



Date: March 2026

Author:

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LOT LINES

DRAINAGE & UTILITY EASEMENT LINES

RIGHT-OF-WAY LINE

BEING 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES, UNLESS OTHERWISE INDICATED ON THE PLAT.

LEGEND

○ 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 46564

● MONUMENT FOUND

UTILITY & SITE DATA

All Zoning and Setback information was obtained from the City of Mankato Code. For detailed zoning information and specific interpretation of code requirements, contact the City of Mankato.

ZONING:
Current zone is R-3, Limited Multiple-Family Dwelling District

SETBACKS:
Front
Main and Accessory Building 25 feet

Side
Main and Accessory Buildings 6 feet

Rear
Main and Accessory Building 25 feet

Lot Area (minimum) = 10,000 sq.ft. (for the first 4 units)
Lot Width (minimum) = 60 feet
Maximum Ground Coverage = 35% by all structures
Maximum Building Height = 35 feet

LEGAL DESCRIPTION

Lots 1 to 5, inclusive, all in Block 8, all in Columbia Park Addition to the City of Mankato, Blue Earth County, Minnesota. (Torrens)

AND

Lots 6, 7, and 8, Block 8; and Lots 1 and 2, Block 9, all in Columbia Park Addition to the City of Mankato, Blue Earth County, Minnesota. (Abstract)

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AND

Lots 4, 5, and 6, Block 24, Germania Park Addition to the City of Mankato, Blue Earth County, Minnesota. (Abstract)

Containing 2.78 acres.

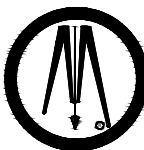
SURVEYOR'S CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.


Michael M. Eichers
License Number 46564

03/18/2026
Date

QUARRY VIEW ADDITION

**BOLTON & MENK**

1960 PREMIER DRIVE
MANKATO, MN 56001
(507) 625-4171

PRELIMINARY PLAT
MANKATO, MINNESOTA

LOTS 1-6, BLOCK 24, GERMANIA PARK ADD.;
LOTS 1-8, BLOCK 8, & LOTS 1-2, BLOCK 9,
COLUMBIA PARK ADDITION; AND VACATED
LIND STREET

FOR: Quarry View I, LLC



LEGEND

- 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 46564
- MONUMENT FOUND

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AND

Lots 4, 5, and 6, Block 24, Germania Park Addition to the City of Mankato, Blue Earth County, Minnesota. (Abstract)

Containing 2.78 acres.

SURVEYOR'S CERTIFICATION

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03/18/2026
Date

Michael M. Eichers
License Number 46564

QUARRY VIEW ADDITION

BOLTON & MENK

1960 PREMIER DRIVE
MANKATO, MN 56001
(507) 625-4171

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LIND STREET

FOR: Quarry View I, LLC

QUARRY VIEW ADDITION

INSTRUMENT OF DEDICATION

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Containing 2.78 acres.

do hereby declare that we have caused the above described property to be surveyed and platted and monuments to be set, that we have named said platted area QUARRY VIEW ADDITION, and that we dedicate to the public use the easements as shown hereon.

Dated this ____ day of _____, 2026 by James Voda, secretary of Pentagon Acquisition, LLC, a Minnesota limited liability company.

By: James Voda, secretary
NOTARY CERTIFICATES
State of Minnesota
County of _____
The foregoing instrument was acknowledged before me on this ____ day of _____, 2026, by James Voda, it's secretary of Pentagon Acquisition, LLC, a Minnesota limited liability company.

_____, Notary Public
Notary Public-Minnesota,
My Commission Expires _____
Dated this ____ day of _____, 2026 by Brett Skilbred, manager of Quarry View I, LLC, a Minnesota limited liability company.

By: Brett Skilbred, manager
NOTARY CERTIFICATES
State of Minnesota
County of _____
The foregoing instrument was acknowledged before me on this ____ day of _____, 2026, by Brett Skilbred, manager of Quarry View I, LLC, a Minnesota limited liability company.

_____, Notary Public
Notary Public-Minnesota,
My Commission Expires _____
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Dated this ____ day of _____, 2026.

_____, Notary Public
Notary Public-Minnesota,
My Commission Expires _____
State of Minnesota
County of Blue Earth
The foregoing Surveyor's Certificate was acknowledged before me this ____ day of _____, 2026, by Michael M. Eichers, a Licensed Land Surveyor.

_____, Notary Public
Notary Public-Minnesota
My Commission Expires Jan. 31, 2028
APPROVALS

Be it known that on this the ____ day of _____, 2026 , the Planning Commission of the City of Mankato did duly review this plat of QUARRY VIEW ADDITION.

_____, Secretary:
Chair person:
Be it known that on this the ____ day of _____, 2026 , the City Council of the City of Mankato did duly approve this plat of QUARRY VIEW ADDITION.

_____, Clerk:
Mayor:

TITLE OPINION
I, _____, Licensed Attorney, State of Minnesota, do hereby certify that the owner as indicated hereon represents all ownership interest in the land encompassed by this plat.

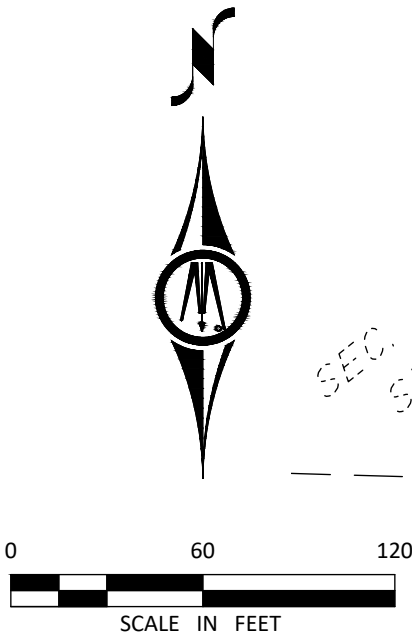
_____, Licensed Attorney

BLUE EARTH COUNTY PROPERTY AND ENVIRONMENTAL RESOURCES
I hereby certify that there are no delinquent taxes and/or delinquent special assessments, that the current taxes have been paid and that the transfer has been entered on the land described herein on the ____ day of _____, 2026.

_____, Blue Earth County Property and Environmental Resources Director

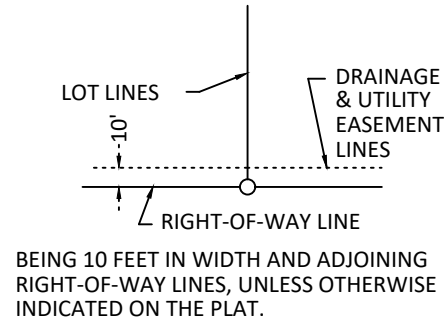
COUNTY RECORDER
I hereby certify that this instrument was filed in my office for record on this, the ____ day of _____, 2026, at ____ o'clock ____ m., and that it was duly recorded on _____ Plats, Number _____.

FINAL PLAT
PENDING FINAL REVIEW
(03-18-2026)
County Recorder
THIS PLAT PREPARED BY
BOLTON & MENK, INC.

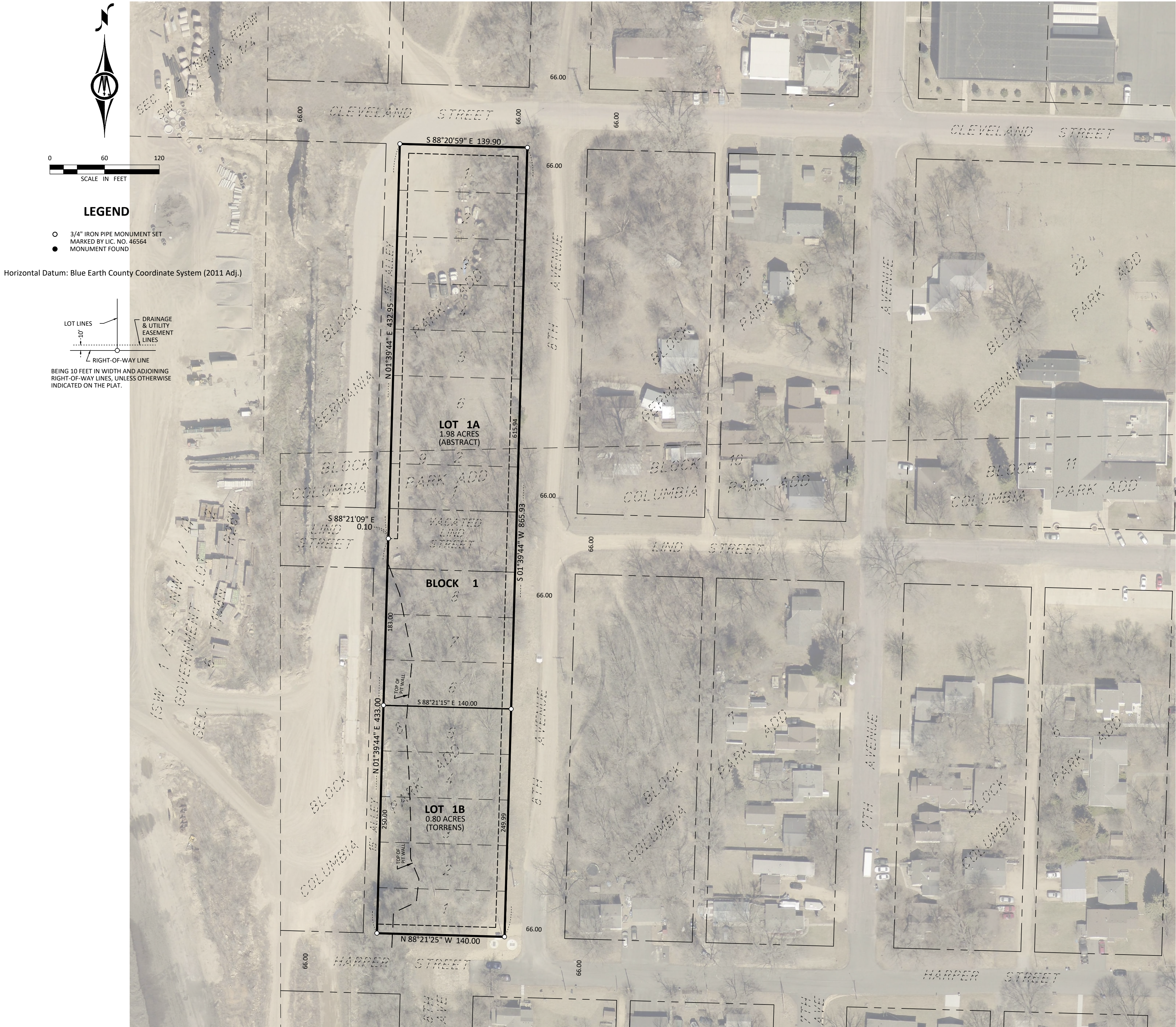


LEGEND
○ 3/4" IRON PIPE MONUMENT SET
MARKED BY LIC. NO. 46564
● MONUMENT FOUND

Horizontal Datum: Blue Earth County Coordinate System (2011 Adj.)



QUARRY VIEW ADDITION



INSTRUMENT OF DEDICATION

Know all men by these presents that we, Pentagon Acquisition, LLC, a Minnesota limited liability company, fee owner and Quarry View I, LLC, a Minnesota limited liability company, contract purchaser, of the following described property to wit:

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AND

Lots 4, 5, and 6, Block 24, Germania Park Addition to the City of Mankato, Blue Earth County, Minnesota. (Abstract)

Containing 2.78 acres.

do hereby declare that we have caused the above described property to be surveyed and platted and monuments to be set, that we have named said platted area QUARRY VIEW ADDITION, and that we dedicate to the public use the easements as shown hereon.

Dated this ____ day of _____, 2026 by James Voda, secretary of Pentagon Acquisition, LLC, a Minnesota limited liability company.

By: James Voda, secretary

NOTARY CERTIFICATES

State of Minnesota

County of _____

The foregoing instrument was acknowledged before me on this ____ day of _____, 2026, by James Voda, it's secretary of Pentagon Acquisition, LLC, a Minnesota limited liability company.

_____, Notary Public

Notary Public-Minnesota,

My Commission Expires _____

Dated this ____ day of _____, 2026 by Brett Skilbred, manager of Quarry View I, LLC, a Minnesota limited liability company.

By: Brett Skilbred, manager

NOTARY CERTIFICATES

State of Minnesota

County of _____

The foregoing instrument was acknowledged before me on this ____ day of _____, 2026, by Brett Skilbred, manager of Quarry View I, LLC, a Minnesota limited liability company.

_____, Notary Public

Notary Public-Minnesota,

My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Michael M. Eichers, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 2026.

Michael M. Eichers, Licensed Land Surveyor

Minnesota License No. 46564

State of Minnesota

County of Blue Earth

The foregoing Surveyor's Certificate was acknowledged before me this ____ day of _____, 2026, by Michael M. Eichers, a Licensed Land Surveyor.

Nathan P Myhra, Notary Public

Notary Public-Minnesota

My Commission Expires Jan. 31, 2028

APPROVALS

Be it known that on this the ____ day of _____, 2026, the Planning Commission of the City of Mankato did duly review this plat of QUARRY VIEW ADDITION.

Chair person:

Secretary:

Be it known that on this the ____ day of _____, 2026, the City Council of the City of Mankato did duly approve this plat of QUARRY VIEW ADDITION.

Mayor:

Clerk:

TITLE OPINION

I, _____ Licensed Attorney, State of Minnesota, do hereby certify that the owner as indicated hereon represents all ownership interest in the land encompassed by this plat.

_____, Licensed Attorney

BLUE EARTH COUNTY PROPERTY AND ENVIRONMENTAL RESOURCES

I hereby certify that there are no delinquent taxes and/or delinquent special assessments, that the current taxes have been paid and that the transfer has been entered on the land described herein on the ____ day of _____, 2026.

Blue Earth County Property and
Environmental Resources Director

COUNTY RECORDER

I hereby certify that this instrument was filed in my office for record on this, the ____ day of _____, 2026, at ____ o'clock ____ m., and that it was duly recorded on _____ Plats, Number _____.

County Recorder

THIS PLAT PREPARED BY

BOLTON & MENK, INC.

FINAL PLAT
PENDING FINAL REVIEW
(03-18-2026)

Quarry View Development

Type and Boundary Application

Mankato, Blue Earth County, Minnesota
Quarry View I, LLC
February 16, 2026



**BOLTON
& MENK**

Real People. Real Solutions.

Prepared by:

Bolton & Menk, Inc.
1960 Premier Drive
Mankato, MN 56001
P: (507) 625-4171
BMI Project No. 25X.141674

Table Of Contents

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PART TWO: SITE LOCATION INFORMATION	1
PART THREE: GENERAL PROJECT/SITE INFORMATION	1
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Appendix

NO WETLAND MEMORANDUM

PART ONE: Applicant Information

If applicant is an entity (company, government entity, partnership, etc.), an authorized contact person must be identified. If the applicant is using an agent (consultant, lawyer, or other third party) and has authorized them to act on their behalf, the agent's contact information must also be provided.

Applicant/Landowner Name:	Quarry View I, LLC Brett Skilbred
Mailing Address:	200 Essex Rd Mankato, MN 56001
Phone:	507-720-8842
E-mail Address:	brettskilred@gmail.com

Authorized Contact (do not complete if same as above):

Mailing Address:

Phone:

E-mail Address:

Agent Name:	Bolton & Menk, Inc. Noah Wilmes Natural Resource Technician
Mailing Address:	1960 Premier Drive Mankato, MN 56001
Phone:	507-508-5984
E-mail Address:	Noah.wilmes@bolton-menk.com

PART TWO: Site Location Information

County:	Blue Earth	City/Township:	Mankato
Parcel ID and/or Address:	Note Exhibit A		
Legal Description (Section, Township, Range):	6, 108N, 26W		
Lat/Long (decimal degrees):	44.18821, -94.00288		
Attach a map showing the location of the site in relation to local streets, roads, highways.			
Approximate size of site (acres) or if a linear project, length (feet):	4.09 ac		

If you know that your proposal will require an individual Permit from the U.S. Army Corps of Engineers, you must provide the names and addresses of all property owners adjacent to the project site. This information may be provided by attaching a list to your application or by using block 25 of the Application for Department of the Army permit which can be obtained at:

http://www.mvp.usace.army.mil/Portals/57/docs/regulatory/RegulatoryDocs/engform_4345_2012oct.pdf

PART THREE: General Project/Site Information

If this application is related to a delineation approval, exemption determination, jurisdictional determination, or other correspondence submitted **prior to** this application then describe that here and provide the Corps of Engineers project number.

Describe the project that is being proposed, the project purpose and need, and schedule for implementation and completion. The project description must fully describe the nature and scope of the proposed activity including a description of all project elements that effect aquatic resources (wetland, lake, tributary, etc.) and must also include plans and cross section or profile drawings showing the location, character, and dimensions of all proposed activities and aquatic resource impacts.

PART FOUR: Aquatic Resource Impact¹ Summary

If your proposed project involves a direct or indirect impact to an aquatic resource (wetland, lake, tributary, etc.) identify each impact in the table below. Include all anticipated impacts, including those expected to be temporary. Attach an overhead view map, aerial photo, and/or drawing showing all of the aquatic resources in the project area and the location(s) of the proposed impacts. Label each aquatic resource on the map with a reference number or letter and identify the impacts in the following table.

Aquatic Resource ID (as noted on overhead view)	Aquatic Resource Type (wetland, lake, tributary etc.)	Type of Impact (fill, excavate, drain, or remove vegetation)	Duration of Impact Permanent (P) or Temporary (T) ¹	Size of Impact ²	Overall Size of Aquatic Resource ³	Existing Plant Community Type(s) in Impact Area ⁴	County, Major Watershed #, and Bank Service Area # of Impact Area ⁵

¹If impacts are temporary; enter the duration of the impacts in days next to the "T". For example, a project with a temporary access fill that would be removed after 220 days would be entered "T (220)".

²Impacts less than 0.01 acre should be reported in square feet. Impacts 0.01 acre or greater should be reported as acres and rounded to the nearest 0.01 acre. Tributary impacts must be reported in linear feet of impact and an area of impact by indicating first the linear feet of impact along the flowline of the stream followed by the area impact in parentheses). For example, a project that impacts 50 feet of a stream that is 6 feet wide would be reported as 50 ft (300 square feet).

³This is generally only applicable if you are applying for a de minimis exemption under MN Rules 8420.0420 Subp. 8, otherwise enter "N/A".

⁴Use *Wetland Plants and Plant Community Types of Minnesota and Wisconsin* 3rd Ed. as modified in MN Rules 8420.0405 Subp. 2.

⁵Refer to Major Watershed and Bank Service Area maps in MN Rules 8420.0522 Subp. 7.

If any of the above identified impacts have already occurred, identify which impacts they are and the circumstances associated with each:

N/A

PART FIVE: Applicant Signature

☐ Check here if you are requesting a pre-application consultation with the Corps and LGU based on the information you have provided. Regulatory entities will not initiate a formal application review if this box is checked.

By signature below, I attest that the information in this application is complete and accurate. I further attest that I possess the authority to undertake the work described herein.

Signature: 

Date: 2/16/2026

I hereby authorize **Bolton & Menk, Inc** to act on my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this application.

¹ The term "impact" as used in this joint application form is a generic term used for disclosure purposes to identify activities that may require approval from one or more regulatory agencies. For purposes of this form it is not meant to indicate whether or not those activities may require mitigation/replacement.

Attachment A

Request for Delineation Review, Wetland Type Determination, or Jurisdictional Determination

By submission of the enclosed wetland delineation report, I am requesting that the U.S. Army Corps of Engineers, St. Paul District (Corps) and/or the Wetland Conservation Act Local Government Unit (LGU) provide me with the following (check all that apply):

☐ **Wetland Type Confirmation**

☒ **Delineation Concurrence.** Concurrence with a delineation is a written notification from the Corps and a decision from the LGU concurring, not concurring, or commenting on the boundaries of the aquatic resources delineated on the property. Delineation concurrences are generally valid for five years unless site conditions change. Under this request alone, the Corps will not address the jurisdictional status of the aquatic resources on the property, only the boundaries of the resources within the review area (including wetlands, tributaries, lakes, etc.).

☐ **Preliminary Jurisdictional Determination.** A preliminary jurisdictional determination (PJD) is a non-binding written indication from the Corps that waters, including wetlands, identified on a parcel may be waters of the United States. For purposes of computation of impacts and compensatory mitigation requirements, a permit decision made on the basis of a PJD will treat all waters and wetlands in the review area as if they are jurisdictional waters of the U.S. PJDs are advisory in nature and may not be appealed.

☐ **Approved Jurisdictional Determination.** An approved jurisdictional determination (AJD) is an official Corps determination that jurisdictional waters of the United States are either present or absent on the property. AJDs can generally be relied upon by the affected party for five years. An AJD may be appealed through the Corps administrative appeal process.

In order for the Corps and LGU to process your request, the wetland delineation must be prepared in accordance with the 1987 Corps of Engineers Wetland Delineation Manual, any approved Regional Supplements to the 1987 Manual, and the *Guidelines for Submitting Wetland Delineations in Minnesota* (2013).

<http://www.mvp.usace.army.mil/Missions/Regulatory/DelineationJDGuidance.aspx>

Appendix



Real People. Real Solutions.

1960 Premier Drive
Mankato, MN 56001-5900

Ph: (507) 625-4171
Fax: (507) 625-4177
Bolton-Menk.com

MEMORANDUM

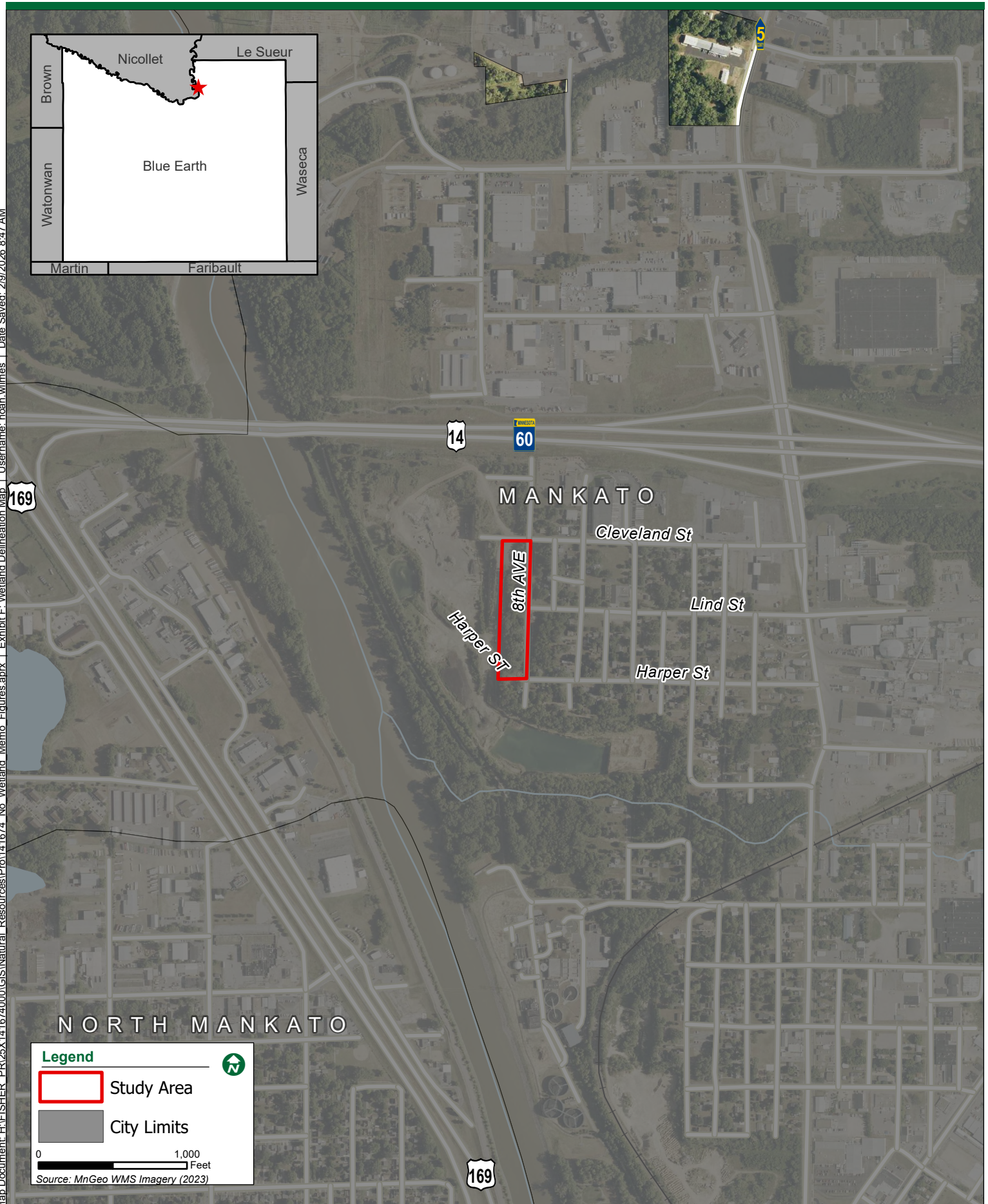
Date: February 10, 2026
From: Noah Wilmes, Natural Resources Technician
Subject: Quarry View Development
BMI Project No.: 25X.141674

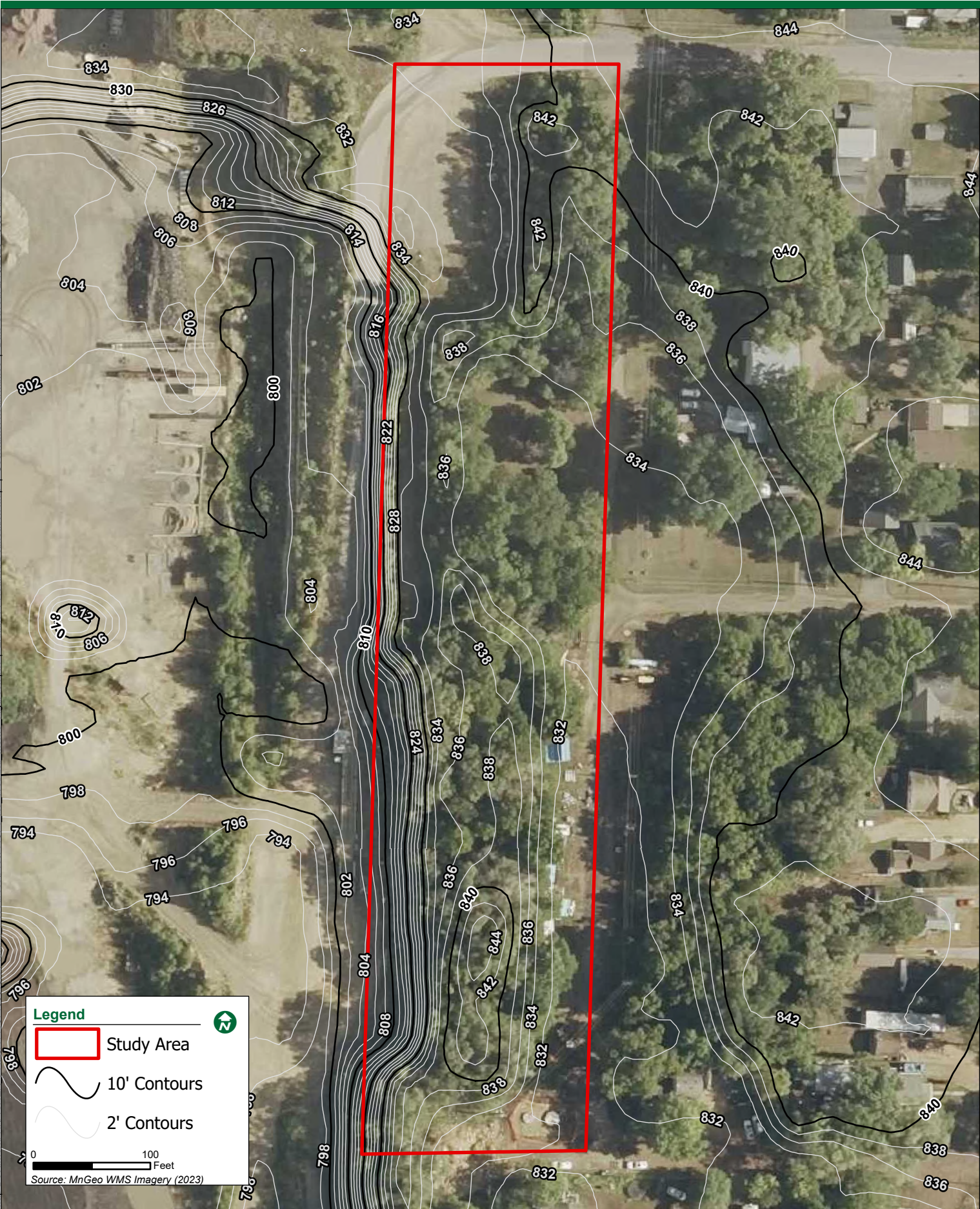
The Coldwell Banker Commercial Fisher Group is seeking to develop land located along 8th Avenue, in Mankato, MN. The project is located in Section 6, Township 108 North, Range 26 West. As part of the proposed construction process, Bolton & Menk recently completed a desktop review. This assessment included a review of the following items:

- Location Map (Exhibit A)
- Two-Foot LiDAR Contours (Exhibit B)
- The National Wetland Inventory (Exhibit C)
- The Public Waters Inventory (Exhibit D)
- The Blue Earth Soil Survey (Exhibit E)
- Historical Imagery (Exhibit F1-F2)

Based on the off-site assessment, the study area has historically consisted of upland prairie. Construction of the quarry before 1991 created a steep drop off, while the study area remained largely intact. As shown in Exhibit B, topographic contours indicate the study area slopes to the west, preventing water from pooling. The National Wetlands Inventory (NWI) identifies a single wetland adjacent to the study area. The Public Waters Inventory identifies the Minnesota River in the broader landscape, but no public waters occur within or immediately adjacent to the study area. Additionally, the Blue Earth County Soil Survey indicates that no hydric soils are present on or near the site. Collectively, these factors confirm that no wetlands are present within the study area.

Using methods described in the “Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0),” it has been concluded that no wetlands exist within the study area being considered for this project. The attached exhibits illustrate the findings of this study.





Map Document: H:\FISHER - PR25X141674\000\GIS\Natural Resources\Pro\141674 No Wetland Memo Figures.aprx | Exhibit F: Wetland Delineation Map | Username: noah.wilmes | Date Saved: 2/10/2026 10:59 AM





Map Document: H:\FISHER - PR\25X141674000\GIS\Natural Resources\Pro141674 No Wetland Memo Figures.aprx | Exhibit F: Wetland Delineation Map | Username: noah.wilmes | Date Saved: 2/9/2026 11:49 AM



Legend

- Study Area
- PWI Basin
- PWI Watercourse

0 600 Feet

Source: MnGeo WMS Imagery (2023), MNDNR

Symbol	Name	Slope	Hydric Rating	Hydric Class
923	Copaston-Rock outcrop complex	1-4%	No	0



1938
Normal



1949
Normal



1964
Normal



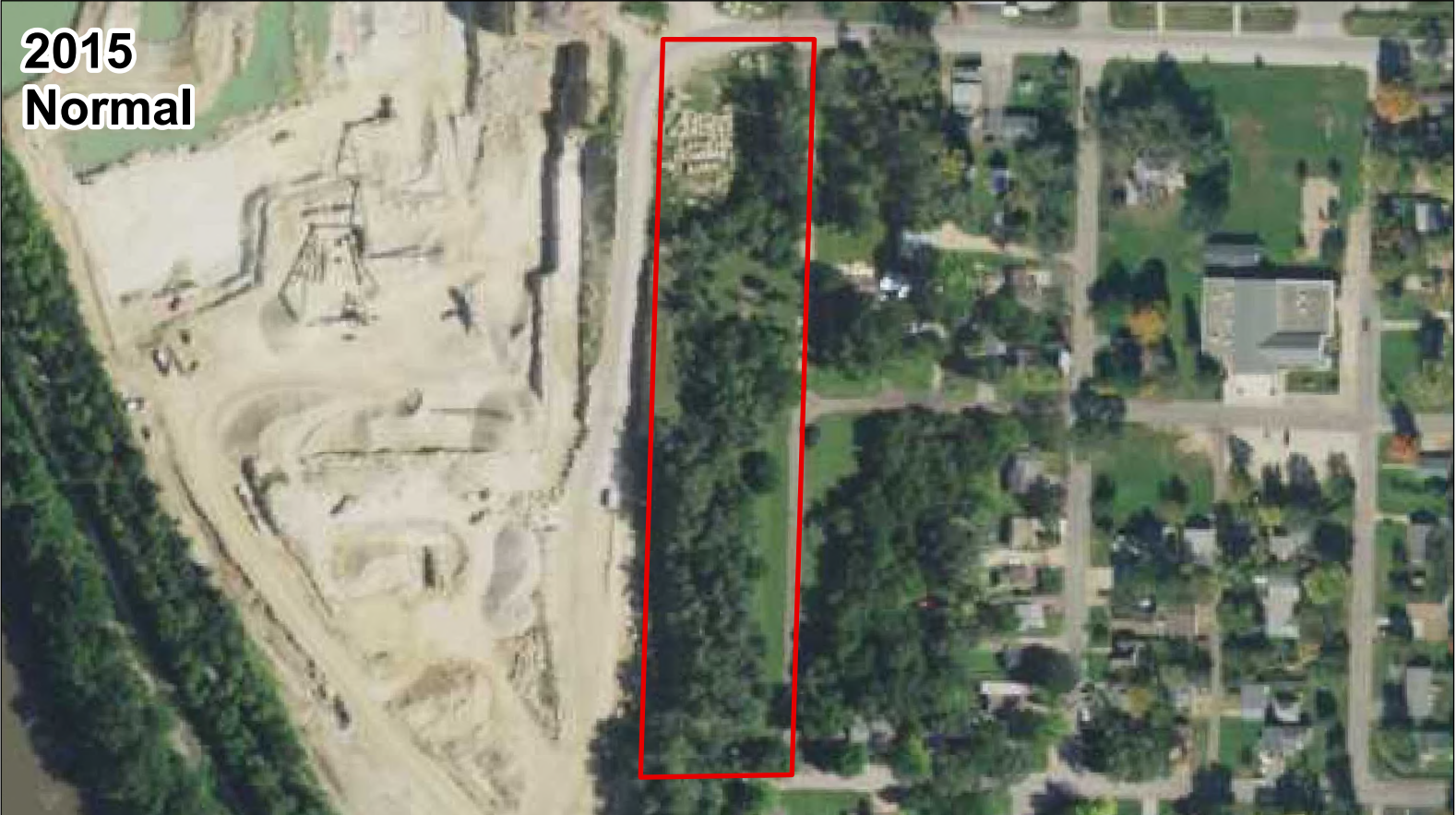
1991
Normal



2008
Normal



2015
Normal

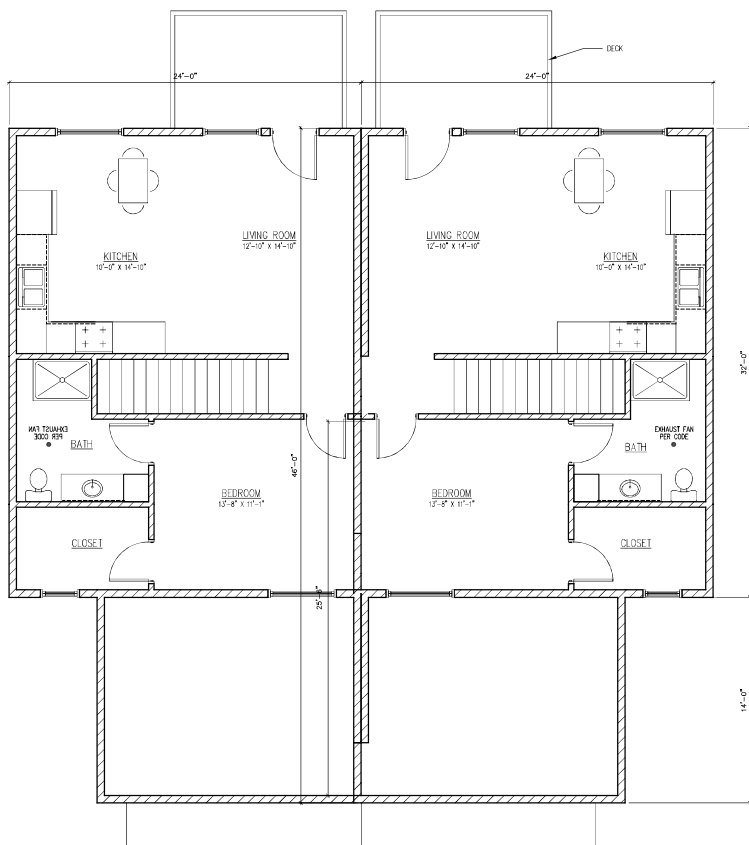


2019
Normal

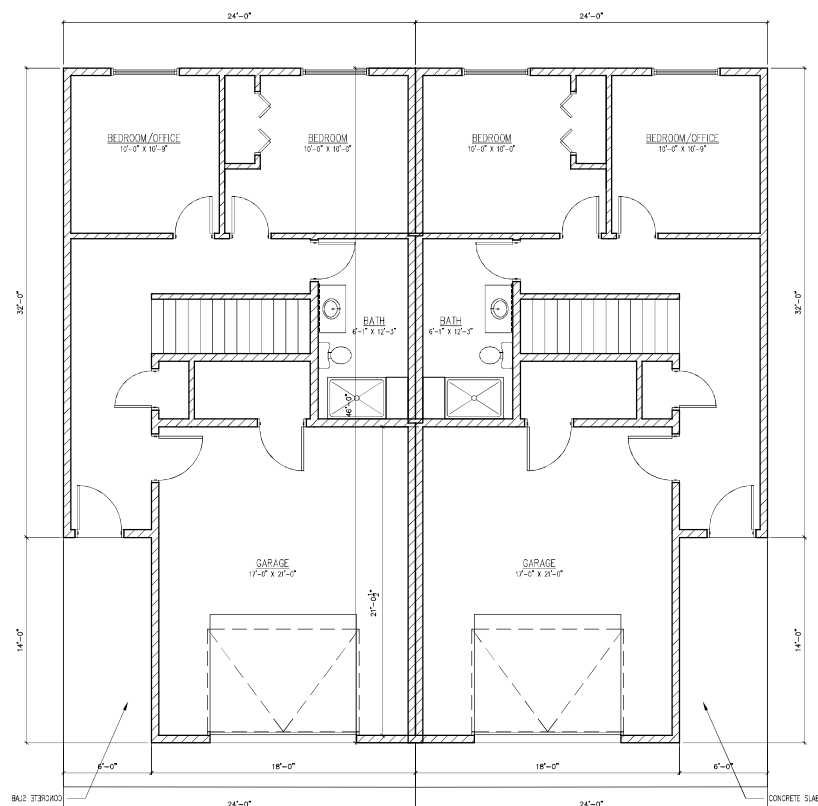


2023
Normal





UPPER FLOOR PLAN 755 SF EA UNIT
SCALE: 1/4" = 1'-0"



MAIN FLOOR PLAN 632 SF EA UNIT
SCALE: 1/4" = 1'-0"



PROJECT TITLE:
**SMALL HOME CONCEPT
JEFFERSON QUARRY
MANKATO, MN**

DEVELOPER:

CONSULTANTS:

GENERAL CONTRACTOR:

No.	SUBMISSIONS & REVISIONS	Date
1	DESIGN DOCUMENTS	09-27-2024

REGULATORY - Project is design build. Due to the lack of "in situ" consultation & supervision, and control over the actual construction process, and because of the well-known building code requirements & weather conditions, the architect/designer/contractor ASSUMES 100% RESPONSIBILITY for the use of these plans for any damages. This includes structural failures due to any deficiencies, omissions, or errors in the design or drawings. It is recommended you consult with a local building official prior to the start of construction. General Contractor shall verify all building dimensions and field conditions prior to starting or finishing any materials. Verify dimensions and field conditions, materials, sizes or dimensions are correct. Not shown on documents. Cross reference plans with all other consultant plans. All construction shall be in accordance with manufacturers current specifications and industry standards. All construction components shall meet adopted code requirements.

FLOOR PLANS
ELEVATIONS

PROJ. NO.: C2412
DATE: 09-27-2024
DRAWN BY: JMS
CHECKED BY:

A2