

Molly,

Thank you for forwarding the August PC meeting agenda to MnDOT District 7 for review. We noted three items that are either adjacent to or very near the state highways on the agenda, including the Mankato West High School replat (near US 169), the site plan for the Victory Ridge Apartments (near US 14), and the Conditional Use Permit for outdoor storage at United Rentals (adjacent to US 14/in the Westman Industrial Park 2 plat).

District 7 has no comments on the Mankato West High School replat, or on the Victory Ridge Apartments project.

On the United Rentals site plan for the property in the Westman Industrial Park 2 plat, we have the following comments:

- There shall be no access to US 14 from the property.
- Any signage on the site, including all parts of the sign structure and any above ground projections must stay completely outside of state highway right-of-way.
- No plantings shall be placed in state highway right-of-way.
- To ensure that the southerly improvements to the property (including tree plantings) do not fall within MnDOT right-of-way, please label the northerly limit of US 14 right-of-way on the plan.
- It is unclear without right-of-way being labeled, but it seems that the southerly limit of Volk Avenue might fall within US 14 right-of-way. If it does, what is the plan to remove the encroaching materials?
- Although the plan shows a stormwater facility on the north end of the site, no additional information is provided confirming that the site will not increase runoff to the state highway right-of-way. Please provide a hydraulic and hydrologic analysis confirming the above for review by the District Hydraulics Engineer.

Thank you again for the opportunity to review these items. If you have any questions, please let me know.

Best regards,

Angela Piltaver, AICP, LEED AP (*she/her/hers*)
Principal Planner | District 7 - Planning

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Good afternoon.

The August City of Mankato Site Plan and Traffic Advisory Review Committee packet and Planning Commission items can be obtained by clicking on the August 12, 2025 link here:

<https://www.mankatomn.gov/your-government/boards-commissions/site-plan-review-committee>

Agenda items 1-8 will be reviewed by the City of Mankato Planning Commission on August 27, 2025 at 6:00 p.m. when a public hearing will be held. Item 9 is an internal Site Plan and Traffic Advisory Committee review item.

As always, please let me know if you have any feedback on the items.

Sincerely,

Molly Westman

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