

June 23, 2026

Molly Westman
Planning & Zoning Administrator
City of Mankato
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ISG

**RE: Operational Narrative + CDC, PUD Amendment, & Prelim/Final Plat Applications
Mankato Surgery Center –1411 Premier Drive, Mankato, MN 56001**

Molly,

On behalf of Mankato Surgery Center, we respectfully request review and approval of this Certificate of Design Compliance Review, Planned Unit Development Amendment, and Preliminary and Final Plat Review. Mankato Surgery Center looks forward to enhancing their site to continue providing caring and compassionate outpatient surgical experiences to residents of Mankato and surrounding communities.

OPERATIONAL NARRATIVE

Mankato Surgery Center is a freestanding outpatient surgical facility located at the Wickersham Health Campus, dedicated to providing high-quality, cost-effective surgical care in a convenient and patient-centered environment. The facility specializes in same-day surgical and procedural services, allowing patients to return home the day of their procedure without requiring an overnight hospital stay. Mankato Surgery Center currently employs 61 staff members and operates Monday through Friday from 6:00 a.m. to 4:30 p.m. The proposed expansion is expected to support an increase in staffing to approximately 70 employees upon project completion. Through its commitment to quality care, Mankato Surgery Center serves as a valuable healthcare resource for the greater Mankato region.

The proposed project includes an 8,000 SF addition and a 10,000 SF interior remodel to the existing Mankato Surgery Center. The expansion will accommodate two new operating rooms, enhanced prep and recovery areas, and additional clinical support spaces. Interior updates will modernize existing areas to improve overall function and patient experience and bring the facility up to currently adopted best standards. The interior design of the facility is focused on infection prevention and leveraging biophilic design elements to enhance patient outcomes. Studies indicate healthcare facilities that leverage biophilic design elements and drive natural light deep into core spaces reduce stress, lower patient mortality, reduce recovery times, and provide access to natural elements for both patients and staff. A combination of brick to match the existing facility as closely as possible, glass, and metal panel is proposed as the exterior finish material for the expansion.

The existing campus frontage road paralleling Premier Drive along the west side of the property will be redirected from the north Premier Drive campus entrance to the Mankato Surgery Center parking lot. Prior to the construction of Premier Drive, the frontage road served as a primary access to Mankato Clinic. With the construction of Premier Drive and the southern Premier Drive access, the frontage road is no longer needed to serve in this capacity. The frontage road redirection will improve the safety of the northern Premier Drive entrance by eliminating potential traffic conflicts due to close proximity of the existing frontage road outlet to the north Premier Drive entrance.

To accommodate the expansion, the existing parking lot will be expanded to the west to create 24 new parking stalls. Additional parking stalls will be added along the redirected frontage road to meet city parking requirements. Mankato Clinic has an existing easement on the Mankato Surgery Center property to construct parking stalls along the frontage road to meet future needs. Those stalls will also be constructed as part of this project. The project will result in less than one acre of new and fully reconstructed impervious surfaces, and, therefore, no permanent stormwater management facilities are required. This has been confirmed in previous correspondence with the City Engineer.

Additionally, the proposed project includes installation of a single 1,000-liter Permacyl bulk oxygen tank with a microbulk oxygen supply system to serve the facility's medical oxygen needs. The tank will be supplied and serviced by a microbulk delivery truck and will be located on-site in a designated area that allows safe access for deliveries and maintenance. The installation includes a chain-link security fence surrounding the tank to restrict unauthorized access, as well as protective bollards positioned adjacent to the tank to prevent accidental vehicle damage.

CERTIFICATE OF DESIGN COMPLIANCE

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

- Colored Rendering
- Materials Sample Board
- Preliminary Floor Plans
- Exterior Elevations
- Site Plan
- Landscape Plan
- Photometric Plan
- Exterior Light Fixture Cutsheets

The proposed project seeks to aesthetically meet the project vision following the intent of the relevant design guidelines within the underlying O – Office Zoning District and the Highway Gateway Overlay District design standards identified by the City of Mankato.

PLANNED UNIT DEVELOPMENT AMENDMENT

The proposed project will meet the PUD criteria of Sec. 10-1913. 3. D. (1-6).

1. *A certificate of disclosure of ownership interest.*

Please see the attached title work documentation included with this submittal.

2. *When the proposed planned unit development includes provisions for common open space or recreational facilities, a statement describing the provision that is to be made for the care and maintenance of such open space or recreational facilities. If it is proposed that such open space be owned or maintained by an entity other than a government authority, copies of the proposed articles of incorporation and bylaws of such entity shall be submitted.*

The proposed project includes realignment of the ring road into the parking lot. The campus was developed prior to the Premier Drive being constructed. Since Premier Drive was constructed, the ring road is no longer needed to function in its original capacity as a main entrance drive for the clinic property. All campus entities have agreed to this change.

3. *Copies of any restrictive covenants that are to be recorded with respect to property in the proposed planned unit development.*

No additional restrictive covenants to be recorded. All others will remain the same.

4. *When the planned unit development is to be constructed in stages, a schedule for the development of such stages shall be submitted stating the approximate beginning and completion time for each stage. When the development provides for common open space, the total area of common open space provided at any stage of development shall, at a minimum, bear the same relationship to the total open space to be provided in the entire development as the stages completed or under development bear to the entire development.*

The proposed project is not a phased project, not applicable.

5. *A statement showing the relationship of the proposed planned unit development to any adopted general plan of the city.*

The City's Land Use Plan designates this area as Office Residential. The continued Mankato Surgery Center use is congruent with the City's Land Use Plan and will continue to meet all city design guidelines.

6. *6. A statement showing why the proposed planned unit development is compatible with other property in the neighborhood.*

The proposed project is consistent with the existing property use, enhancing clinical operations and is compatible with the O, Office Zoning District and Highway Gateway Overlay District design standards.

PRELIMINARY & FINAL PLAT

Preliminary and Final Plats are being submitted as part of this review package to illustrate the proposed interrelationship of the existing properties as part of the comprehensive site redevelopment. Platting is required to accommodate the scale and vision of the proposed project.

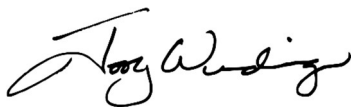
Thank you again for reviewing the attached materials for this proposed project. Please contact us at 507.387.6651 or via email with any questions or if there is any additional information we can provide in support of this project.

Sincerely,



Emily Nepp
Development Services Coordinator
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Sincerely,



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