

July 13th, 2026

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ISG

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**RE: Plan Review Response Letter – Mankato Surgery Center
1411 Premier Drive – Mankato, MN 56001**

Bennett & Molly,

Thank you for your plan review comments dated July 9, 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. If not already done, the applicant shall log into the online portal and make notification payment.

ISG Response: Notification payment was made on 07/09/2026.

- b. Rooftop mechanical screening shall conform to the Highway Gateway Overlay District standards. Mechanical Equipment screening materials must conform to Mankato City Code. Rooftop mechanical equipment shall conform to [Sec.10-1745](#) of the Mankato City Code.

ISG Response: Rooftop mechanical equipment screening has been reviewed and will be designed to comply with the requirements of the Highway Gateway Overlay District and Section 10-1745 of the Mankato City Code. Screening materials and design will be incorporated into the construction documents to ensure rooftop mechanical equipment is fully screened from public view in accordance with the applicable code requirements. Anticipated metal panel is PAC-CLAD Box Rib-1 in Slate Gray.

- c. Applicant shall clarify the proposed screening plan for the bulk oxygen tanks.

ISG Response: The tanks will be screened with materials and landscaping that are consistent with the project architecture and applicable City of Mankato requirements to minimize visibility from adjacent public rights-of-way and neighboring properties. The screen shall be constructed of Bok Modern mechanical screen fence with reveal pattern B21.1.

- d. Applicant shall provide a snow storage/removal plan.

ISG Response: The D418 concrete curb and gutter included on the northern end of the parking lot is a drive-over style curb that was included in the plans to facilitate snow being plowed over it for storage in the greenspace behind the curb.

- e. 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 monument signage.

ISG Response: This property is occupied by a single tenant; therefore, a tenant signage allocation plan is not applicable. New building-mounted signage, compliant with the City of Mankato building and signage codes, will be installed at the patient pick-up entrance. No new monument signage is proposed as part of this project. The existing signage on the property will remain in compliance with the City's allowable signage requirements.

- f. Does the applicant intend to install any new signage with the proposed project?

ISG Response: New building-mounted signage, compliant with the City of Mankato building and signage codes, will be installed at the patient pick-up entrance. No new monument signage is proposed as part of this project.

- g. Applicant shall review the proposed landscaping plan for conformance with Mankato City Codes, particularly the landscaping & screening standards outlines in [Chapter 10, Article X, Division 8](#):
- a. [Section 10-1740](#) – Perimeter Landscaping
 - b. [Section 10-1741](#) – Interior Landscaping
 - c. [Section 10-785](#) – Yards & setbacks

ISG Response: See updated planting plan that includes additional plants intended to conform to the City's landscaping and screening standards.

- h. The applicant shall coordinate with the appropriate regulatory agencies, including the Minnesota Pollution Control Agency (MPCA), to determine conformance with state standards and applicable permit requirements associated with the above-ground liquid oxygen tank.

ISG Response: The applicant will coordinate with the appropriate regulatory agencies, including the Minnesota Pollution Control Agency (MPCA), as necessary to confirm compliance with all applicable state standards and permitting requirements associated with the proposed above-ground liquid oxygen tank. The applicant, design team, oxygen tank supplier, and installation contractor will also coordinate with the applicable authorities to ensure all required permits, setbacks, safety measures, and installation requirements are satisfied prior to installation.

- i. There is no benchmark noted in the plan set; please add a benchmark location and elevation to the cover sheet of the plans.

ISG Response: Revised as requested.

- j. Sheet C2-10 – Saw cuts shall be noted on the plan sheet.

ISG Response: The note below the removal legend on sheet C2-10 states pavement removals shall include full depth sawcut.

- k. Sheet C2-10 – There are "x's" on locations of existing trees but there are no annotations present next to them; a note shall be added if the intention is to remove the trees marked on the plan sheet.

ISG Response: The removal legend on sheet C2-10 identifies those as tree removal symbols.

- l. Sheet C3-10 – Proposed Storm Pipes and Drainage Structure sizes and types shall be noted in the plan sheet.

ISG Response: Revised as requested.

- m. Applicant shall confirm water is not trapped in parking addition along the east curb line on the north side, near ST-5. As depicted, curb line currently captures water.

ISG Response: Water is not trapped in that area. The curb is graded to drain to ST-3.

- n. Applicant shall be advised a SWPPP and erosion control plan is required due to total disturbance area.

ISG Response: A SWPPP and erosion control plan will be prepared prior to submittal of MPCA Construction Stormwater permit and City of Mankato Land Disturbance permit applications and land disturbing activities.

- o. Applicant shall clarify if the two proposed building additions are included in the impervious areas.

ISG Response: All building additions are included in the impervious areas. A third, small building addition has been added to the SE corner of the existing building that will replace an existing shed. The concrete area at the new patient pick-up area has been reduced to keep the total new and fully reconstructed impervious areas under one acre.

- p. Prior to submission for a building permit the applicant shall provide a storm water management plan in accordance with City Standards and MS4 permit required due to the new impervious area measuring one acre in the Site Summary table on Sheet C0-10.

ISG Response: The new and fully reconstructed impervious surface created by the project is 43,518 square feet, which is less than an acre (43,560 square feet). The table on sheet C0-10 has been updated to reflect plan revisions described above. It has also been updated to show (0.999 AC) to eliminate any confusion due to rounding.

- q. The applicant shall be aware this falls under the Common Plan of Development rules and regulations defined under the Minnesota Pollution Control Agency (MPCA) as any contiguous area where multiple, separate land-disturbing activities occur under one overall plan. If your individual project disturbs less than one acre but is part of a larger plan that exceeds one acre, you are legally required to obtain a Construction Stormwater Permit.

ISG Response: Acknowledged. The project will disturb over one acre, and a Construction Stormwater Permit will be obtained prior to land disturbing activities. The project will create less than one acre of new and fully reconstructed impervious surfaces, so no permanent stormwater management is required.

- r. Proposed building additions are subject to SAC & WAC connection charges based on the City of Mankato assessment policy and fee schedule.

ISG Response: Acknowledged.

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

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