

August 26, 2025

Molly Westman
Planning & Zoning Administrator
City of Mankato
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ISG

**RE: Conditional Use Permit Request
Rolls Royce Solutions America, Inc. – Lundin LPR
304 Lundin Blvd – Mankato, MN**

Molly,

Thank you for reviewing the attached materials in support of a Conditional Use Permit request being submitted on behalf of Rolls-Royce Solutions America, Inc.

PROJECT NARRATIVE

On behalf of Rolls-Royce Solutions America, Inc., we respectfully request review in support of approval for construction of this project. RRSA looks forward to enhancing their facility to continue delivering and servicing powerful and reliable systems worldwide and providing a quality workplace for their staff.

RRSA is a wholly owned subsidiary of Rolls-Royce PLC (Darby, England). RRSA is a manufacturer of low and high-power range (LPR/HPR) engine-generator sets (Gensets) ranging from 30kW to 3.2MW branded under "mtu, A Rolls-Royce Solution" product offering. The prime movers vary by Genset size and include Series 1600, Series 2000, and Series 4000 mtu engines from 450kW – 3.2MW. RRSA also provides specialized Military Gensets referred to as FFG which provide ship power for the US Navy.

Since 1952, RRSA has been producing Gensets in the Mankato community and currently provides jobs to over 475+ employees with approximately 70 employees anticipated to be located at the Lundin site. Production and Logistics operations run on a 4 day/week 10 hour/day shift model working Monday through Thursday. Office staff operate on a 5 day/week 8 hour/day shift model working Monday through Friday.

RRSA is redeveloping a 91,300 sq ft. existing building to accommodate assembly of the LPR Gensets. Interior modifications will consist of concrete floor slab replacement, additional bridge cranes, break room and office/command center renovations and loading dock upgrades. The project will also include exterior fuel and fluids storage on site including an existing liquid propane tank, existing 500-gallon diesel tank, and two new 500-gallon diesel tanks as shown and annotated on the site plans. Based on the scope described, Rolls-Royce is requesting a CUP for the following uses:

- Exterior Storage
- Fluid Storage to accommodate proposed fuel tanks

Employees will enter the site off Lundin Blvd along the east side of the site and park in the northern parking lot. Incoming small and large parts for assembly will enter through loading docks and at grade overhead doors on the southeastern side of the site. Finished product will exit the west side of the building and be stored in the exterior fenced in paved area. Flat bed semis will enter the western portion of site, off Lundin Blvd, into a designated area for drivers to park and check into the facility. From there, they will enter the fenced storage area through sliding gates to load finished products and exit the site through another set of sliding gates at the west side of Lundin Blvd.

CONDITIONAL USE PERMIT

Further, the proposed project will meet the conditional use criteria of Sec. 10-883 (1-10).

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

The proposed uses are conditional uses listed under the P-I Planned Industrial District as stated in Sec. 10-971 (6 & 7) of the City of Mankato's Code.

2. *It is in keeping with the comprehensive planning policies of the City and this chapter as amended from time to time.*

The proposed uses align with the goals and intentions of the City of Mankato's Comprehensive Land Use Plan and the P-I Planned Industrial District which encourages industrial development to support local employment and economic growth. The supporting uses of this site for outdoor storage and assembly work are consistent with the City's goal of promoting industrial and manufacturing activities in the Planned Industrial District, thus supporting the City's broader economic and land use objectives.

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

The proposed uses are compatible with surrounding industrial properties. The uses will not negatively impact neighboring properties, and appropriate site screening, fencing, and setbacks will be implemented to minimize visual impacts and noise. The proposed activities will not interfere with existing nearby operations or diminish the use or value of surrounding properties.

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

The site will be adequately served by existing public infrastructure, including roadways, water, sewer, and emergency services. Any necessary upgrades will be coordinated with City staff. The proposed uses will not create an excessive burden on public services, and the facility's operation will be well within the capacity of available resources.

5. *It does not cause undue traffic congestion.*

The anticipated traffic impact is expected to be minimal. Adequate on-site parking and safe access will be designed to meet city requirements, ensuring safe and efficient use of the facility. Vehicle trips associated with employee traffic, deliveries, and shipping activities will be consistent with other industrial uses within the area. Access to the property will continue to be provided via existing roadways designed to accommodate industrial traffic.

6. *It preserves significant historical and architectural resources.*

There are no known significant historical or architectural resources on the site or in the immediate vicinity that would be impacted by the proposed uses. No demolition or modification of historical structures is proposed as part of this request.

7. *It preserves significant natural and environmental features.*

The site is currently developed and located within an industrial area. No significant natural or environmental features will be impacted. Any outdoor storage will be maintained in a clean, organized manner consistent with City requirements. Additionally, any stormwater runoff will be managed according to City and state regulations to prevent adverse environmental impacts.

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.*

The proposed uses are consistent with other existing industrial activities in the area and will not result in a negative cumulative impact. The site will remain compatible with the surrounding Planned Industrial District and will not adversely affect the neighborhood. The proposed uses support industrial activity in an appropriate location without negatively affecting residential or commercial areas.

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.*

The proposed project will comply with all applicable zoning and ordinance requirements for the Planned Industrial District, including setbacks, lot coverage, screening, and stormwater management. Any additional reviews will be coordinated with City staff.

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

The proposed uses will not pose a risk to the public's health, safety, or general welfare. The site will operate in compliance with all applicable local, state, federal, and environmental regulations. Adequate fire protection, emergency access, fencing, lighting, and security measures will be provided on site.

Thank you again for reviewing the attached materials. 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,



Randy Potter
Director of Production Operations
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