

Hanson, Bennett

From: Andrew Paplow <Andrew.Paplow@ricecompanies.com>
Sent: Monday, August 18, 2025 4:01 PM
To: Westman, Molly
Cc: Hanson, Bennett
Subject: RE: Site Plan comments - Action needed - United Rentals
Attachments: Westman Property - Conditional Use Permit Set - 08.15.25.pdf

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Hello Molly/Bennett,

Please see attachment for the updated permit set of drawings along with notes pertaining to your questions below in red.

Thank you again for your help and patience, let me know if you have any questions/concerns

Bolton & Menk intends to support the submitted project by providing civil engineering services that will include items such as the drainage plan, a grading plan, and stormwater management plan to satisfy review items l, q, and t. Additionally, the engineering services would include those necessary for code compliance of all other site aspects related to civil engineering. It is understood that all Site Plan Review comments may be recorded conditions of the Conditional Use Permit approval and shall be addressed prior to issue of building permit(s).



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From: Westman, Molly <mwestman@mankatomn.gov>
Sent: Wednesday, August 13, 2025 10:33 AM
To: Andrew Paplow <Andrew.Paplow@ricecompanies.com>
Cc: Hanson, Bennett <bhanson@mankatomn.gov>
Subject: RE: Site Plan comments - Action needed - United Rentals

One update to the information below. See red change on the time for the City Council meeting.

From: Westman, Molly
Sent: Wednesday, August 13, 2025 10:10 AM
To: 'Andrew Paplow' <Andrew.Paplow@ricecompanies.com>
Cc: Hanson, Bennett <bhanson@mankatomn.gov>
Subject: Site Plan comments - Action needed - United Rentals

Good day, Andrew.

The Site Plan and Traffic Advisory Committee comments for your item are included below.

CY41-25 Request of Rice Companies, with permission of the property owner, for a conditional use permit to allow unenclosed storage of materials, products and equipment for an industrial and construction equipment business in the PI, Planned Industrial, zoning district, and for an easement vacation. The subject properties are described as Lots 1 and 2, Block 1, Westman Industrial Park No. 2, Mankato. (2416 Volk Avenue, Blue Earth County PID R010906127022 and R010906203006).

- a. The applicant shall clarify whether they intend to combine the two lots depicted as the subject area. To be considered one zoning lot, the parcels must be combined or have a deed restriction mandating the parcels are to be owned, operated, and sold jointly. If the applicant wishes to combine the two parcels, they will need to work with Blue Earth County. **THEY WILL BE COMBINED INTO ONE LOT- WILL WORK WITH BLUE EARTH COUNTY**
- b. The site plan must be updated to provide curb & gutter for the entirety of the parking area, driving, and outdoor storage area in accordance with Mankato City Code. **NOTED ON SITE PLAN A100**
- c. The applicant shall provide the plans depicting the height and construction of the proposed refuse enclosure. **NOTED ON SITE PLAN A500**
- d. The applicant shall provide plans detailing the area shown as “bollard-mounted power receptacles at charging station” shown along the northern boundary of the unenclosed storage area. **NOTED ON SITE PLAN A500**
- e. The applicant shall work with Xcel Energy to remove/relocate the overhead utilities present within the proposed vacated easement. **ACKNOWLEDGED**
- f. The applicant shall provide proper notification to MPCA regarding the installation of the above-ground storage tanks on site. Note: Fueling of vehicles has not been specified to occur on site, but if it is to occur, MPCA substance transfer area requirements may need to be met. **ACKNOWLEDGED**
- g. The applicant shall verify if an industrial storm water permit is needed based on the proposed tanks. If one is needed, the applicant shall obtain one. **ACKNOWLEDGED**
- h. The applicant should be aware that a separate fire permit is needed for the proposed tanks. **ACKNOWLEDGED**
- i. The applicant shall provide a narrative stating the proposed hours of operation and the maximum number of staff working on a single shift. **HOURS OF OPERATION ARE 7:30AM TO 4:00PM M-F AND EMPLOYEES PER SHIFT ARE 6**
- j. The application shall provide landscaping detail sheets that demonstrate conformance with Chapter 10, Article X, Division 8 of the Mankato City Code, which include, but not limited to, the size of the vegetation and planting details. **NOTED ON SITE PLAN A101 & A500**
- k. The applicant shall be required to investigate for unsealed wells and soil concerns, like remaining foundations or improper fill. If unsealed wells are found to be located on site, the applicant must work with Blue Earth County to properly record and seal the wells prior to issuance of building permit. **ACKNOWLEDGED**
- l. The applicant shall provide an engineered drainage plan demonstrating the sufficiency of the proposed on-site drainage. **PLEASE SEE NOTE ABOVE FROM BOLTON & MENK**
- m. The applicant will be subject to utility connection fees. **ACKNOWLEDGED**
- n. The applicant must provide landscaping around the proposed “new transformer” to provide screening from public roadways. **ACKNOWLEDGED**
- o. The applicant should be aware that all signage must be reviewed and permitted prior to installation. **ACKNOWLEDGED**

- p. The applicant should be aware that existing public utility services located on site shall be abandoned/vacated back to the main at Volk Avenue unless the applicant intends to utilize them for development. **ACKNOWLEDGED**
- q. The applicant shall provide a stormwater report. **PLEASE SEE NOTE ABOVE FROM BOLTON & MENK**
- r. The applicant shall provide a traffic memo detailing the trips generated by the development. This information shall be provided with the Site Plan comment responses. **ESTIMATED TRIPS IN AND OUT PER DAY IS 10-15**
- s. The applicant shall confirm intent of the empty space in northeast corner of site. **INTENT OF NORTHEAST CORNER WILL REMAIN GREEN SPACE (GRASS)**
- t. The applicant shall provide a more detailed grading plan as soon as possible. **NOTED IN SITE PLAN A103 & PLEASE SEE NOT ABOVE FROM BOLTON & MENK**
- u. The applicant shall provide a hydrant coverage map. **NOTED IN SITE PLAN A100**
- v. If not already complete, applicant shall log in to the online portal and make notification fee payment. **COMPLETED/PAID**

Please respond to each item with a written comment letter that includes the Site Plan comment above and your response, along with any necessary resubmittals, no later than 4:00 p.m. on Monday, August 18, 2025. If the item does not require any action, a statement of, “acknowledged” is appropriate. This information should be provided to Bennett Hanson, copied on this email, who will be preparing the staff report.

Moving forward, the request will be reviewed at the City of Mankato Planning Commission meeting when a hearing will be held on Wednesday, August 27, 2025 at a meeting beginning at 6:00. Then, the recommendation from the Planning Commission will be forwarded to the City Council for final action at their September 8, 2025 meeting that starts at ~~7:30~~ **6:00** p.m.

As always, if there are questions, please reach out to Bennett Hanson or myself.

Sincerely,

Molly Westman
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