

Hanson, Bennett

From: Andrew Paplow <Andrew.Paplow@ricecompanies.com>
Sent: Wednesday, August 6, 2025 8:43 PM
To: Hanson, Bennett; Randy Westman
Cc: Konz, Mark; Westman, Molly
Subject: RE: Additional detail needed - United Rental CUP and Vacation?
Attachments: 2025-08-06 140148 EASEMENT VACATION WESTMAN INDUSTRIAL PARK NO 2 .pdf;
Westman Property - Conditional Use Permit Set - 08.06.25.pdf

Follow Up Flag: Follow up
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Hello,

I have attached the remaining items (I created a new combined CUP permit drawing set) from yesterday's email concerning the site utilities plan and the proposed stormwater requirements, legal description and professional map for the vacation of utilities, and a reply from Don at Xcel Energy: (see below in red)

Good afternoon Andrew,

I spoke with Randy, and will be putting together a job to remove the poles and transformer at this location, the new power, will probably be coming from the three phase overhead line on the south side of Lundin Blvd. I will be able to determine exactly what we need to do to provide that power once we have established the amount of load required for the new building going in to the lot. This particular pole currently provides power to one street light, and we have a solution for bringing power to that streetlight once the pole is removed. I do not have a time frame yet for getting it removed, I will work on the design, and then get a contract and invoice to Randy, so we can get this scheduled ASAP, and you will be able to vacate that ROW. If the city has any questions, have them call me and can call me, I will answer any questions they may have

This should be all the requested/desired information mentioned in your previous emails. Let me know if you have any questions or need anything else from myself, the customer, or Mr. Randy Westman.

Thanks again for all your help, talk soon



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From: Andrew Paplow
Sent: Tuesday, August 5, 2025 10:20 PM
To: 'Hanson, Bennett' <bhanson@mankatomn.gov>; Randy Westman <rwestman18@gmail.com>
Cc: Konz, Mark <mkonz@mankatomn.gov>; Westman, Molly <mwestman@mankatomn.gov>
Subject: RE: Additional detail needed - United Rental CUP and Vacation?

Hello Mark, Molly, & Bennett,

I have added the necessary attachments in this email and responses to the information requested below in red. Let me know if you have any other questions/concerns with this project submission. I can't thank you enough for your patience throughout this submittal process as time hasn't been on our side. I will be working with our design team tomorrow in Sauk Rapids, so any adjustments or concerns can/will be corrected immediately.

Thanks again for your time and assistance.



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From: Hanson, Bennett <bhanson@mankatomn.gov>
Sent: Tuesday, August 5, 2025 1:31 PM
To: Andrew Paplow <Andrew.Paplow@ricecompanies.com>
Cc: Konz, Mark <mkonz@mankatomn.gov>; Westman, Molly <mwestman@mankatomn.gov>
Subject: RE: Additional detail needed - United Rental CUP and Vacation?

Andrew,

As was discussed in previous meetings and emails regarding the proposed United Rental submittals, I have provided a summary of the information required in order to have provided a complete submittal. I am writing up the Site Plan report for your item, and will need the missing information in order to provide a review of the proposal.

Please provide:

- A utility plan which shows how the structure will be serviced with utilities as well as the storm/pond data that shows that what you are proposing with the swales meets Code standards. An Engineer would need to show that the proposed stormwater improvements on site are sufficient to serve the proposed improvements. **The utilities that**

will be servicing this property are along the east side of the property parallel with Volk Ave (city utilities) to which we will connect or extend as needed to the new building and parking lot. We have noted the location and sizing of the swales on the site plan will meet Code standards for this property. I will have an updated drawing completed showing proper compliance emailed to you EOD Wednesday (08.06.25)

- A landscaping plan. The plan must contain accurate information on the proposed plantings, including species, size at the time of planting, etc. including along the Highway side of the property. Of note, I don't see any of the required evergreen trees, nor sufficient vegetative screening of the property. **Please see attached plan A101**
- A photometric plan (in addition to the light cut sheets you provided). **Light cut sheets are attached and see A102 for Photometric Plan**
- The Fencing detail for the proposed screening of the exterior storage area. Your site plan mentions fencing, but I'm not able to locate any detail in the submittal that shows what the actual proposed screening material, opacity, etc. in order to verify that it meets the intent of the Code/district. **Fencing detail spec sheet is attached and see A100 for fence placement**

- A narrative that details the request; details on the operation, number of employees, outside storage, etc. will be necessary.

Details on the operation: United Rentals is an equipment rental provider acting as a single-source solution for its customers by providing rental services and temporary machinery to the construction and industrial industries. The intended use of the Mankato branch is to occupy the premises for sales, rentals, storage (both indoor and outdoor), warehousing, maintenance, and repair of construction equipment, tools, and contractor supplies.

Number of Employees: Mankato branch location currently employs 13 team members from the local area, and with this new facility it will allow them to grow their business and number of employees within the community.

Outside Storage: Mankato branch will stage equipment (both indoor and outdoor) that consists of scissor and boom lifts, forklifts, telehandlers, mini excavators, skid steers, aerial platforms, and lighting equipment, etc..

- An accurate legal description of the proposed vacation area is still **needed ASAP** (the standard 10' easement along Volk should remain/be excepted from the vacation area). You may need to consult a professional to prepare said legal description/documentation and without it, this will not likely be able to be recorded. **Bolton & Menk will have document completed and sent EOD Wednesday (08.06.25)**
- A professional map displaying the proposed Vacation area. (Examples: [Trellis](#), [101 E Main](#), [Kato Cable](#)) **Bolton & Menk will have document completed and sent EOD Wednesday (08.06.25)**
- A narrative detailing the contents of the tanks and how these tanks will be used on site. **Both fuel tank cut sheets attached in this email ---Fuel tank contents noted on A100**
 - Note: Dependent upon the materials stored in the tanks, the MPCA may need to be notified the tanks' instillation, I believe this is done with the [t-a1-20a AST notification form](#). **Noted and will ensure that documentation is completed within 30-day requirement**
- Note: Plans don't appear to show any curb & gutter for the parking & outdoor storage area. Plans should be updated to include these requirements. **Updated drawing will be completed and emailed to you EOD Wednesday (08.06.25)**
- Note: Based on the vacation request you provided, it appears that Xcel Energy has existing overhead utilities present within the easement. You will need to work with Xcel to remove/relocate these utilities as it appears they would not be able to remain with your proposed project. **The matter regarding Xcel Energy as noted in the vacation of utilities form, we will be eliminating overhead power lines at the time of relocation of electricity and connection of the new building per our discussion with Don Simons. I will request a letter from Don tomorrow stating that all parties are aware of the utilities and a plan is in place (if this is not acceptable, please instruct me as to the form of acknowledgement needed).**
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I want to clarify that the comments above are not an exhaustive list of the necessary materials needed for the proposed project's approval. If the required information is provided in time for publication, the Site Plan and Traffic Advisory Review Committee will review the project and will provide a series of comments that to the applicant must respond to prior to Planning Commission.

Please feel free to reach out with any questions you may have.