



**MANKATO PLANNING COMMISSION
Regular Meeting August 27, 2025 - 6:00 p.m.
Intergovernmental Center
Mankato Room**

Any person speaking to the Commission shall give to the Secretary of the Commission the NAME and HOME ADDRESS of such person prior to speaking.

1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

3. **APPROVAL OF MINUTES**

1. **July 23, 2025 Draft Planning Commission meeting minutes.**

4. **OLD BUSINESS**

5. **NEW BUSINESS**

1.

CY39-25

Request of Bolton and Menk, with permission of the property owner, for a preliminary plat review of Victory Ridge Apartments. The subject property is described as Outlot B, Kearney Addition No. 2, City of Mankato (Blue Earth County PID R010909301015).

The anticipated date of City Council action is September 8, 2025.

2.

CY40-25

Request of Mankato Area Public Schools for a preliminary plat review of Mankato West High School Subdivision. The subject property is described as being located in the Southeast Quarter of Section 13, Township 108, Range 27, Blue Earth County, City of Mankato (West High School, 1351 S. Riverfront Drive).

The anticipated date of City Council action is September 8, 2025.

3.

CY41-25

Request of Rice Companies for a conditional use permit to allow unenclosed storage of materials, products and equipment 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).

The anticipated date of City Council action is September 8, 2025.

4.

CY42-25

Request of Widseth, on behalf of the developer, Southwest Minnesota Housing Partnership, with permission of the property owner, for the vacation of a portion of Ruth Street between the platted, improved 4th Street and the vacated 5th Street. The subject property is generally described as Ruth Street between 4th Street and 5th Street, and as lying directly to the south of Outlot C, School Sisters of Notre Dame Subdivision, etal and being part of Highwood Subdivision.

The anticipated date of City Council action is October 14, 2025.

5.

CY43-25

Request of Wrestling Brotherhood, with permission of the property owner, for a variance from Mankato City Code Chapter 10, Article 2, Division 5, Sec. 10-169 to decrease the rear yard setback from the required 49.5' to 25' in the R-3, Limited Multiple Family Dwelling District, and for a conditional use permit to allow for a wrestling recreational facility in the R-3, Limited Multiple Dwelling zoning district. The subject properties are described as Lots 3, 4, 5, Block 16, Mankato City, Blue Earth County (Blue Earth County PID R010907206004, R010907206005, R010907206006, 1416, 1420, 1430 2nd Avenue).

The anticipated date of City Council action is September 8, 2025.

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6.

CY44-25

Request of the Planning Agency to review Chapter 10 of Mankato City Code related allowing multiple-family dwellings as conditional uses in B-3, Highway Business District and to review the parking standards for multiple-family dwellings.

The anticipated date of City Council action is September 8, 2025.

7.

CYL45-25

Request of Brian Keenan, on behalf of MNCSG 2019-57 LLC, with permission of the property owner, for an amendment of a current Interim Use Permit, IUP, to allow an extension of the timeframe for an additional 12 months for the work to begin on the project. The subject property is described as The Northeast Quarter of the Northwest Quarter, except railroad right of ways, and the Northwest Quarter of the Northeast Quarter, both in Section 29, Township 109, Range 26, excepting from said Northwest Quarter Northeast Quarter that part of said Northwest Quarter

Northeast Quarter described as, beginning at a point 1315.8 feet South of the Northeast corner of Section 29-109-26, thence West 1808.8 feet to the East line of the Right of Way of the Chicago & Northwestern Railway, thence southwesterly along the said Right of Way line, 1264.6 feet, thence East 1692.3 feet to the East line of said Section 29, thence North along the section line 1249.8 feet to the place of beginning. A strip of land one (1) rod wide now used as a road, extending from East to West upon, over and across the North side of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 29, Township 109 North of Range 26 West, beginning at or near the Northeast corner of said NW1/4 NW1/4 of Sec. 29, and thence West along or near the North line of said NW1/4 NW1/4 of said Sec. 29, to the public highway known as the Mankato and St. Peter Road. The East 302.00 feet of the Northwest Quarter of the Northwest Quarter of Section 29, Township 109, Range 26, Blue Earth County, Minnesota, except the South 16.5 feet thereof. Except therefrom: Part of the Northwest Quarter of the Northwest Quarter and part of the Northeast Quarter of the Northwest Quarter of Section 29, Township 109 North, Range 26 West, Blue Earth County, Minnesota described as: Commencing at the Southeast corner of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 41 minutes 42 seconds West (bearings are based on Blue Earth County Coordinates NAD83, 1996 Adjustment) on the south line of said Northwest Quarter of the Northwest Quarter, a distance of 78.00 feet; thence North 12 degrees 41 minutes 56 seconds East, a distance of 16.89 feet to the north line of the south 16.5 feet of said Northwest Quarter of the Northwest Quarter and the point of beginning; thence North 12 degrees 41 minutes 56 seconds East, a distance of 589.95 feet to the westerly right of way of the abandoned Chicago, Milwaukee, St. Paul and Pacific Railroad Company; thence South 05 degrees 40 minutes 37 seconds West on said westerly right of way, a distance of 558.85 feet to the east line of said Northwest Quarter of the Northwest Quarter; thence South 00 degrees 11 minutes 26 seconds West on said east line, a distance of 19.81 to the north line of the south 16.5 feet of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 41 minutes 42 seconds West on said north line, a distance of 74.34 feet to the point of beginning. (23759 3rd Avenue; Blue Earth County PID R400429200017).

The anticipated date of Lime Township Board action is September 9, 2025.

6. MISCELLANEOUS
7. ADJOURNMENT

Planning Commission Regular Meeting

3. 1.

Meeting Date: 08/27/2025

Title

July 23, 2025 Draft Planning Commission meeting minutes.

Attachments

Draft July 23, 2025 Planning Commission meeting minutes



MINUTES

Mankato Planning Commission
July 23, 2025 - 6:00 p.m.
IGC - Mankato Room

1. **CALL TO ORDER**

Chair Zehnder called the meeting to order at 6:00 p.m.

Commissioner's Present: Chair Zehnder, Mr. Filipovitch, Mr. Wilke, Mr. Dieken, Mr. Iddings.

Staff Present: Molly Westman-Planning and Zoning Administrator, Mark Konz-Director of Planning and Development Services, Bennett Hanson-Economic Development Specialist, Travis Johnson-Permit Technician, Brittany Mitchell-Planning Coordinator, Victoria Potts-MVCOG Program Administrator, Ean Pringnitz-Intern.

2. **APPROVAL OF AGENDA**

Mr. Iddings made a motion to approve the agenda. Mr. Dieken seconded the motion. The motion carried unanimously.

3. **APPROVAL OF MINUTES**

Mr. Wilke made a motion to approve the minutes from June 25th, 2025. Mr. Iddings seconded the motion. The motion carried unanimously.

1. **June 25, 2025 Draft Planning Commission minutes**

4. **OLD BUSINESS**

No old business

5. **NEW BUSINESS**

Mr. Konz introduced Mr. Filipovitch as a new member of the planning commission. He also indicated there will be another new member that will be attending next month.

1.

CY32-25

Request of Leo A. Daly, with permission of the property owner, for a preliminary and final plat review of BCA Southern Regional Office and Laboratory Subdivision, Blue Earth County. The subject property is described as Outlot A, Blue Earth County Justice Center Subdivision, Blue Earth County (Blue Earth County PID R010915200011).

Ms. Westman reports that staff respectfully submit the following findings of fact:

1. General Requirements
 1. The subdivided site will be used for commercial purposes as a regional Bureau of Criminal Apprehension, BCA, facility.
 2. Drainage for the development of the public street is being accommodated as part of the public street project. Drainage and storm water management for Lot One, Block 1 of the development, will be required to conform to City drainage requirements. Concept plans for the future site development show private biofiltration ponds on Lot 1, Block 1.
 3. The site provides storm connections.
 4. On-site wetlands are not shown on the plat.
2. Streets
 1. New streets are not being dedicated with the subject plat. The street right-of-way widths from the previously approved Blue Earth County Justice Center plat are in line with the existing street right-of-way widths for a minor arterial street at 100 feet, which is consistent with the current corridor width of Bassett Drive.
3. Easements
 1. The plat provides drainage and utility easements of 10' around the subject site.
4. Block Standards
 1. The blocks within the subdivision were designed for the intended end use as commercial property. The proposed Lot 1, Block 1 achieves the Block standard as it is approximately 889 feet, which is less than the maximum block length of 1,200 feet.
5. Lot Standards
 1. The lot within the subdivision is intended for commercial use and provides an adequate size to allow off-street parking, loading and other facilities for the intended end use.
 2. The outlot contained within the platted area will be reserved for future possible access connection to the northerly property.
6. Public Sites and Open Spaces
 1. The applicant will not be required to pay a payment-in-lieu of parkland dedication fee as the subject parcel has previously been platted.

Ms. Westman reports that staff recommends approval of the preliminary plat with the following conditions:

1. An updated Subdivider's agreement will be required for the public infrastructure improvements.
2. Outlot A shall be available in the event future access is necessary as property to the west/north develops.
3. The applicant will be subject to connection fees for sanitary sewer and water connections. Fees shall be calculated based on the assessment policy and fee schedule.

Ms. Westman reports that, based on conformance with the recommendations in the preliminary plat review, staff recommended approval of the final plat.

Emily Bolles, Minnesota Department of Real Estate and Construction Services & Matthew Keenan, Project Manager-Leo A Daly. Ms. Bolles and Mr. Keenan were present

at the meeting to answer any questions the commission may have had.

Chair Zehnder opened the public hearing for comment, with no one wishing to speak, the public hearing was closed.

Mr. Wilke made a motion to approve the preliminary and final plat with conditions. The motion was seconded by Mr. Dieken. The motion passed unanimously.

The anticipated date of City Council action is August 11, 2025.

2.

CY34-25

Request of Bolton and Menk, with permission of the property owner, for a preliminary and final plat review of Hillside Church Addition. The subject properties are described as Outlot B, Cottages at Town Hall Acres, City of Mankato (Blue Earth County PID R010920228024).

Ms. Mitchell reports that staff recommends the following findings:

General Requirements:

1. The site is designed in conformance with the location and width of streets, the general drainage location, lot sizes and arrangement.
2. A drainage study has been submitted to verify compliance with the city drainage requirements.
3. The site provides storm drains and stormwater ponds that outlet into the city's stormwater facilities at the rates and volumes allowed by the MS4 permit.

Streets:

1. The street right-of-way widths conform to the standards listed in Chapter 10 of the Mankato City code by meeting the right-of-way standards.

Easements:

1. The proposed preliminary plat provides the standard easements required in Chapter 10 of the Mankato City Code.

Block Standards:

1. The blocks within the subdivision were designed for the intended end use in an R-1 district.

Lot Standards:

1. The lots within the subdivision are intended for development. The lots are designed in conformance with the standards set forth in Chapter 10.
2. The concept plan for the residential areas conforms to the minimum lot size requirements.

Public Sites and Open Spaces:

1. The applicant is not required to make a park dedication as the property was previously platted.

Ms. Mitchell reports that staff recommends approving the preliminary and final plat with the following conditions:

1. The applicant shall dedicate any easements or right-of-way on the final plat.

2. The applicant shall obtain a final plat prior to any construction beginning on the site.

Nate Myhra, Bolton & Menk. Mr. Myhra was present at the meeting to answer any questions the commission members may have had.

Chair Zehnder opened the public hearing for comment, with no one wishing to speak, the public hearing was closed.

Mr. Dieken made a motion to approve the preliminary and final plat with conditions. The motion was seconded by Mr. Iddings. The motion passed unanimously.

The anticipated date of City Council action is August 11, 2025.

3.

CY33-25

Request of Larry Krmpotich for a conditional use permit to allow the installation of a retaining wall in an area having a slope equal to or in excess of 17.6 percent. The subject property is described as Lot 3, Block 1, Mayan Way Subdivision Phase 3, Mankato. (208 Mayan Way).

Ms. Westman reports that staff submits the following findings with respect to the Conditional Use Permit request:

1. The proposed use, an existing residential dwelling, is not proposed to change. The fill, cut and development activities within the slope area equal to or in excess of seventeen point six (17.6%) percent is considered a conditional use permit in Mankato City Code Chapter 10, Article X, Division 2, Sec. 10-1499.
2. The request is in keeping with the comprehensive planning policies of the City as the underlying land use plan identifies this parcel as "Low Density Residential", which is in keeping with this request that is not seeking any changes to the current use of the property.
3. The proposal does not interfere with or diminish the use of property in the immediate vicinity.
4. The primary structure will continue to be served by public facilities and services, and no utility service provider changes are proposed with this proposal.
5. The proposal does not cause undue traffic congestion as no changes are proposed to the public street system.
6. There are no known historical or architectural resources on the site.
7. The site contains bluffs and woodlands as natural or environmental features on the site. With the recommended conditions, it is intended that impacts to these areas will be corrected and minimized.
8. It will not cause a negative cumulative effect and effect on the City as a whole.
9. To the extent known, the development, when considered with the recommended conditions, conforms with all other applicable regulations of the district, and other applicable ordinances.
10. The proposal will not jeopardize the public's health, safety, or general welfare.

Ms. Westman reports that staff recommends approval of the requested conditional use permit with the following conditions:

1. All drainage from the subject property, including, but not limited to, retaining wall drainage, skating rink drainage, roof and gutter drains, shall outlet to the bottom of the ravine. Additional bluff disturbance when installing said drain pipe is prohibited.
2. The applicant shall obtain written approval from the adjacent property owners if encroachments are necessary for the construction and installation, or other, of the

proposed retaining wall.

3. Prior to work occurring, and after the installation of the BMP's, such as the silt fence, a pre-construction meeting shall be held onsite with the owner, the contractor and City staff.
4. Prior to work occurring, the applicant should obtain a building permit.
5. Prior to beginning work, the property should have the property lines staked and visible for an inspector and these stakes/pins should be visible during a pre-construction meeting.

Daniel Shevtsov, applicant's designee. Mr. Shevtsov was present at the meeting to answer any questions the commission members may have had.

Chair Zehnder opened the public hearing for comment, with no one wishing to speak, the public hearing was closed.

Mr. Wilke made a motion to approve the conditional use permit with conditions. The motion was seconded by Mr. Filipovitch. The motion passed unanimously.

The anticipated date of City Council action is August 11, 2025.

4.

CY36-25

Request of Wrestling Brotherhood, with permission of the property owner, for a rezone of the subject properties from M-1, Light Industrial, to R-3, Limited Multiple Dwelling. The subject properties are described as Lots 3, 4, 5, Block 16, Mankato City, Blue Earth County (Blue Earth County PID R010907206004, R010907206005, R010907206006, 1416, 1420, 1430 2nd Avenue).

Ms. Westman reports that staff respectfully submits the following findings regarding the proposed rezone from M-1, Light Industrial, to R-3, Limited Multiple Family Residential.

1. The rezoning from M-1, Light Industrial, to R-3, Limited Multiple Dwelling District is consistent with the goals, objectives, and policies of the comprehensive land use plan, as adopted and amended from time to time by the City Council.
2. The rezoning is compatible with the overall character of existing development in the immediate vicinity of the affected property.
3. The proposed R-3 zoning classification is consistent with adjacent properties in the immediate vicinity.
4. The proposed rezoning will not interfere with or diminish the use of property in the immediate vicinity.
5. The properties will continue to be served with public utilities.

Ms. Westman reports that staff recommends approval of the rezoning of the subject parcels from M-1, Light Industrial, to R-3, Limited Multiple Family Residential.

Chair Zehnder opened the public hearing for comment, with no one wishing to speak, the public hearing was closed.

Mr. Dieken made a motion to approve the rezoning of the subject parcels. The motion was seconded by Mr. Wilke. The motion passed unanimously.

The anticipated date of City Council action is September 8, 2025.

5.

CY35-25

Request of AJK Mankato Holdings LLC for a final plat review of The Station subdivision; for a rezoning of the subject property from Agriculture/Transition to M-1, Light Industrial; for a planned unit development to allow the development and operation of commercial condos with shared accessways and utilities; for a conditional use permit to allow a display area and retail sales in a warehouse space; and for the annexation of said parcel. The subject property is described as that part of the easterly 20 acres of the Northeast Quarter of the Northeast Quarter and the North Half of the Southeast Quarter of the Northeast Quarter, all in Section 3, Township 108, Range 26, Blue Earth County, Minnesota, lying westerly of the railroad right of way. (Blue Earth County PID R430903200005).

Mr. Hanson reports that staff respectfully submit the following findings of fact for the preliminary and final plat:

1. General Requirements

1. One on-site wetland has been delineated. A condition requiring a finding of no-loss condition has been included.
2. The site is designed in conformance with the location and widths of streets, the general drainage situation, lot sizes and arrangement.
3. The site provides storm drains and stormwater ponds that outlet into the adjacent drainage ditch.
4. A grading and drainage plan has been submitted for review by City Engineering Staff.
5. The subject property is located within Flight Zone C and is subject to the FAA flight zone ordinances.

2. Streets

1. The applicant will not construct any new public streets.
2. The applicant will construct a temporary private drive from 227th Street to serve the development.
3. Addressing for the development will be coordinated at the time of Annexation. Addressing will temporarily be from Station Trail.
4. The northern boundary of the subject property will remain the front yard for the development, so long as it abuts Blue Earth County ROW.

3. Easements

1. The plat provides the standard easements required in Chapter 10. Article 7 of the Mankato City Code.
2. The plat dedicates a 30' wide drainage and utility easement along the entire western and southern property lines of Block 1.

4. Block Standards

1. Block one, Lot one of the proposed subdivision, was designed for the intended end use as a warehouse, office, and showroom.
2. Block one, Lot two of the proposed subdivision, was designed for the intended end use of industrial condos.

5. Lot Standards

1. The proposed subdivision depicts a development that achieves the required setbacks in the M-1 zoning district.
2. The proposed subdivision abuts a drainage ditch which drains from and into public stormwater. The proposed project is designed to accommodate drainage and access easements, which provide access to and preservation of the drainage ditch.

6. Public Sites and Open Spaces

1. The applicant will be making a \$40,161 payment-in-lieu of parkland dedication.

Mr. Hanson reports that staff respectfully submit the following findings of fact for the planned unit development:

1. The applicant is proposing to utilize efficiencies in development by sharing private utilities, storm water, and access.
2. The planned unit development satisfies the intent of the City of Mankato ordinance and does not jeopardize public health, safety, or welfare.
3. The development of the planned unit development will conform to the approved development plan; including all proposed covenants, easements, conditions of approval, and other provisions relating to the bulk, location, and density of permitted structures, accessory structures, parking, and other public facilities.
4. A condition is included with the approval that requires that all land shown on the approved development plan as common open space must be conveyed to trustees provided in the indenture establishing the association or similar organization for the maintenance of the planned unit development.
5. As a development with shared access and utilities, the frontage for signage is associated with the linear length of the northern property line. In the M-1 District, the maximum total signage area of all signs cannot exceed more than two times the front linear frontage of the lot.

Mr. Hanson reports that staff respectfully submits the following findings of fact for the proposed rezoning of the subject parcel to M-1, Light Industrial:

1. The subject property is currently in Mankato Township and zoned AG, Agricultural.
2. The subject property is proposed to be annexed into the City of Mankato, at which time its zoning will be assigned as T- Transition.
3. The proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive Land Use Plan, as adopted and amended from time to time by the City Council. The Land Use Plan identifies the subject property as Light Industrial, which is consistent with the proposal.
4. The proposed amendment is compatible with the overall character of existing development in the immediate vicinity of the affected property. Multiple properties located to the south are zoned as M-1, Light Industrial, but some are yet to be developed. These properties were previously subject to equivalent Land Use and Zoning amendments as proposed here.
5. The applicant is proposing to extend municipal water, sanitary, and storm from existing services to the West of the property along 227th St as part of site development.

Mr. Hanson reports that staff respectfully submits the following findings of fact for the Conditional Use Permit:

1. The proposed use of a showroom is considered a Conditional Use in the M-1, Light Industrial zoning district.
2. The proposed use of a professional service office exceeding 10,000 Sq. Ft. in floor area is considered a Conditional Use in the M-1, Light Industrial zoning district.
3. The request is in keeping with the comprehensive planning policies of the City as the underlying land use plan identifies this parcel as "Light Industrial".
4. The proposal does not interfere with or diminish the use of property in the immediate vicinity.
5. The proposal does not cause undue traffic congestion. Temporary private access is proposed to be extended off of 227 Street until which time the adjacent western property is annexed and developed.
6. There are no known historical or architectural resources on the site.
7. There is a natural and environmental feature on the site, a wetland. There are no impacts proposed, and the applicant intends to maintain the code required setbacks and provide wetland signage.
8. It will not cause a negative cumulative effect and effect on the City as a whole.
9. To the extent known, the development conforms with all other applicable regulations of the district, and other applicable ordinances.

10. The proposal will not jeopardize the public's health, safety, or general welfare.

Mr. Hanson reports that staff recommends the approval of the preliminary plat and final plat with the following conditions:

1. The applicant will coordinate addressing with the City of Mankato following annexation.
2. Future site access from the West shall conform to the standards of the MAPO Long Range Transportation Plan.
3. The applicant will agree to be a willing petitioner for any future road/street network improvements at such time as the property to the West (Hodapp property) develops.
4. Wetland signage shall be installed in accordance with standards provided by the City of Mankato.
5. Development of the property must conform to FAA Flight Zone standards. The Applicant shall confirm and comply with any approvals/permits needed in order to conform with Flight Zone C.
6. Payment in lieu of parkland dedication, in the amount of \$40,161, shall be submitted prior to affixing signatures to a final plat for the development.
7. The property will be subject to water and sewer connection fees based on the City of Mankato assessment policy and fee schedule.

Mr. Hanson reports that staff recommends the approval of the rezoning of the property from T-Transition, to M-1, Light Industrial.

Mr. Hanson reports that staff recommends approval of a planned unit development with the following conditions:

1. The developer shall participate in a pre-construction meeting with city staff prior to construction beginning.
2. The applicant shall submit and record a maintenance plan for all private areas, utilities, ponds, and drives. The document shall address financing of maintenance and future replacement of the private road, storm water facilities, and private utilities activities prior to issuance of a building permit. The private road, storm water facilities, and utilities will be subject to private covenants and/or association agreements. The agreement shall be recorded with Blue Earth County and a recorded copy shall be submitted to the City of Mankato.
3. On-site lighting shall conform to the lighting standards in Mankato City Code, including but not limited to full-cut, fully shielded fixtures. Conformance shall include, but not limited to, all signage, building, and parking lot lighting.
4. Drainage easements for ditch system shall be fully accessible and traversable from Public ROW or publicly owned property with adequate space for maintenance operations. Slopes adjacent to the ditch and within the easement shall be designed such that maintenance may be performed without issue.
5. Applicant shall confirm whether any approvals/permits that are needed from the adjacent Railroad.
6. The applicant shall review the proposed sanitary force main connection with the Public Works. The City may require the developer to obtain disclosures from each tenant or purchaser regarding the potential adverse impacts from connection to the force main.
7. The wetland at the southern extent of the site shall be analyzed to determine a no-loss condition. A suitable impervious liner shall be considered within the southerly basin to prevent adjacent drawdown from the wetland.
8. Outside storage will be limited to the M-1 standards in Mankato City Code. The applicant shall screen all items stored outside from view from adjacent properties and rights-of-way.
9. A parking analysis shall be submitted with and updated for each new tenant. Parking demand for the uses shall not exceed the number of off-street parking provided. Use may be restricted in the development if parking is insufficient. All off-street parking stalls

shall be striped and conform to dimension in the City of Mankato standards engineering plates.

10. Applicant shall submit a development signage plan that contemplates all businesses within the development. This shall include any shared monument sign, and building signage specifications and allowable sizes for possible tenants.
11. 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. This plan must be updated to reflect all approved signage within the greater development to ensure continued compliance.
12. Each individual suite will be required to have a building permit at the time of tenant build out.
13. Each individual Use shall conform to the Uses Permitted in the M-1 Zoning District. Each individual Use that seeks to operate a conforming Conditional Use in the M-1 Zoning District shall receive a Conditional Use Permit prior to occupancy.
14. Noise levels may not exceed the allowable MPCA standards and shall not be audible beyond the property lines.
15. Landscaping conforming to Mankato City Code shall be installed prior to any Certificate of Occupancy within the development.
16. The buildings/uses within the proposed planned unit development will not be issued a certificate of occupancy until all private drives, parking, and driving surfaces are completed and approved by the City of Mankato.
17. All areas upon the property intended to be used for parking/driving purposes shall be hard-surfaced.
18. Applicant shall provide a refuse plan for the site. Any refuse containers shall be fully enclosed in conformance with the Mankato City Code, or stored entirely within the buildings.
19. A snow storage plan shall be submitted and approved. Snow storage shall be in conformance with an approved plan.
20. Applicant shall provide a narrative detailing waste/ trash storage and disposal on-site prior to submittal of a building permit.
21. Applicant shall provide exterior elevations for the six-plex commercial condos and trash building prior to submittal of a building permit.
22. Applicant shall provide updated plans depicting the parcel boundary dimensions and required setbacks to submittal of a building permit.

Mr. Hanson reports that staff recommends approval of the Conditional Use Permit to allow the requested uses in the M-1, Light Industrial District with the following conditions:

1. The applicant shall provide bike parking that conforms to Mankato City Code.
2. This conditional use permit allows the following uses in the M-1 and PI District within this development (except for Adult Uses provided they comply with all other requirements of the Code): professional service offices larger than 10,000 sq. ft. of floor area, and warehousing & wholesale businesses. Any further uses within this development are subject to further review and approval.
3. The applicant shall conform to the noise standards. Noise levels may not exceed the allowable MPCA standards and noises associated with said uses shall not be audible beyond the property lines.
4. A building permit and a plan review must be conducted for each build-out and each proposed use.
5. If signage is desired, a sign permit shall be obtained prior to signage fabrication and installation and shall conform to Mankato City Code section 10.87.
6. Parking stalls shall be hard-surfaced and striped.
7. All exterior finishes shall conform to the Mankato City Code.
8. Loading and unloading shall not interfere with the operation of adjacent uses. It shall not block parking spaces during operations of the businesses within the development and shall not occupy drive aisles required for ingress/egress to the development.

9. The applicant shall have approval from the FAA prior to application for a building permit for each structure.

Chair Zehnder opened the public hearing for comment.

Roger Borgmeier, 23195 583rd Ave. Mr. Borgmeier was present at the meeting and asked how long the temporary road would remain in place.

Chair Zehnder indicated that the duration would depend on any future development that may occur in the area.

Mr. Borgmeier indicated that he owns the land to the west and has no plans to develop and again questioned how long a temporary road can last.

Chair Zehnder indicated that, in that case, the construction done will stay the same going into the future.

Ms. Westman added that Blue Earth County is allowing access to this parcel on an interim basis. She indicated that when Mr. Borgmeier's property is developed, the road will have to be removed because Blue Earth County only wants one access into this area.

Mr. Borgmeier wanted clarification that there is no time limit to the temporary road, and it is more based on what happens to his property in the future.

Ms. Westman indicated that this is correct.

Mr. Borgmeier inquired about the access plan for all three parcels in the event that the property west of his is developed.

Chair Zehnder asked if there was any other information from Blue Earth County as to how many access points they are willing to grant in that area.

Ms. Westman indicated that because it is a county road, the county would need to provide those access points. At this time, there were no plans for development, but if plans did come forward, the City of Mankato would work with Blue Earth County to determine where that access would be and how much would be acceptable.

Mr. Konz added that Blue Earth County has the right-of-way all the way across the parcels in question. He added that as proposals come forward, the county would determine the appropriate access spacing per the standards in the Mankato area transportation plan.

Mr. Borgmeier indicated that he didn't believe you could put in 3 access points across those 3 parcels and indicated you would need something like a frontage road.

Ms. Westman indicated there may potentially need to be a frontage road or shared access to serve these properties as they develop.

Mr. Borgmeier added that he doesn't see a reason for a temporary road and questioned why it wouldn't be done correctly the first time.

Chair Zehnder indicated this was a valid question, but there are no other development plans outside this parcel.

Mr. Wilke added that the planning commission can only make decisions based on the information that is in front of the commission today. The proposal in front of the commission

today includes a temporary access road that complies with ordinances.

Mr. Konz noted that those parcels in question are not located in the City of Mankato. He added that requiring a road to be constructed through those parcels may require easements or annexation into the city.

Mr. Borgmeier questioned if it is considered a temporary road because it is not safe.

Mr. Filipovitch stated that the temporary road preserves Mr. Borgmeier's options. If a permanent road were to be put in, his options would be constrained by the access road that was created. By designating this a temporary road and requiring the owner to be a willing participant in future access planning, it leaves his options open further down the line.

With no one wishing to speak further, the public hearing was closed.

Mr. Filipovitch made a motion to approve the final plat with conditions, the rezoning of the property, the planned unit development with conditions, and the conditional use permit with conditions. The motion was seconded by Mr. Wilke. The motion passed unanimously.

The anticipated date of City Council action is September 8, 2025.

6.

CYL37-25

Request of Eric Brewer for a rezone of the subject property from Industry to Residential Transition District. The subject property is described as being located in the SE corner of the NE quarter; the south 413.15 feet, thence north 305.88 feet, east 197.61 feet, south 14.5 feet, east 215.54 feet, south 291.38 feet, to the point of beginning, except Blue Earth County Highway Right of Way Plat No. 48, Section 22, Township 109, Range 26, a lot containing approximately 2.30 acres, Lime Township (Blue Earth County PID R400422200005, 58830 240th Street).

Ms. Potts reports that staff respectfully submit the following findings of fact for the request of the zoning classification of Industry to Residential – Transition District:

1. The request does not negatively impact on the health, safety and welfare of the Township. The property is currently a residential use.
2. Given the location of the parcel, the rezoning of the parcel does not impact natural resources, prime farmland and environmentally sensitive areas.
3. Rezoning of the land, does not affect the townships promotion and the preservation of agricultural land and uses and the economic viability of farming operations.
4. The use provides for a compatible land use pattern that limits existing and potential conflicts and respects private property rights. The rezoning provides flexibility for future uses of the property consistent with other uses in the area.
5. The existing use does not require municipal water and sanitary sewer services. Future uses will be evaluated to determined if annexation and service extension is required.
6. The location of the property is not near "aggregate potential" land. Thus, the approval of the rezoning would not adversely affect the allowance for the extraction of mineral deposits in a manner that is sensitive to surrounding land uses, natural resources, and environmentally sensitive areas. Nor would it mitigate the impacts of mineral extraction on surrounding uses and reclamation of the property used for mineral extraction to a condition that can be utilized for future development should be considered in the review of permitting for mining interim use permits.
7. To allow Lime Township the continuation of commercial and industrial land uses on properties within the Township that currently are used for those purposes. The property

is not and has not been used for industrial purposes, which is why the applicant is requesting for a rezoning of the property to bring back the use into conformance. The rezoning to residential transition allows for flexibility in zoning for future uses.

8. Allow for the construction of residential uses on existing lots of record and in locations that are not prime farmland. The land is not a lot of record and has a residential dwelling located on the lot.

Ms. Potts reports that staff recommends approval of the request to rezone the property from the current zoning classification of Industry to Residential – Transition District in Lime Township.

Eric Brewer. Mr. Brewer was present at the meeting to answer any questions the commission members may have had.

Chair Zehnder opened the public hearing for comment, with no one wishing to speak, the public hearing was closed.

Mr. Iddings made a motion to approve the rezoning classification. The motion was seconded by Mr. Wilke. The motion passed unanimously.

The anticipated date of Lime Township Board action is August 12, 2025.

6. **MISCELLANEOUS**

Mr. Konz informed the planning commission that Bennett Hanson has been promoted to planner from his current role as an economic development specialist. He also introduced Ean Pringnitz as the new City of Mankato Intern.

Mr. Wilke questioned whether any additional members would be appointed to the planning commission besides Mr. Filipovitch.

Ms. Westman indicated that Kelly Miller will be joining the commission next month.

7. **ADJOURNMENT**

There being no further business, Mr. Iddings moved to adjourn the meeting. The motion was seconded by Mr. Dieken with all in favor. The meeting adjourned at 7:03 pm.

MINUTES APPROVED.

Chair, Mankato Planning Commission

Meeting Date: 08/27/2025

Title

CY39-25

Request of Bolton and Menk, with permission of the property owner, for a preliminary plat review of Victory Ridge Apartments. The subject property is described as Outlot B, Kearney Addition No. 2, City of Mankato (Blue Earth County PID R010909301015).

The anticipated date of City Council action is September 8, 2025.

Applicant

The applicant is Bolton and Menk, with permission of the property owner.

Request

The applicant is seeking a preliminary plat review of Victory Ridge subdivision, which is located at the northeast corner of the intersection of Victory Drive and Dublin Road.

Location

The plat shows a new one-lot, one-block subdivision encompassing 14.83 acres. The proposed access for the subject development is shown from Dublin Road.

Existing Land Use

The City's Land Use Plan designates the area as OR-Office Residential.

Zoning

The property is zoned, OR-Office Residential.

Environmentally Sensitive Areas

The Environmentally Sensitive Areas Map indicates that there are existing bluff zones, wooded areas, and is included in the shoreland district zone. No development is planned in the designated areas.

Public Utilities

Utility connection points are currently located on the property.

City Code

The City Code pertaining to the OR-Office Residential may be viewed at the link below.

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSDE_ARTIIREDI_DIV8OROFSDI

Site Plan Review Comments

The Site Plan Review Committee met on August 12, 2025, and submitted the following comments:

- a. The applicant shall submit a traffic study at the time of submission for the CUP.
- b. The applicant shall submit a drainage study as soon as possible.
- c. The applicant shall be aware that no drainage shall outlet on top of the bluff. The application should also include a bluff stability study.
- d. The applicant shall schedule a pre-submittal meeting prior to construction to address the slopes and setbacks of the bluff.
- e. The applicant shall be aware that wetlands must be shown on the plat unless a sequencing and replacement plan has been approved by Mankato City Council.
- f. The applicant shall be aware that woodlands are contained on site, and any removal of trees shall be evaluated by the Mankato City Code.

Review

The applicant is requesting a preliminary plat review of the Victory Ridge Subdivision, located at the northeast corner of the intersection of Victory Drive and Dublin Road. The subject property is legally described as Outlot B, Kearney Addition No. 2.

The preliminary plat proposes the creation of a one-lot, one-block subdivision encompassing approximately 14.83 acres. Concept plans for the Victory Ridge Subdivision illustrate a grouped housing development consisting of four apartment buildings with a total of 180 residential units. Supporting site improvements include four garages, on-site parking designed to provide two stalls per unit, and associated residential amenities. The property is currently zoned O-R, Office Residential, where grouped housing projects are classified as conditional uses. As such, additional review and approval through the conditional use permit process will be required before the project may proceed. Public utilities are available within the Dublin Road corridor to serve the proposed development. Site access is proposed from Dublin Road and

will be required to conform to the City's engineering and access management standards. The applicant is in the process of preparing a traffic memorandum, which will be submitted with the conditional use permit application for further review.

The applicant will be responsible for payment of parkland dedication fees in the amount of \$69,734.00.

Findings

Staff submits the following findings of fact:

1. General Requirements:
 1. The site is designed in conformance with the existing location and widths of streets, the general drainage situation, lot sizes and arrangement.
 2. The preliminary plat depicts all the land as lots of record.
 3. A drainage study is being prepared and will be submitted to verify compliance with the City drainage requirements.
2. Streets
 1. The street right-of-way widths conform to the standards listed in Chapter 10 of the Mankato City Code.
 2. The proposed subdivision does not contain any new public streets.
3. Easements
 1. The preliminary plat provides standard easements required in Chapter 10 of the Mankato City Code.
4. Block Standards
 1. The blocks within the subdivision were designed for the intended end use as office-residential lots.
 2. The blocks within the subdivision were designed around the existing Dublin Road corridor.
5. Lot Standards
 1. The lot within the subdivision is intended for multiple-family residential development. The lot is designed in conformance with the standards set forth in Chapter 10.
 2. The concept plans submitted for the multiple dwelling units depict areas for off-street parking.
6. Public Sites and Open Spaces
 1. The applicant shall make a payment-in-lieu of parkland dedication fee in the amount of \$69,734.00

Recommendation

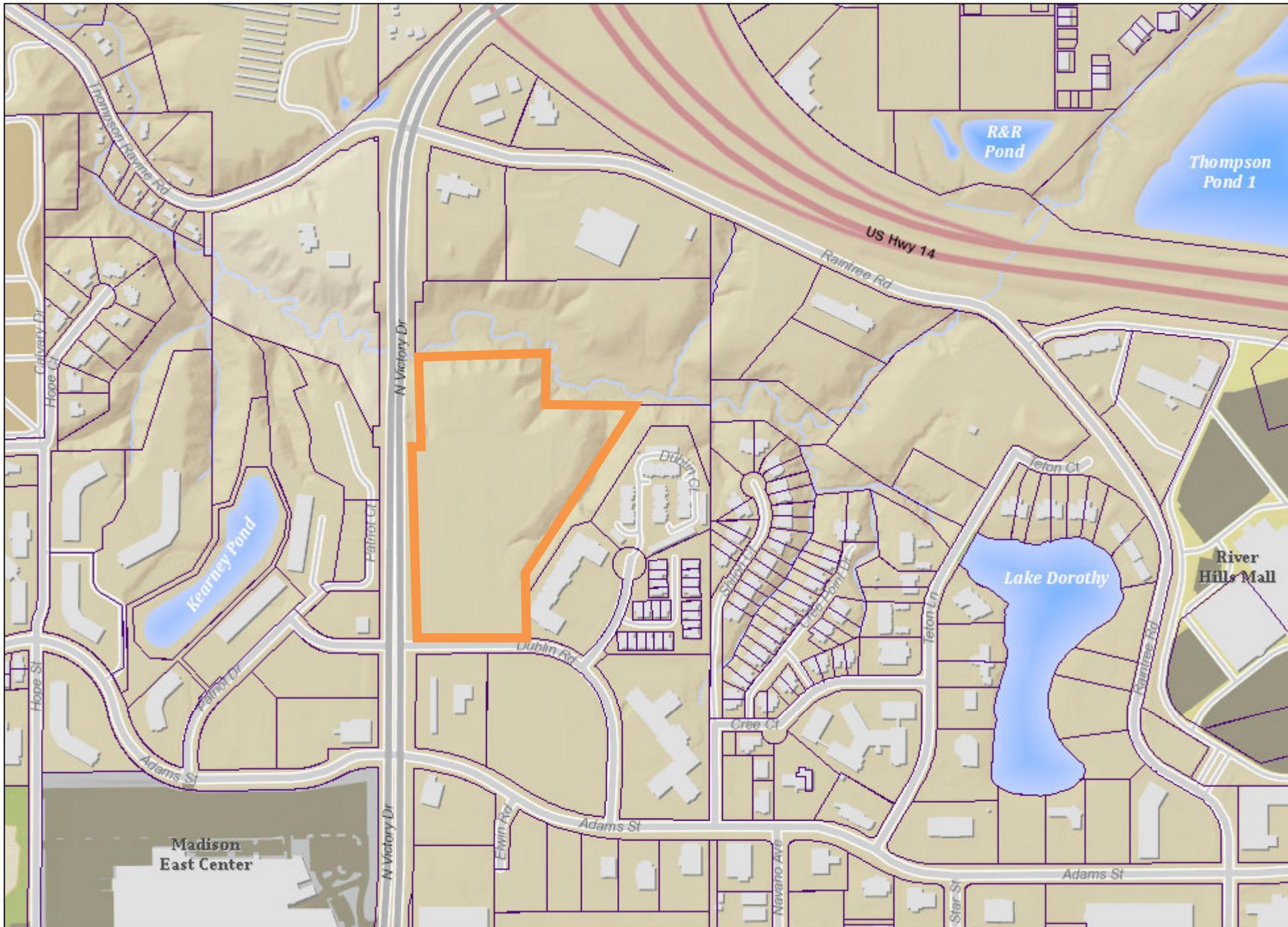
Staff recommends approval of the preliminary plat with the following conditions:

1. Payment in lieu of parkland dedication in the amount of \$69,734.00 will be required prior to affixing signatures on the final plat.
2. A conditional use permit will be required for the proposed housing development based on the conditional uses defined in the Office Residential district.
3. The applicant shall submit a hydrology report and drainage analysis at the time of submission of the final plat. The applicant shall be aware that no drainage outlet shall be constructed at the top of the bluff.
4. Applicant shall submit a final traffic memo at the time of submission of the conditional use permit.
5. The applicant shall be aware of the wooded areas and any removal of trees shall be evaluated by the Mankato City Code.
6. The applicant shall be aware that a public watercourse exists on the subject property and any development that occurs within 300' will be subject to the City's Shoreland Ordinance.
7. The applicant shall make a payment-in-lieu of parkland dedication in the amount of \$69,734.00. This number is based on the assessed unimproved value of the property multiplied by 7 percent per the Mankato City Code requirements.

Attachments

General Location Map
Aerial Plan
Preliminary Plat
Preliminary Plat - Aerial
Proposed Concept Plan

General Location Map



Date: July 2025

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.



Aerial Map

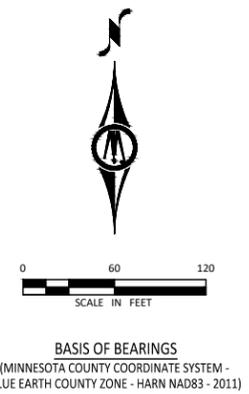
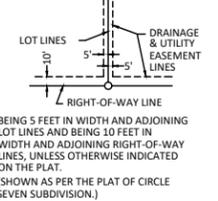
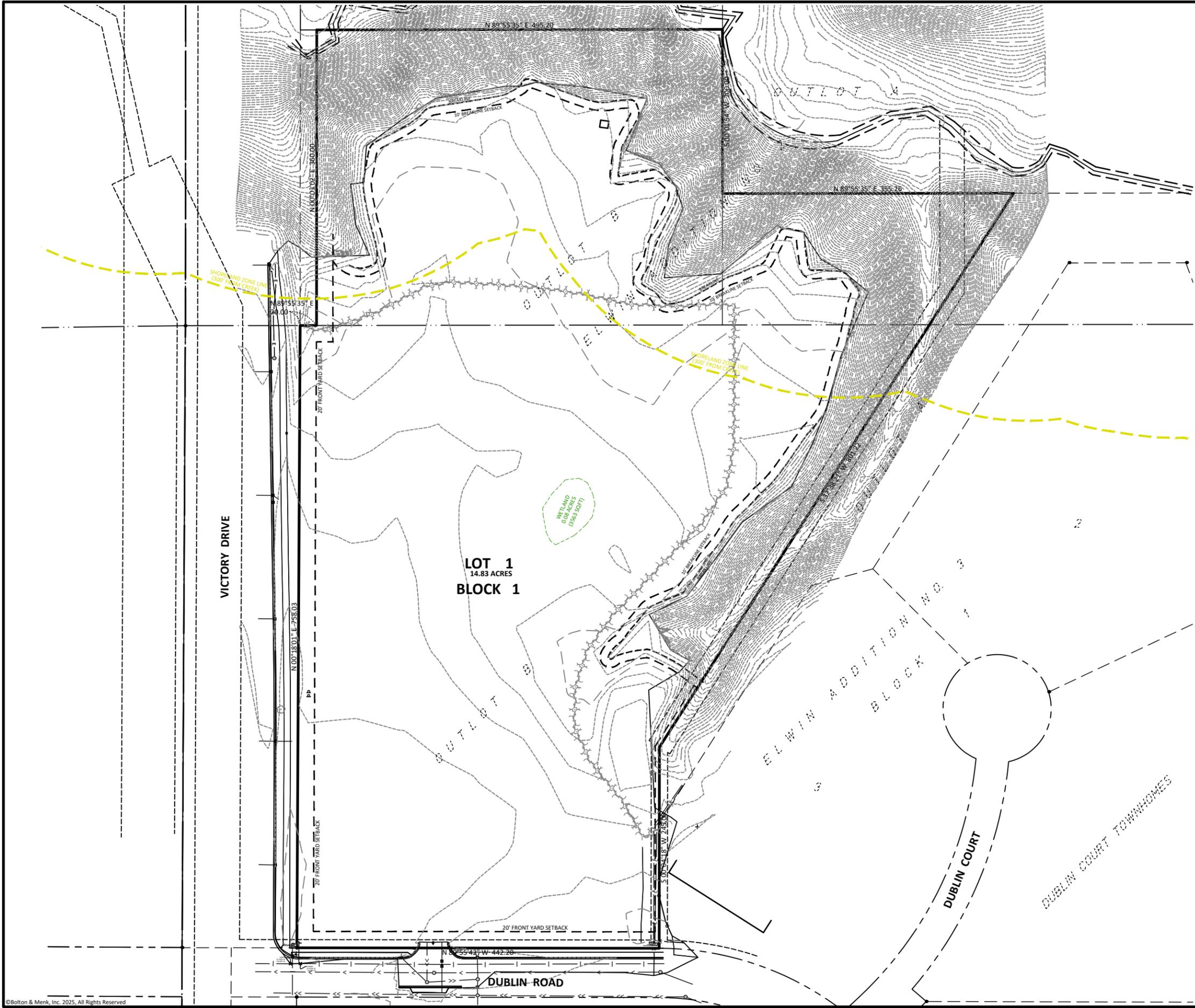


Date: July 2025

Author:

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UTILITY & SITE DATA

All Zoning, Setback, and Flood Zone information was obtained from the City of Mankato Code. For detailed zoning information and specific interpretation of code requirements, contact the City of Mankato.

ZONING:
Subject property - OR, Office-Residential District

SETBACKS:

Front	
Main and Accessory Building	20 feet
Parking Areas	20 feet
Side	
Main and Accessory Buildings	5 feet
Parking Areas	3 feet
Rear	
Main and Accessory Building	10 feet
Parking Areas	3 feet

Lot Area (minimum) = 10,000 sq.ft. plus 600 sq.ft. for each unit over 6 units.
 Lot Width (minimum) = 80 feet
 Ground Coverage by all structures (maximum) = 60%
 Building Height (maximum) = 45 feet (main) & 20 feet (accessory)

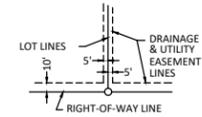
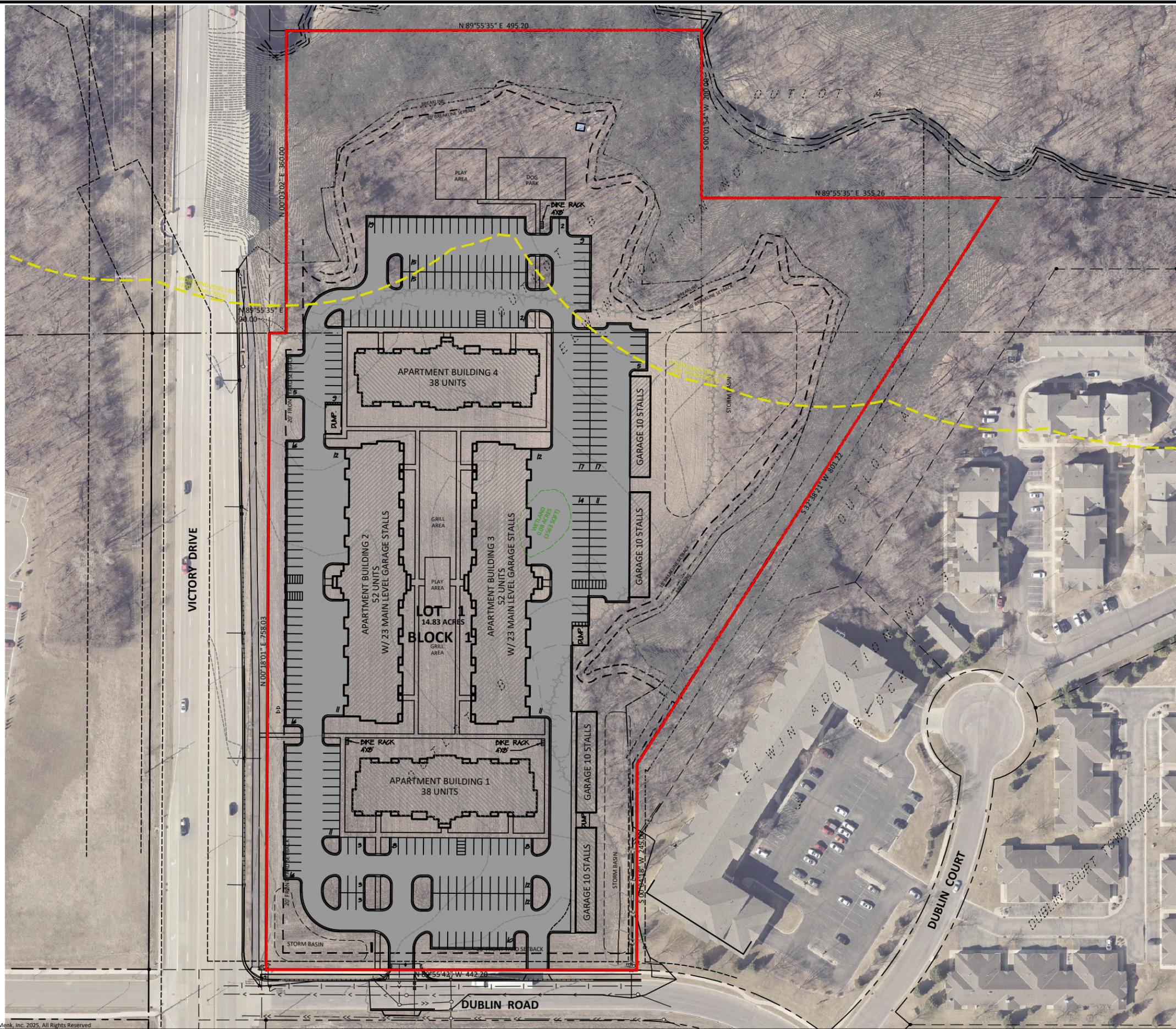
SURVEYOR'S CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Michael M. Eichers
 Michael M. Eichers
 License Number 46564
 07/22/2025
 Date

VICTORY RIDGE APARTMENTS

<p>BOLTON & MENK 1960 PREMIER DRIVE MANKATO, MN 56001 (507) 625-4171</p>	<p>PRELIMINARY PLAT MANKATO, MINNESOTA</p>	<p>OUTLOT B, KEARNEY ADDITION NO. 2</p>
	<p>FOR: KUEPERS, INC.</p>	



BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES, UNLESS OTHERWISE INDICATED ON THE PLAT.
(SHOWN AS PER THE PLAT OF CIRCLE SEVEN SUBDIVISION.)



BASIS OF BEARINGS
(MINNESOTA COUNTY COORDINATE SYSTEM - BLUE EARTH COUNTY ZONE - HARN NAD83 - 2011)

UTILITY & SITE DATA

All Zoning, Setback, and Flood Zone information was obtained from the City of Mankato Code. For detailed zoning information and specific interpretation of code requirements, contact the City of Mankato.

ZONING:
Subject property - OR, Office-Residential District

SETBACKS:
Front
Main and Accessory Building 20 feet
Parking Areas 20 feet

Side
Main and Accessory Buildings 5 feet
Parking Areas 3 feet

Rear
Main and Accessory Building 10 feet
Parking Areas 3 feet

Lot Area (minimum) = 10,000 sq.ft. plus 600 sq.ft. for each unit over 6 units.
Lot Width (minimum) = 80 feet
Ground Coverage by all structures (maximum) = 60%
Building Height (maximum) = 45 feet (main) & 20 feet (accessory)

SURVEYOR'S CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota.

Michael M. Eichers
Michael M. Eichers
License Number 46564

07/22/2025
Date

VICTORY RIDGE APARTMENTS

<p>BOLTON & MENK 1960 PREMIER DRIVE MANKATO, MN 56001 (507) 625-4171</p>	<p>PROPOSED SITE PLAN MANKATO, MINNESOTA</p>	<p>OUTLOT B, KEARNEY ADDITION NO. 2</p>
	<p>FOR: KUEPERS, INC.</p>	<p>FOR: KUEPERS, INC.</p>



Victory Ridge Apartments | Renderings

MANKATO, MN | 07.14.2025 | #XX-XXXX



Meeting Date: 08/27/2025

Title

CY40-25

Request of Mankato Area Public Schools for a preliminary plat review of Mankato West High School Subdivision. The subject property is described as being located in the Southeast Quarter of Section 13, Township 108, Range 27, Blue Earth County, City of Mankato (West High School, 1351 S. Riverfront Drive).

The anticipated date of City Council action is September 8, 2025.

Applicant

The applicant is Mankato Area Public Schools.

Request

The applicant is requesting a preliminary plat review of Mankato West High School Subdivision.

Location

The subject property is described as being located in the Southeast Quarter of Section 13, Township 108, Range 27, Blue Earth County, City of Mankato (West High School, 1351 S. Riverfront Drive).

Existing Land Use

The City's Land Use Plan designates this area as Public-Semi Public.

Zoning

The property is zoned R-1, One Family Dwelling District.

Environmentally Sensitive Areas

The Environmentally Sensitive Areas Map indicates that there are existing wetlands on the southern portion of the property.

Public Utilities

The property is currently served by public utilities.

City Code

The City Code pertaining to the R-1, One Family Dwelling District may be viewed at the link below:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSDE_ARTIREDI_DIV3OMIDWDI

Site Plan Review Comments

The Site Plan Review Committee met on August 12, 2025, and submitted the following comments:

- a. The applicant shall provide the preliminary plat that is overlaid on an aerial image.
- b. The applicant shall be a willing participant when intersection improvements are proposed at West Pleasant St and Stoltzman Rd.
- c. The applicant shall obtain a cross-access easement agreement with the adjacent parcel (YMCA).
- d. The applicant shall provide a preliminary plat that is consistent with city code that identifies existing infrastructure including public utilities and easements.
- e. The applicant shall dedicate the sidewalk along Riverfront Drive as public right-of-way.
- f. The applicant shall be aware that the parcel owned by the City of Mankato located in block 2 will be further researched and, unless acquired by the city, needs to be removed from the plat.

Review

The applicant, Mankato Area Public Schools, is requesting preliminary plat approval for the Mankato West High School Subdivision. The subdivision encompasses the existing Mankato West High School site and the parking lot located south of Pleasant Street, which contains overflow parking facilities and athletic fields.

The subject property is legally described as being located in the Southeast Quarter of Section 13, Township 108 North, Range 27 West, Blue Earth County, City of Mankato, with a municipal address of 1351 S. Riverfront Drive.

The preliminary plat proposes the creation of two blocks, each consisting of a single lot. As the property is currently unplatted, subdivision approval is required to bring the parcel into conformance with City subdivision regulations and to support current and future development on the site.

Public and private utility infrastructure currently serves the property.

Wetland areas located within the boundaries of the property will remain undisturbed.

Access to the site will continue to be provided via Riverfront Drive, Stoltzman Road, and Pleasant Street. A shared access agreement will be required with the adjacent YMCA property to formalize cross-access. Any additional or modified access points will be subject to review and approval by the Minnesota Department of Transportation, Blue Earth County, and the City of Mankato.

Findings

Staff submits the following findings:

1. General Requirements
 1. The site is designed in conformance with the existing location and widths of streets, the general drainage situation, lot sizes and arrangement.
 2. A drainage study was submitted and is in compliance with the City drainage requirements.
2. Streets
 1. The street right-of-way widths conform to the standards listed in Chapter 10 of Mankato City Code.
3. Easements
 1. The preliminary plat provides standard easements required in Chapter 10 of the Mankato City Code.
4. Block Standards
 1. The blocks within the subdivision were designed around the existing corridors.
5. Lot Standards
 1. The lots are designed in conformance with the standards set forth in Chapter 10.
6. Public Sites and Open Spaces
 1. The applicant will be making a payment-in-lieu of parkland dedication. The Parks and Open Space Plan does not show that a park is needed within this subdivision.

Recommendation

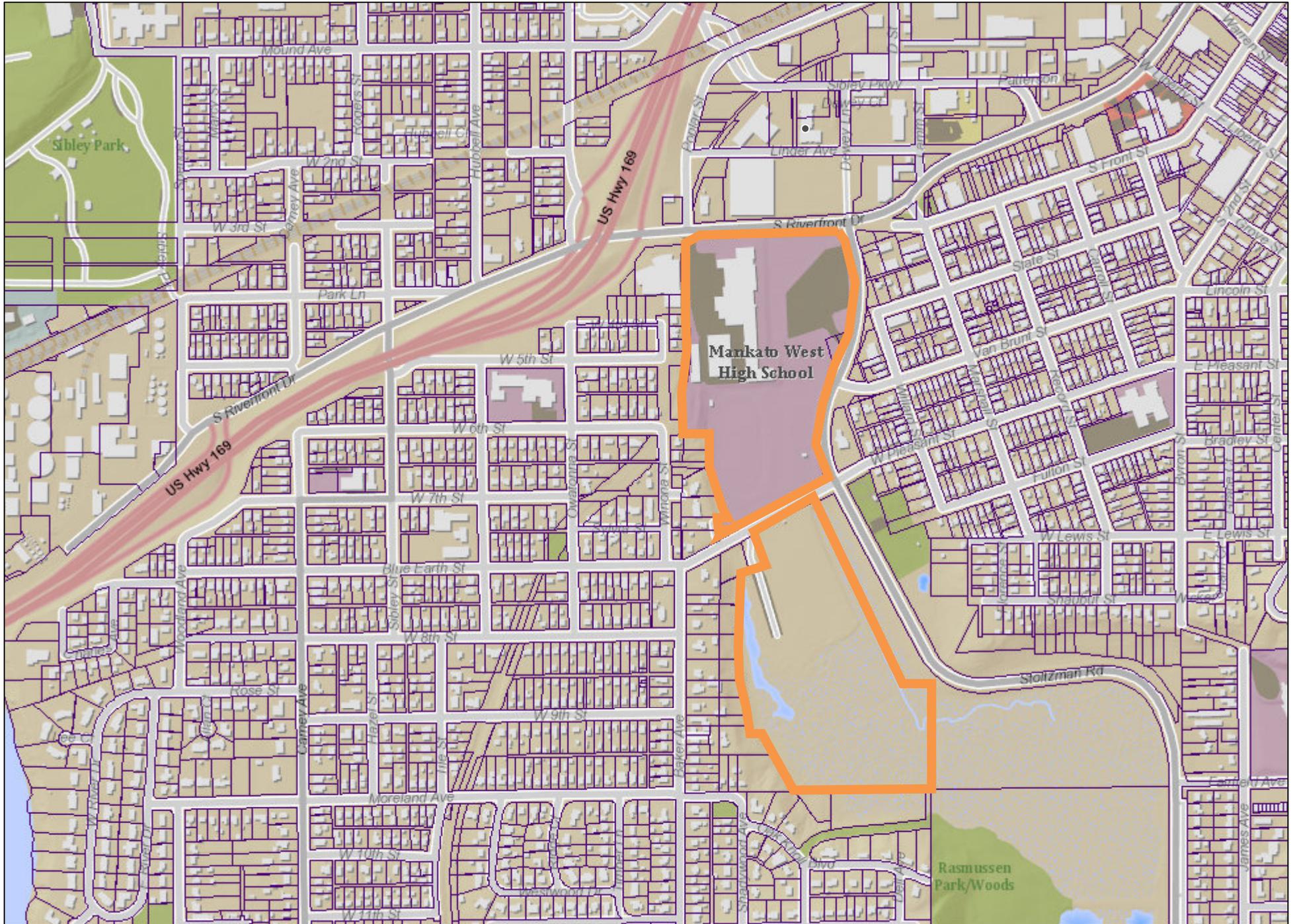
Staff recommends approval of the preliminary plat with the following conditions:

1. The applicant shall be a willing petitioner when any intersection improvements are proposed on adjacent roads.
2. The applicant shall obtain a cross-access agreement with the adjacent parcel (YMCA).
3. The applicant shall grant the City an easement for all existing storm and sanitary over the parcel between Riverfront Drive and Pleasant Street.

Attachments

- General Location Map
 - Aerial Plan
 - Preliminary Plat
 - Preliminary Plat Aerial
 - Preliminary Plat Neighborhood Detail
-

General Location Map



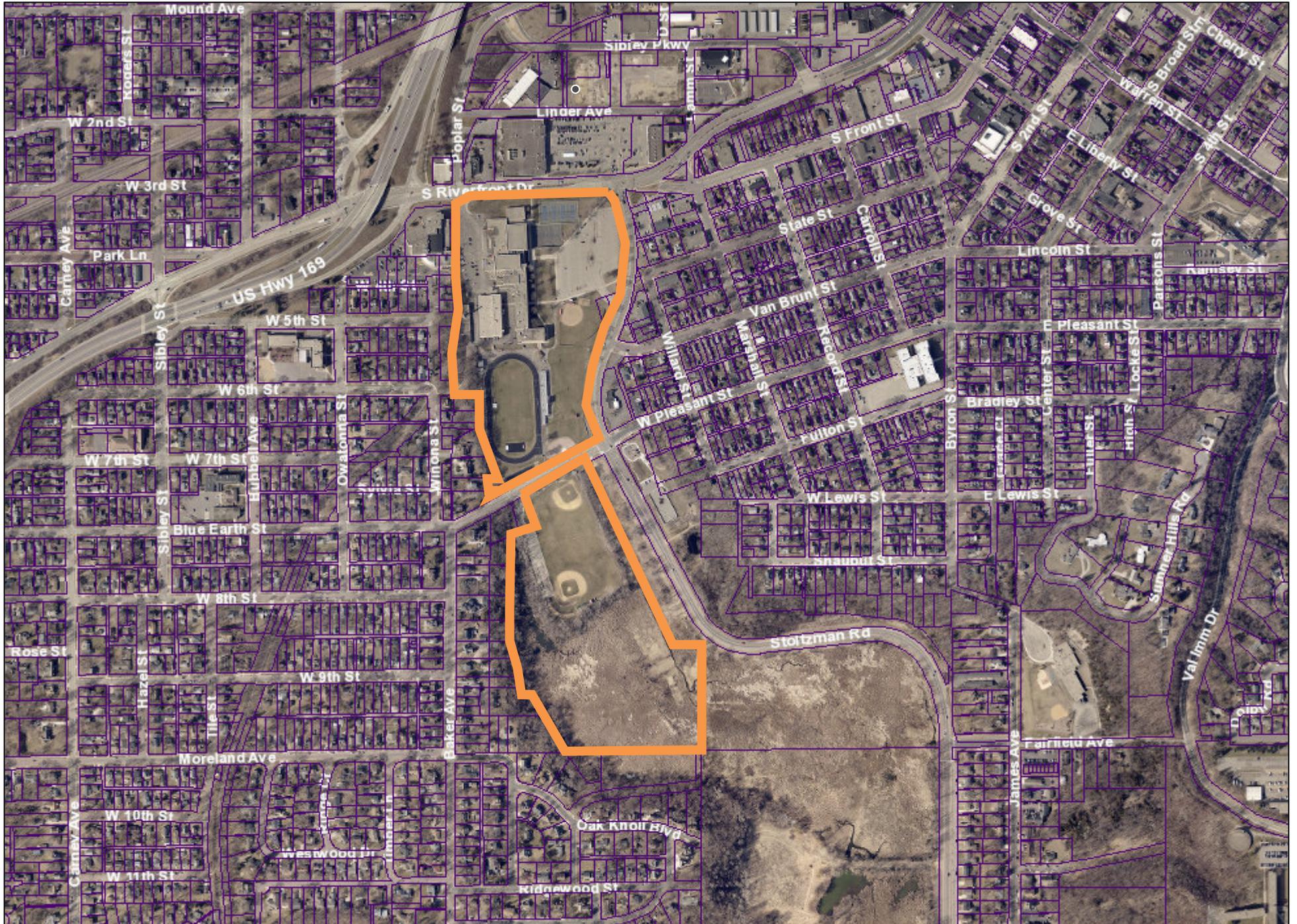
Date: June 2025

Author:

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Aerial Map



Date: June 2025

Author:

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MANKATO WEST HIGH SCHOOL SUBDIVISION

EXISTING LEGAL DESCRIPTION:

(Per Preliminary Title Opinion)
All that part of the West Half of the Southeast Quarter of Section 13, Township 108, Range 27, Blue Earth County, Minnesota, which lies southerly of the South right-of-way line of W. Pleasant Street in the City of Mankato, easterly of Auditor's Plat No. 37 and westerly of Stoltzman Road Subdivision, Blue Earth County, Minnesota.

AND

Commencing at a point on the Southerly line of Pleasant Street One Hundred Thirty (130) feet Northeastly of the Northeast corner of Lot One (1) of Pelton's Subdivision of a part of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) Section Thirteen (13), Township One Hundred Eight (108) North, Range Twenty-seven (27) West; thence running Northeastly along said Southerly line of Pleasant Street a distance of Sixty-six (66) feet; thence Southeastly at an angle of One Hundred Degrees (100°) a distance of One Hundred Fifty Nine and Thirty Six Hundredths (159.36) feet; thence Southwesterly at an angle of Eighty-four Degrees Fifteen Minutes (84°15') a distance of Seventy Nine and Fifty Two Hundredths (79.52) feet; thence Northwesterly at an angle of One Hundred One Degree (101°) a distance of One Hundred Fifty Six (156) feet to the place of beginning, also known as Lot One (1) of Auditor's Plat No. 37 which is on file and of record in the office of the Register of Deeds in and for Blue Earth County, Minnesota.

AND

All that portion of the Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 13, Township 108 North, Range 27, lying south of Front Street, west of Stoltzman Road Subdivision and northerly of W. Pleasant Street, Blue Earth County, Minnesota, EXCEPTING THEREFROM THE FOLLOWING TRACTS:

1. West Street Subdivision
2. West Mankato Trail
3. Auditor's Plat No. 83

4. The Northerly 82 feet of the following tract or parcel of land lying Easterly of Winona Street in West Mankato described as follows: Beginning at the Northeastly intersection of West Seventh Street and Winona Street, thence Northerly along Winona Street to West Sixth Street, thence Easterly along West Sixth Street to Government Quarter line of Section 13-108-27, thence Southerly along said quarter line to West Seventh Street, thence Westerly along West Seventh Street to the place of beginning, except the Southerly 140 feet thereof, subject to existing street and alley easements, if any, and subject to all easements and restrictions of record; said tract lying East of Block 166 and Winona Street, in the City of Mankato.

A strip of land adjoining and easterly of the land described in Book 219 of Blue Earth County Records, page 65, said strip of land is described as: The West 43.00 feet of the North 82.00 feet of the South 238.22 feet of the North 975.27 feet of the Northwest quarter of the Southeast quarter of Section 13, Township 108 North, Range 27 West, Blue Earth County, Minnesota.

And the East 87.00 feet of the West 130.00 feet of the North 82.00 feet of the South 238.22 feet of the North 975.27 feet of the Northwest Quarter of the Southeast Quarter of Section 13, Township 108 North, Range 27 West, Blue Earth County, Minnesota.

**The North-South centerline of Section 13, Township 108 North, Range 27 West is, as indicated on the plat of West Mankato Trail, City of Mankato, Blue Earth County, Minnesota.

5. Beginning at a point 258 feet North of the Southwest corner of the Northwest Quarter of the Southeast Quarter, Section 13, Township 108, Range 27, thence North 82½ feet, thence northeasterly 58 degrees 30 minutes, 127 feet, thence southeasterly 59 degrees 30 minutes, 58.75 feet, thence southeasterly 45 degrees, 126.5 feet, thence west 107 degrees, 197.32 feet to the place of beginning.

AND

The North 8 feet of the following described tract of land, to-wit: Commencing at a point 138 feet North of the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 13, Township 108, Range 27, thence North on the West line of said Northwest Quarter of the Southeast Quarter of said Section 13, 120 feet, thence East 197.32 feet, thence Southeasterly 125.50 feet to a point 234 feet directly east of the point of beginning, thence West 234 feet to the place of beginning.

6. Commencing at a point 138 feet North of the Southwest corner of the NW ¼ SE ¼ of Section 13-108-27, thence North on the West line of said NW ¼ SE ¼ of said Sec. 13, 120 feet, thence east 197.32 feet, thence southeasterly 125.50 feet to a point 234 feet directly east of the point of beginning, thence West 234 feet to the place of beginning, except the North 8 feet of said premises, together with easement for a driveway in the West 20 feet of said Northerly 8-foot strip; and except that part of the aforesaid Tract lying Easterly of the East line of the West 197.32 feet of the Northwest Quarter of the Southeast Quarter of Section 13, Township 108 North, Range 27 West.

7. All that part of the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼), of Section Thirteen (13), Township One Hundred Eight (108) North of Range Twenty-seven (27) West, described as follows: Commencing at a point on the West line of said Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) Seventy-two (72) feet North of the Southwest corner thereof; running thence East at right angles to said West line One Hundred Eighty-five (185) feet; thence North Sixty-six (66) feet; thence West on a line parallel with South line of said tract One Hundred Eighty-five (185) feet to said West line of said Forty-acre tract; thence South along said West line Sixty-six (66) feet to the place of beginning; also a right of way adjoining said tract hereby conveyed Fifteen (15) feet in width, and thence South to Pleasant Street in City of Mankato, said right of way following present traveled track.

8. That part of the Southwest Quarter of the Southeast Quarter of Section 13 and that part of the Northwest Quarter of the Southeast Quarter of Section 13, all in Township 108 North, Range 27 West Blue Earth County, described as: Commencing at the northwest corner of the Southwest Quarter of the Southeast Quarter of Section 13, thence North 89 degrees 00 minutes 25 seconds East (assumed bearing), along the north line of the Southwest Quarter of the Southeast Quarter of Section 13 a distance of 8.32 feet to the point of beginning; thence North 00 degrees 27 minutes 42 seconds East along a line parallel with the North-South center line of Section 13 a distance of 71.79 feet; thence South 89 degrees 32 minutes 18 seconds East at right angles to the North-South center line of Section 13, a distance of 202.06 feet, thence South 00 degrees 27 minutes 42 seconds West along a line parallel with the North-South center line of Section 13, a distance of 45.40 feet to a point on the northerly right of way line of Pleasant Street; thence South 60 degrees 35 minutes 51 seconds West, along said northerly line, 233.00 feet to the point of intersection with a line parallel with and distant 8.32 feet easterly of the North-South center line of Section 13; thence North 00 degrees 27 minutes 42 seconds East along said parallel line, 89.63 feet to the point of beginning.

OWNERS / DEVELOPERS:
Independent School District No. 77
PO Box 8741
Mankato, MN 56001

SURVEYOR:
ISG
115 E. Hickory Street Suite 300
Mankato, MN 56001
(507)-387-6651

AREA TABLE:
Lot 1 Block 1 = 24.96 acres
Lot 1 Block 2 = 24.21 acres
Right of Way = 0.13 acres
Total = 49.30 acres

EXISTING PROPERTY:
ZONED: R-1 (One-Family Dwelling) (per City of Mankato website)

Setbacks
Building
Front = 30 feet
Rear = 25 feet
Side = 6 feet

BENCHMARK:
Top nut fire hydrant located on south side of Riverfront Drive at northeast corner of property.
Elevation = 786.55 (NAVD88)

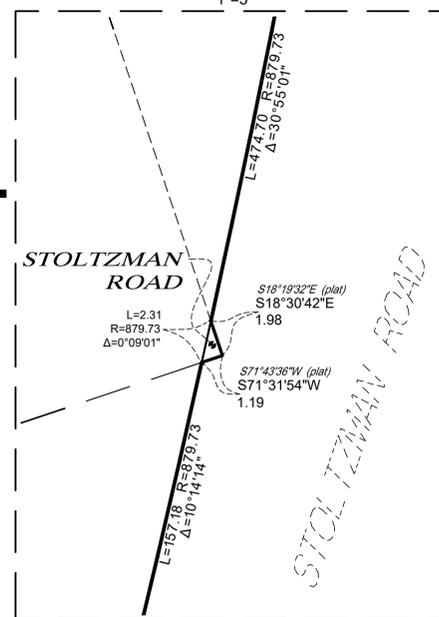
FLOOD ZONE:
Parts of the surveyed premises shown on this survey map are in Flood Zone X (areas of the 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from the 1% annual chance flood) and Zone X (areas determined to be outside the 0.2% annual chance floodplain), according to Flood Insurance Rate Map Community Panel No. 27013C0092F, published by the Federal Emergency Management Agency, effective date February 22, 2024.

Parts of the surveyed premises shown on this survey map are in Special Flood Hazard Area AE (base flood areas determined) and Zone X (areas determined to be outside the 0.2% annual chance floodplain), according to Flood Insurance Rate Map Community Panel No. 27013C0094F, published by the Federal Emergency Management Agency, effective date February 22, 2024.

NOTE:

A blanket easement covering storm and sanitary sewer north of Pleasant Street exists per Book 152, Page 531, Blue Earth County Records.

DETAIL



LEGEND

- Iron Monument Found
- Mag Nail Found
- WET --- Delineated Wetland Line

SEE SHEET 2

BLOCK 1

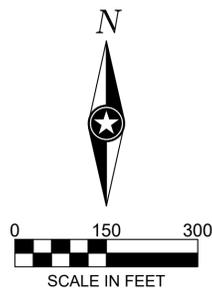
LOT 1

SEE SHEET 2

BLOCK 2

LOT 1

SUBDIVISION



I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

RYAN E. KOTTHOFF

DATE 8/18/25 LIC. NO. 61565

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PROJECT

MANKATO WEST HIGH SCHOOL ADDITION AND RENOVATION

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
8/18/25	City Comments	KH

PROJECT NO. 22-27129
 FILE NAME 27129 PPLAT
 DRAWN BY KH
 DESIGNED BY ---
 REVIEWED BY ---
 ORIGINAL ISSUE DATE 7/22/25
 CLIENT PROJECT NO. -

TITLE

PRELIMINARY PLAT

SHEET



MANKATO WEST HIGH SCHOOL SUBDIVISION

EXISTING LEGAL DESCRIPTION: (Per Preliminary Title Opinion)

All that part of the West Half of the Southeast Quarter of Section 13, Township 108, Range 27, Blue Earth County, Minnesota, which lies southerly of the South right-of-way line of W. Pleasant Street in the City of Mankato, easterly of Auditor's Plat No. 37 and westerly of Stoltzman Road Subdivision, Blue Earth County, Minnesota.

AND

Commencing at a point on the Southerly line of Pleasant Street One Hundred Thirty (130) feet Northeastly of the Northeast corner of Lot One (1) of Pelton's Subdivision of a part of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) Section Thirteen (13), Township One Hundred Eight (108) North, Range Twenty-seven (27) West; thence running Northeastly along said Southerly line of Pleasant Street a distance of Sixty-six (66) feet; thence Southeastly at an angle of One Hundred Degrees (100°) a distance of One Hundred Fifty Nine and Thirty Six Hundredths (159.36) feet; thence Southwesterly at an angle of Eighty-four Degrees Fifteen Minutes (84°15') a distance of Seventy Nine and Fifty Two Hundredths (79.52) feet; thence Northwesterly at an angle of One Hundred and One Degree (101°) a distance of Fifty Six (56) feet to the place of beginning, also known as Lot One (1) of Auditor's Plat No. 37 which is on file and of record in the office of the Register of Deeds in and for Blue Earth County, Minnesota.

AND

All that portion of the Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 13, Township 108 North, Range 27, lying south of Front Street, west of Stoltzman Road Subdivision and northerly of W. Pleasant Street, Blue Earth County, Minnesota, EXCEPTING THEREFROM THE FOLLOWING TRACTS:

1. West Street Subdivision
2. West Mankato Trail
3. Auditor's Plat No. 83

4. The Northerly 82 feet of the following tract or parcel of land lying Easterly of Winona Street in West Mankato described as follows: Beginning at the Northeastly intersection of West Seventh Street and Winona Street, thence Northerly along Winona Street to West Sixth Street, thence Easterly along West Sixth Street to Government Quarter line of Section 13-108-27, thence Southerly along said quarter line to West Seventh Street, thence Westerly along West Seventh Street to the place of beginning, except the Southerly 140 feet thereof, subject to existing street and alley easements, if any, and subject to all easements and restrictions of record; said tract lying East of Block 166 and Winona Street, in the City of Mankato.

A strip of land adjoining and easterly of the land described in Book 219 of Blue Earth County Records, page 65, said strip of land is described as: The West 43.00 feet of the North 82.00 feet of the South 238.22 feet of the North 975.27 feet of the Northwest quarter of the Southeast quarter of Section 13, Township 108 North, Range 27 West, Blue Earth County, Minnesota.

And the East 87.00 feet of the West 130.00 feet of the North 82.00 feet of the South 238.22 feet of the North 975.27 feet of the Northwest Quarter of the Southeast Quarter of Section 13, Township 108 North, Range 27 West, Blue Earth County, Minnesota.

**The North-South centerline of Section 13, Township 108 North, Range 27 West is, as indicated on the plat of West Mankato Trail, City of Mankato, Blue Earth County, Minnesota.

5. Beginning at a point 258 feet North of the Southwest corner of the Northwest Quarter of the Southeast Quarter, Section 13, Township 108, Range 27, thence North 82½ degrees, thence northeasterly 58 degrees 30 minutes, 127 feet, thence southeasterly 59 degrees 30 minutes, 58.75 feet, thence southeasterly 45 degrees, 126.5 feet, thence west 107 degrees, 197.32 feet to the place of beginning.

AND

The North 8 feet of the following described tract of land, to-wit: Commencing at a point 138 feet North of the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 13, Township 108, Range 27, thence North on the West line of said Northwest Quarter of the Southeast Quarter of said Section 13, 120 feet, thence East 197.32 feet, thence Southeasterly 125.50 feet to a point 234 feet directly east of the point of beginning, thence West 234 feet to the place of beginning.

6. Commencing at a point 138 feet North of the Southwest corner of the NW ¼ SE ¼ of Section 13-108-27, thence North on the West line of said NW ¼ SE ¼ of said Sec. 13, 120 feet, thence east 197.32 feet, thence southeasterly 125.50 feet to a point 234 feet directly east of the point of beginning, thence West 234 feet to the place of beginning, together with easement for a driveway in the West 20 feet of said Northerly 8-foot strip; and except that part of the aforesaid Tract lying Easterly of the East line of the West 197.32 feet of the Northwest Quarter of the Southeast Quarter of Section 13, Township 108 North, Range 27 West.

7. All that part of the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼), of Section Thirteen (13), Township One Hundred Eight (108) North of Range Twenty-seven (27) West, described as follows: Commencing at a point on the West line of said Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) Seventy-two (72) feet North of the Southwest corner thereof; running thence East at right angles to said West line One Hundred Eighty-five (185) feet; thence North Sixty-six (66) feet; thence West on a line parallel with South line of said tract One Hundred Eighty-five (185) feet to said West line of said Forty-acre tract; thence South along said West line Sixty-six (66) feet to the place of beginning; also a right of way adjoining said tract hereby conveyed Fifteen (15) feet in width, and thence South to Pleasant Street in City of Mankato, said right of way following present traveled track.

8. That part of the Southwest Quarter of the Southeast Quarter of Section 13 and that part of the Northwest Quarter of the Southeast Quarter of Section 13, all in Township 108 North, Range 27 West Blue Earth County, described as: Commencing at the northwest corner of the Southwest Quarter of the Southeast Quarter of Section 13, thence North 89 degrees 00 minutes 25 seconds East (assumed bearing), along the north line of the Southwest Quarter of the Southeast Quarter of Section 13 a distance of 8.32 feet to the point of beginning; thence North 00 degrees 27 minutes 42 seconds East along a line parallel with the North-South center line of Section 13 a distance of 71.79 feet; thence South 89 degrees 32 minutes 18 seconds East at right angles to the North-South center line of Section 13, a distance of 202.06 feet, thence South 00 degrees 27 minutes 42 seconds West along a line parallel with the North-South center line of Section 13, a distance of 45.40 feet to a point on the northerly right of way line of Pleasant Street; thence South 60 degrees 35 minutes 51 seconds West, along said northerly line, 233.00 feet to the point of intersection with a line parallel with and distant 8.32 feet easterly of the North-South center line of Section 13; thence North 00 degrees 27 minutes 42 seconds East along said parallel line, 89.63 feet to the point of beginning.

OWNERS / DEVELOPERS:
Independent School District No. 77
PO Box 8741
Mankato, MN 56001

SURVEYOR:
ISG
115 E. Hickory Street Suite 300
Mankato, MN 56001
(507)-387-6651

AREA TABLE:
Lot 1 Block 1 = 24.96 acres
Lot 1 Block 2 = 24.21 acres
Right of Way = 0.13 acres
Total = 49.30 acres

EXISTING PROPERTY:
ZONED: R-1 (One-Family Dwelling) (per City of Mankato website)

Setbacks
Building
Front = 30 feet
Rear = 25 feet
Side = 6 feet

BENCHMARK:
Top nut fire hydrant located on south side of Riverfront Drive at northeast corner of property.
Elevation = 786.55 (NAVD88)

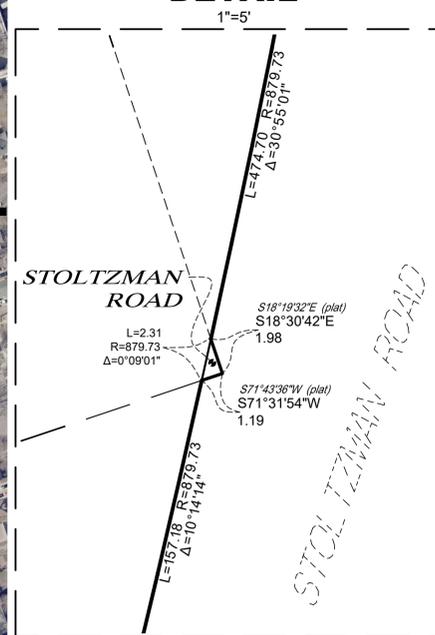
FLOOD ZONE:
Parts of the surveyed premises shown on this survey map are in Flood Zone X (areas of the 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from the 1% annual chance flood) and Zone X (areas determined to be outside the 0.2% annual chance floodplain), according to Flood Insurance Rate Map Community Panel No. 27013C0092F, published by the Federal Emergency Management Agency, effective date February 22, 2024.

Parts of the surveyed premises shown on this survey map are in Special Flood Hazard Area AE (base flood areas determined) and Zone X (areas determined to be outside the 0.2% annual chance floodplain), according to Flood Insurance Rate Map Community Panel No. 27013C0094F, published by the Federal Emergency Management Agency, effective date February 22, 2024.

NOTE:

1. A blanket easement covering storm and sanitary sewer north of Pleasant Street exists per Book 152, Page 531, Blue Earth County Records.
2. Aerial photograph shown on this sheet is from 2022, provided by Blue Earth County.

DETAIL



LEGEND

- Iron Monument Found
- Mag Nail Found
- WET Delimited Wetland Line

LEGEND

- Sanitary Sewer Line
- Sanitary Sewer Line Per City
- Storm Sewer Line
- Storm Sewer Line Per City
- Watermain Per City



I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

RYAN E. KOTTHOFF

DATE 7/22/25 LIC. NO. 61565

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PROJECT

MANKATO WEST HIGH SCHOOL ADDITION AND RENOVATION

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
8/18/25	City Comments	KH

PROJECT NO. 22-27129
 FILE NAME 27129 PPLAT
 DRAWN BY KH
 DESIGNED BY ---
 REVIEWED BY ---
 ORIGINAL ISSUE DATE 7/22/25
 CLIENT PROJECT NO. -

PRELIMINARY PLAT

SHEET

Meeting Date: 08/27/2025

Title

CY41-25

Request of Rice Companies for a conditional use permit to allow unenclosed storage of materials, products and equipment 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).

The anticipated date of City Council action is September 8, 2025.

Applicant

The applicant is Rice Companies.

Request

The applicant is requesting 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.

Location

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).

Existing Land Use

The subject properties are currently vacant.

Zoning

The subject properties are zoned PI, Planned Industrial District.

Environmentally Sensitive Areas

There are no known environmentally sensitive areas on the site.

Public Utilities

Public utilities are available to the proposed project area from Volk Ave and Lundin Blvd. Existing residential water and sanitary infrastructure is present within the site connected off of Volk Ave, this is proposed to be removed. The applicant proposes to connect water/sanitary sewer from Volk Ave to the site.

City Code

Mankato City Charter Section 10.04.b. provides standards for the vacation of easements on private property. Linked Here: https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=PTICH_CH10MIPR_S10.04.BVAEAPRPR

Mankato City Code Chapter 10. Article VII. Division 2. Provides standards for the PI Planned Industrial District. Linked Here: https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSDE_ARTVIIINDI_DIV2PIPLINDI

Site Plan Review Comments

The Site Plan and Traffic Committee reviewed the request at their August 12th, 2025 meeting and the following comments were provided. The applicant subsequently replied, as shown in the italics:

- 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"*

General Applicant Comment: *"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)."*

Review

The applicant, Rice Companies, is requesting 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, as well as the vacation of an existing utility easement located beneath the proposed building site.

The applicant intends to construct a 10,000 sq. ft. building and outside storage area for "United Rentals," an industrial and construction equipment business to be located at 2416 Volk Avenue.

Conditional Use Permit

The Mankato City Code allows unenclosed storage of materials, products, and equipment in the PI, Planned Industrial Zoning District through the issuance of a Conditional Use Permit, provided the use conforms to Chapter 10, Article X, Division 2 of the Mankato City Code. The site plan shows the construction of a new 10,000 sq. ft. structure and an enclosed outside storage area on the western side of Volk Avenue across Lots 1 & 2 of Block 1 of Westman Industrial Park No. 2 Subdivision.

Two accesses are shown to the proposed site: one from the south side of Lundin Boulevard and one from the west side of Volk Avenue. The existing driveway, apron, and curb from Volk Avenue are to be removed and infilled.

The site plan shows 25 off-street parking stalls, one of which is designated as accessible, as well as a bike rack.

The outdoor area proposed for the storage of equipment and other business-related items is shown to be paved primarily with bituminous material, with a concrete apron surrounding the building. This area will be fully enclosed by a 6-foot-tall chain-link fence with privacy slats and two 30-foot-wide double slide gates facing east on either side of the building. The proposed fence is stated to meet the minimum 90% opacity screening requirement for outside storage areas as required by the City Code.

A trash enclosure screened by 8-foot-tall prefinished metal paneling, similar in appearance to the building, is shown along the rear side of the building. Swinging gates of the enclosure are to be constructed of 8-foot-tall chain-link fencing with privacy slats, matching the proposed fencing on-site. The trash enclosure will conform to Mankato City Code requirements.

A fueling station is shown within the unenclosed storage area, consisting of two above-ground storage tanks: one 500-gallon tank for gasoline and one 1,000-gallon tank for diesel fuel. The tanks, manufactured by "Midwest Industrial Tanks," are constructed of double-walled steel and elevated from the ground. Due to their volume, contents, and location, the tanks must conform with Sec. 10-1503 of the Mankato City Code, as well as MPCA standards for above-ground storage tanks. The tanks must also be reviewed and approved by the City's Building Official, Fire Marshal, and Zoning Administrator to be considered permitted in the PI, Planned Industrial Zoning District. Once approved, the dispensing of flammable and combustible liquids is allowed as follows: one above-ground tank up to 560 gallons for Class I liquids (gasoline) and up to two tanks of not more than 1,000 gallons each for Class II or Class III liquids (diesel fuel).

The applicant will be required to notify the MPCA, using the appropriate notification form, of the installation of these tanks. The applicant has agreed to notify the MPCA within the required timeframe. The tanks will also be enclosed by bollards to protect them from vehicles. While

fueling of vehicles on-site has not been specified, if it is to occur, MPCA substance transfer area requirements may need to be met. Bollard-mounted charging receptacles are shown along a portion of the northern boundary of the unenclosed storage area. Exterior elevations have been provided showing the proposed 10,000 sq. ft. building.

The front façade (eastern elevation) consists of two-toned prefinished metal panels, prefinished metal gutters/downspouts, a fabric canopy above the front entry, double entry doors, and two windows. The southern side elevation shows five 14'x14' overhead doors with bollards, wall pack lighting, two entry doors, and three windows. The rear façade (western elevation) shows an uninterrupted prefinished metal panel finish with a wall pack light. The northern elevation mirrors the southern elevation, with five overhead doors, bollards, wall pack lighting, three entry doors, and one window.

Exterior finishes will consist of prefinished metal paneling from Butler-Cote, in “Cool Majestic Blue” and “Cool Igloo White.” The PI District permits exterior wall finishes of factory-fabricated and finished metal-framed panel construction, glass, prefinished metal (excluding unpainted galvanized iron), or plastic.

The site plan includes the planting of Black Hills Spruce and Spring Snow Crab apple trees in an alternating pattern every 25 feet around the boundary of the front yard parking area and southern side yard outdoor storage area. On-site landscaping shall conform to Chapter 10, Article X, Division 8 of the Mankato City Code. The site plan also identifies a grassy area between the Lundin Boulevard driveway and Volk Avenue, which is designated to remain as green space.

For storm water management, a limestone rip-rap swale is proposed along the northern and northwestern property boundaries, partially landscaped with ornamental trees, grasses, and shrubbery. Additionally, a storm water retention area is proposed on the northern portion of the property, west of the Lundin Boulevard driveway. The applicant has indicated that the swale design meets the City Code; however, an engineered drainage plan demonstrating compliance will be required.

The site plan includes curbing along the full boundary of the proposed parking, storage, and driving areas. The Mankato City Code requires developments in planned industrial zones to include a 6-inch-high insurmountable curb around the perimeter of parking and driveway areas, with breaks permitted only for drainage.

The proposed lighting plan includes full cutoff wall packs installed at regular intervals along building elevations, as well as pole-mounted lights with house-side shields along the perimeter of the unenclosed storage area and near the fuel station. A photometric plan demonstrating compliance with the City Code has been submitted.

Utilities to service the property are located along the east side of the property, parallel with Volk Avenue, and will be extended to the new building and parking lot. Existing water and sanitary utilities within the 25-foot easement/alleyway are to be abandoned back to the main at Volk Avenue prior to development. New water and sanitary sewer utility connections will occur from Volk Avenue to the northeast extent of the proposed building. The applicant will be subject to utility connection fees. A new transformer is also proposed east of the parking area, screened with landscaping.

The site plan shows building-mounted signage on the front façade and a monument sign along Lundin Boulevard. All signage must be reviewed and permitted prior to installation.

The floor plan includes a showroom at the entrance, a conference room, men’s and women’s restroom/locker rooms, a break room, two offices, a mechanical room, and a large shop area with drinking fountains, an eyewash station, an air compressor, oil tanks (volume unconfirmed), and access through eight overhead doors. A wash bay with a trench drain and pressure washer is also included at the western extent of the building.

The applicant describes United Rentals as “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 facility will be used for sales, rentals, storage (indoor and outdoor), warehousing, maintenance, and repair of construction equipment, tools, and contractor supplies. The Mankato branch currently employs 13 local residents, with the potential for additional employment growth. Outdoor storage will be used for equipment such as scissor and boom lifts, forklifts, telehandlers, mini excavators, skid steers, aerial platforms, and lighting equipment. Hours of operation will be from 7:30 a.m. to 4:00 p.m., Monday through Friday, with a staff of six employees per shift.

Unsealed Wells

Blue Earth County submitted a letter on August 12, 2025, stating: “Enclosed is some information related to the strong possibility that the property has some unsealed wells which need to be found and properly sealed. Please include a condition that requires a well search for these two old building sites.” Supporting documentation included maps and images showing former residential uses and sealed wells in the vicinity. Based on these conditions, the applicant must investigate the site for unsealed wells and potential soil concerns, including remaining foundations or improper fill. If unsealed wells are found, they must be properly recorded and sealed in coordination with Blue Earth County. The Minnesota Department of Transportation also reviewed the proposal and provided comments. Applicable MnDOT comments have been incorporated as conditions of approval.

Vacation

The applicant is also seeking the vacation of a 25-foot-wide utility easement located beneath the proposed building. This easement overlaps with the existing driveway from Volk Avenue.

The proposed vacation would remove 5,697 sq. ft. of easement while preserving the required 10-foot utility easement along the eastern property boundary. Bolton & Menk, on behalf of the applicant, prepared a detailed exhibit and legal description of the proposed vacation area.

Xcel Energy has overhead utilities within the easement. The applicant must work with Xcel to relocate or remove these utilities. The applicant

has stated that the overhead power lines will be removed in coordination with Xcel Energy during the relocation of electrical service for the new building.

Findings

Staff respectfully submits the following findings of fact for the Conditional Use Permit:

1. The proposed unenclosed storage of material, products and equipment is considered a Conditional Use in the PI, Planned Industrial Zoning District.
2. The applicant is proposing to extend municipal utilities from existing services located at Volk Ave.
3. The proposed outdoor storage, when implemented with the recommendations and in conformance with Mankato City Code, is in keeping with the comprehensive planning policies of the City. The underlying land use plan identifies this parcel as "Light Industrial".
4. The proposal does not interfere with or diminish the use of property in the immediate vicinity.
5. The proposal does not cause undue traffic congestion. Access is proposed to be created along Lundin Blvd and Volk Ave.
6. To the extent known, the development conforms with all other applicable regulations of the district, and other applicable ordinances.
7. There are no known historical or architectural resources on the site.
8. There are no known significant natural or environmental features on the property.
9. It will not cause a negative cumulative effect and effect on the City as a whole.
10. The proposal will not jeopardize the public's health, safety, or general welfare.

Staff respectfully submits the following findings of fact for the requested Easement Vacation:

1. The City of Mankato has petitioned to vacate the subject portion of the 25' utility easement.
2. The applicant has provided notice to the utility companies with a copy of the vacation request and has provided responses from the utility companies. Xcel Energy identified an overhead power line utility located within the easement and has asked that the applicant coordinate with them to remove the existing lines and provide alternative access. Based on this response, the easement would no longer be needed for utility purposes once City and Excel Energy utilities have been abandoned.
3. Public sewer and water utilities are present within the proposed to be vacated easement. The applicant has proposed to abandon/vacate these utilities back to Volk Ave.
4. This proposed 5,697 Sq. Ft. easement vacation preserves the 10' dedicated utility easement along the eastern property boundary, as required.
5. The proposed vacation is necessary for the development of the subject parcel.

Recommendation

Staff recommends approval of the 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 with the following conditions:

1. Outdoor storage is limited to operable equipment only. Inoperable or unlicensed equipment or construction materials will not be permitted. Wrecked, dismantled, partially dismantled, inoperative, or abandoned vehicles or machinery shall be prohibited.
2. Signage for the development shall conform to Mankato City Code standards and a sign permit shall be obtained for any proposed signage prior to fabrication and installation.
3. The applicant shall coordinate with Blue Earth County to combine the two subject parcels.
4. The applicant shall provide proper notification to MPCA regarding the installation of the above-ground storage tanks on site. If fueling of vehicles occurs on site, MPCA substance transfer area requirements may need to be met.
5. 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 prior to issuance of a certificate of occupancy.
6. The applicant shall be aware that a separate fire permit is needed for the proposed above-ground tanks.
7. The applicant shall be required to investigate for unsealed wells and soil concerns. 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 a building permit. The applicant must provide documentation stating that all wells on site have been properly investigated and sealed, prior to issuance of a building permit.
8. The applicant shall provide screening of 90% opacity or greater for the proposed exterior storage in accordance with Mankato City Code.
9. The proposed project will be subject to water and sewer connection fees based on the City of Mankato assessment policy and fee schedule.
10. The applicant shall provide a stormwater report prior to issuance of a building permit.
11. The applicant shall provide a traffic memo detailing the trips generated by the development.
12. The applicant shall provide a detailed grading plan prior to issuance of a building permit.
13. The applicant shall provide a hydrant coverage map prior to issuance of a building permit.
14. A snow storage plan shall be submitted and approved. Snow storage shall be in conformance with an approved plan.
15. On-site lighting shall conform to the lighting standards in the Mankato City Code, including but not limited to full-cut, fully shielded fixtures. Conformance shall include, but not limited to, all signage, building, and parking lot lighting.
16. Landscaping shall be installed in conformance with the Mankato City Code and in accordance with an approved landscaping plan prior to issuance of a certificate of occupancy.
17. The proposed project shall conform with the Minnesota Department of Transportation to address the concerns related to the project. Evidence of the resolution shall be provided with the application for a building permit.

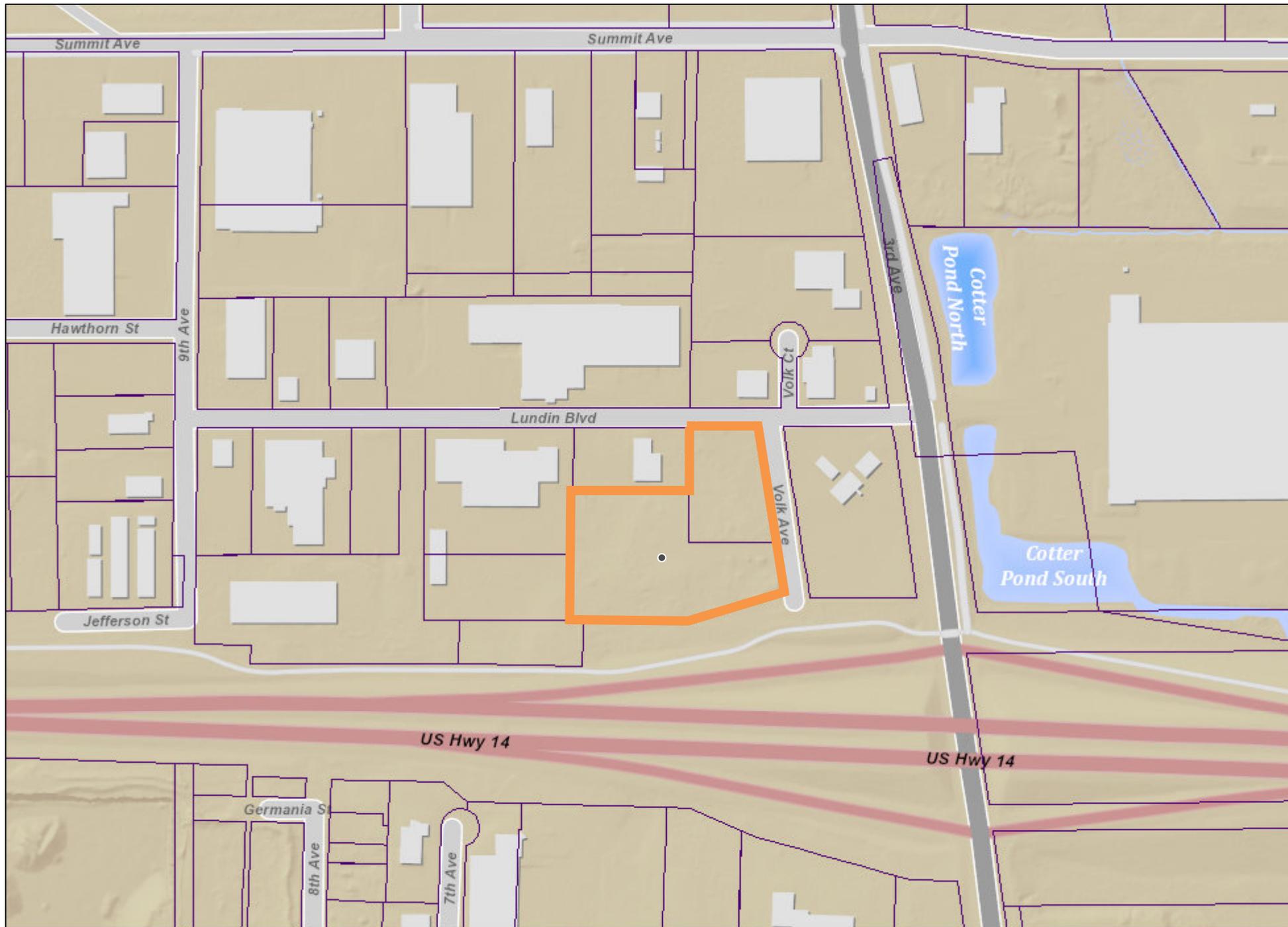
Staff recommends approval of vacation of the 25-foot-wide utility easement running east-west in Westman Industrial Park No. 2, with the following conditions:

1. The applicant shall work with Xcel Energy to remove/relocate the overhead utilities present within the proposed to be vacated utility easement. The applicant/property owner is responsible for any and all costs of re-routing the existing infrastructure to a location that is acceptable to the utility company.
2. The existing public utility services located within the easement shall be abandoned/vacated back to the main at Volk Avenue prior to issuance of a building permit.

Attachments

General Location Map
Aerial Map
Site Plan
Exterior Elevations & Floor Plan
Renderings
Landscaping Plan
Site Improvement Plans
Fence Cut Sheet
500gal Tank
1000gal Tank
Photometric Plan
Easement Vacation Area
Existing Site Contours
Lighting Cut Sheets - Light Pole
Lighting Cut Sheets - Wall Pack
Petition to Vacate
Unsealed Well Letter
MnDOT Comments
Xcel Energy Communication
Site Plan Comments Response

General Location Map



Date: July 2025

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.



Aerial Map

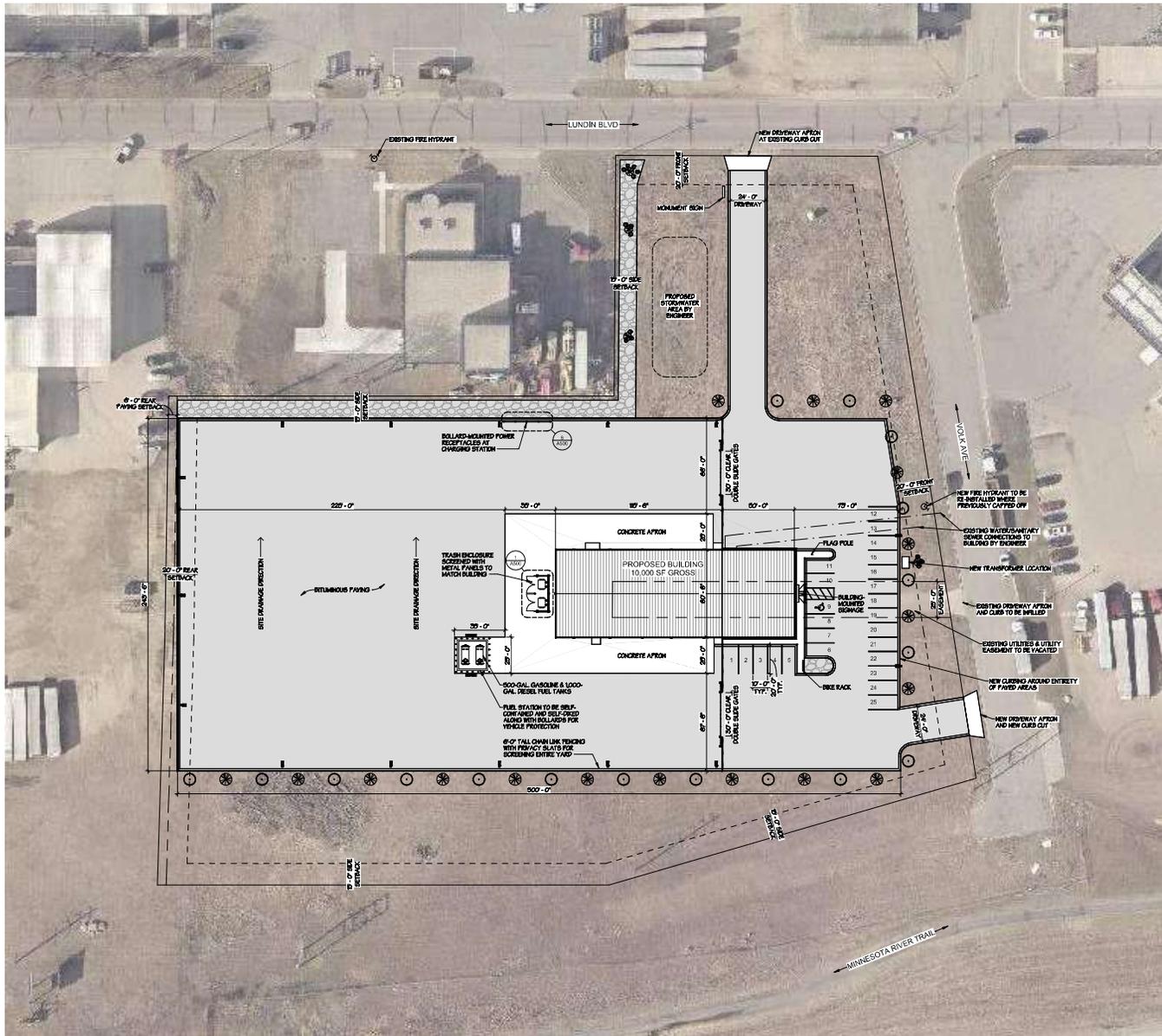


Date: July 2025

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

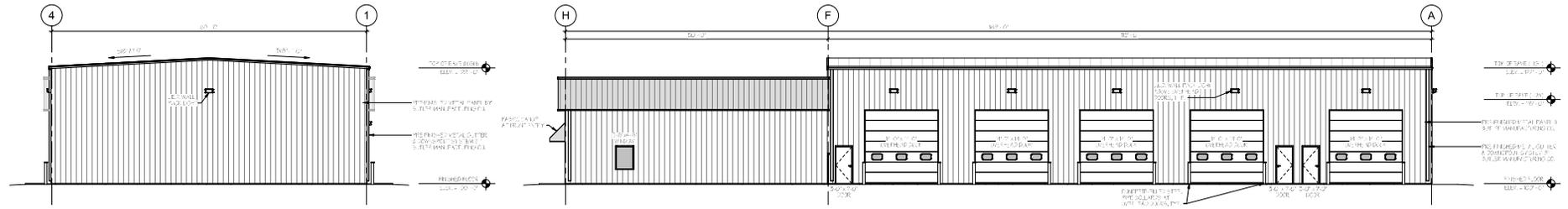




1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

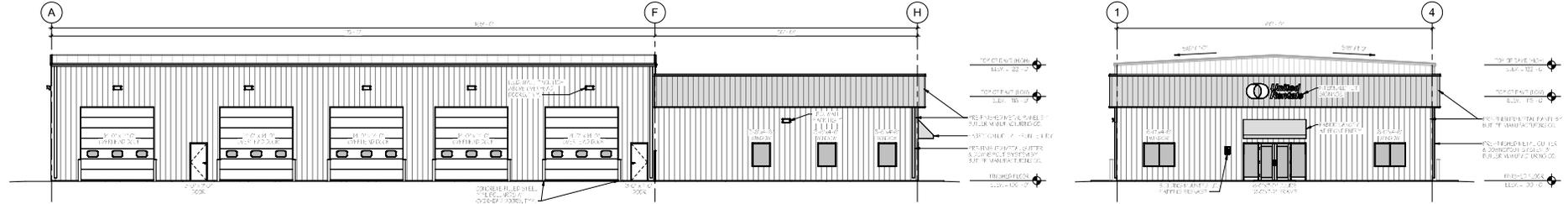
SITE ZONING INFORMATION	
DISTRICT:	P1 - PLANNED INDUSTRIAL
USE:	STORAGE & SERVICE OF EQUIPMENT
BULK AREAS:	4.74 ACRES OR 204,474 SF (2 COMBINED PARCELS)
SITE AREA:	10,000 SF GROSS
BUILDING AREA:	10,000 SF GROSS
MAX. GROUND COVERAGE:	80%
ACTUAL:	4.8%
SETBACKS:	
FRONT YARD (EAST SIDE):	20'-0" TO BUILDING AND/OR IMPERVIOUS AREA
ALLOWED:	24'-0" TO IMPERVIOUS, 9'-0" TO BUILDING
ACTUAL:	60'-0" TO IMPERVIOUS AND 20'-0" TO BUILDING
REAR YARD (WEST SIDE):	7'-0" TO IMPERVIOUS, 28'-0" TO BUILDING
ALLOWED:	7'-0" TO IMPERVIOUS, 28'-0" TO BUILDING
ACTUAL:	15'-0" TO BUILDING AND/OR IMPERVIOUS AREA
SIDE YARD (NORTH SIDE):	15'-0" TO IMPERVIOUS, 10'-0" TO BUILDING
ALLOWED:	15'-0" TO BUILDING AND/OR IMPERVIOUS AREA
ACTUAL:	15'-0" TO BUILDING AND/OR IMPERVIOUS AREA
SIDE YARD (SOUTH SIDE):	15'-0" TO BUILDING AND/OR IMPERVIOUS AREA
ALLOWED:	15'-0" TO BUILDING AND/OR IMPERVIOUS AREA
ACTUAL:	15'-0" TO BUILDING AND/OR IMPERVIOUS AREA
PARKING REQUIREMENTS:	
GENERAL OFFICE USE:	1 SPACE / EVERY 250 SF
AUTOMOBILE SERVICE (MOST APPLICABLE TO SHOP SPACE):	3 SPACES / SERVICE STALL + 1 SPACE FOR EACH EMPLOYEE ON MAJOR SHIFT





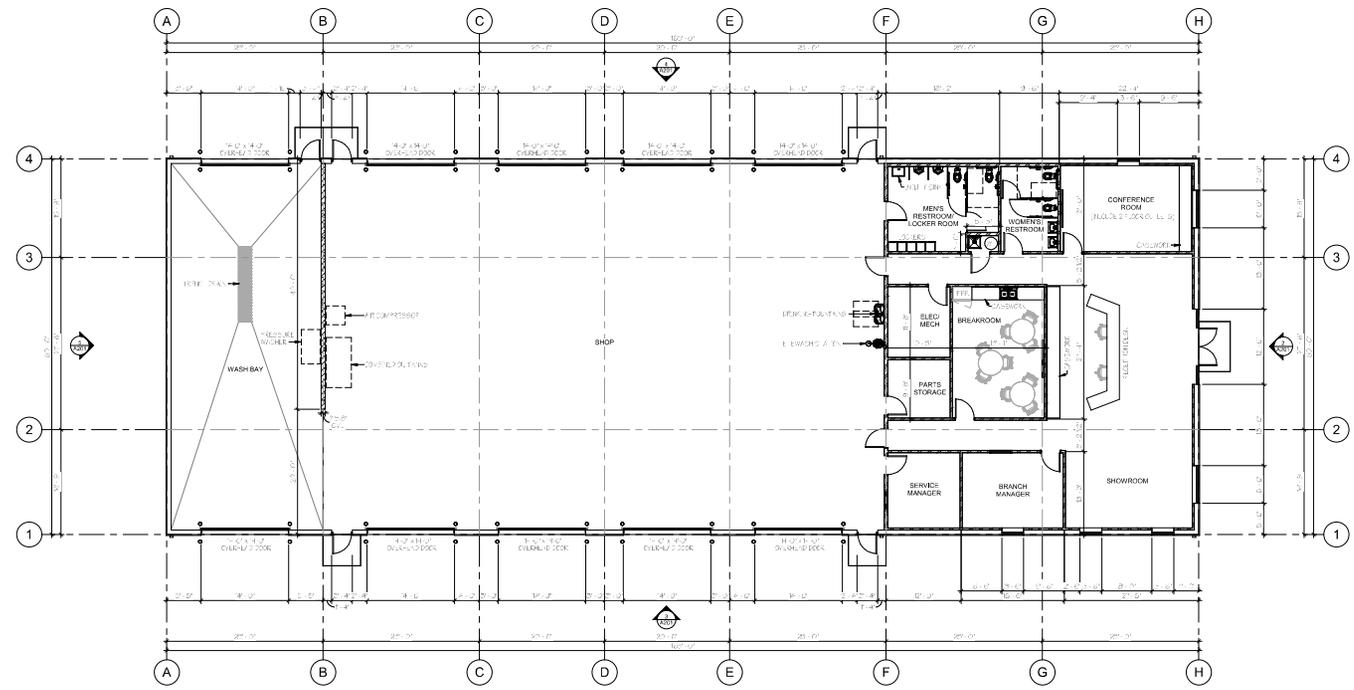
5 WEST ELEVATION
1/8" = 1'-0" 17 A201

4 NORTH ELEVATION
1/8" = 1'-0" 17 A201



3 SOUTH ELEVATION
1/8" = 1'-0" 17 A201

2 EAST ELEVATION
1/8" = 1'-0" 17 A201



1 FLOOR PLAN
1/8" = 1'-0"

BUILDING INFORMATION	
BUILDING CONSTRUCTION:	PRE-ENGINEERED METAL BUILDING BY BUTLER MANUFACTURING COMPANY
BUILDING EXTERIOR FINISH:	PRE-FINISHED METAL PANEL
PRIMARY PANEL COLOR:	COOL FLOJO WHITE
ACCENT PANEL COLOR:	COOL MAJESTIC BLUE
BUILDING HEIGHT:	NO REQUIREMENT PER CITY OF MANKATO
ALLOWED ACTUAL:	APPROX. 24'-0" TO PEAK OF HIGH ROOF
FIRE PROTECTION:	BUILDING TO BE FULLY SPANNERED



R2024090
COMPANIES
 WESTMAN PROPERTY
 UNITED RENTALS FACILITY
 2416 VOLK AVE, MANKATO, MN 56001
 CONDITIONAL USE PERMIT SET FOR CITY
 FLOOR PLAN AND ELEVATIONS
A201
 08.15.25



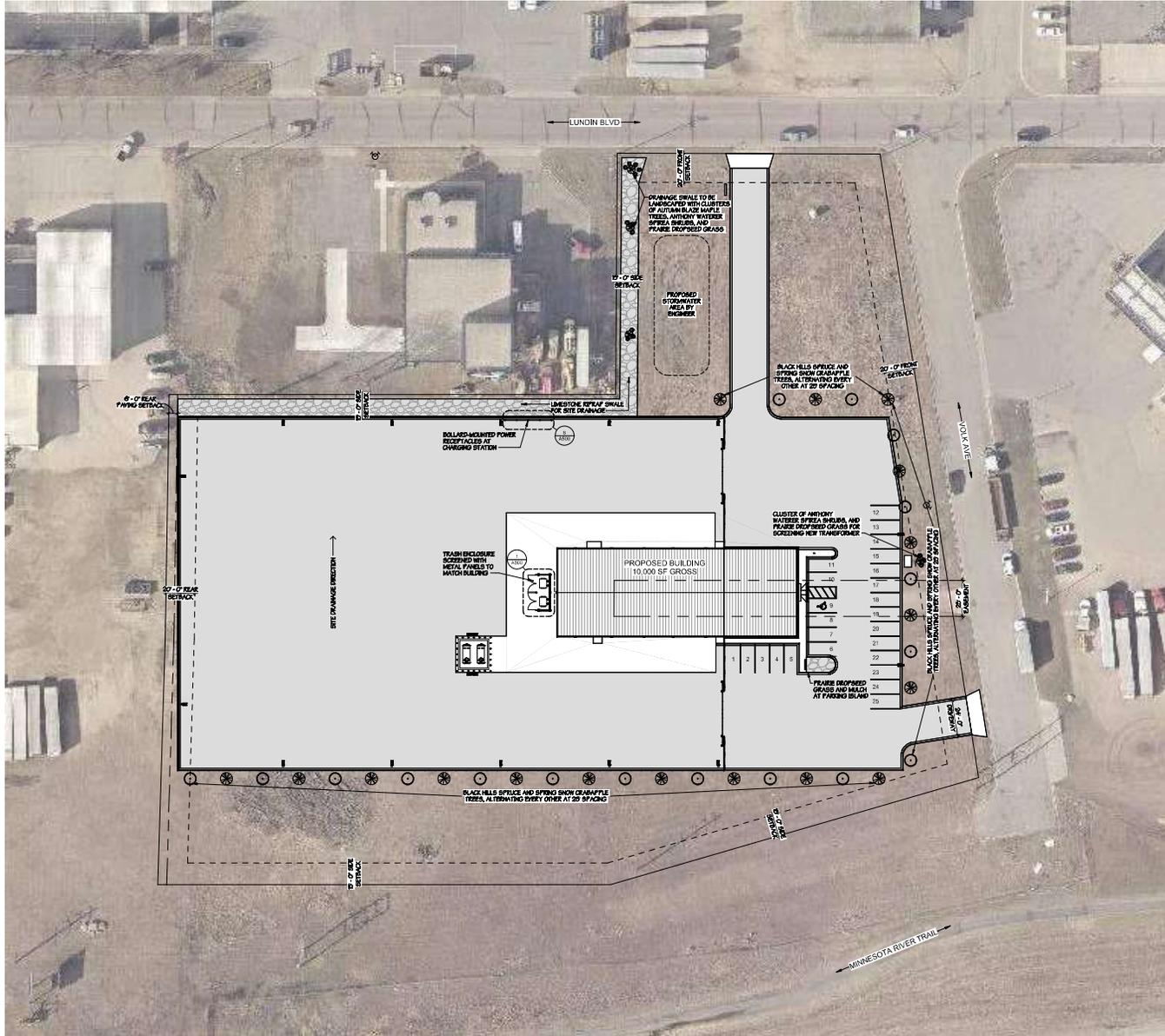
EXTERIOR PERSPECTIVE - FRONT ENTRY



EXTERIOR PERSPECTIVE - NORTHEAST CORNER



EXTERIOR PERSPECTIVE - SOUTHEAST CORNER



1 LANDSCAPING PLAN
1" = 30'-0"

SITE LANDSCAPING INFORMATION

SCREENING/LANDSCAPING REQUIREMENTS:
 SCREENING REQUIRED FOR TRASH ENCLOSURES:
 TO BE CONSTRUCTED OF FENCE OR WALL OF SIMILAR MATERIAL TO BUILDING

LANDSCAPING REQUIRED FOR 40'-0" STREET PARKING AREAS:
 SHADE TREES EVERY 50' LINEAL FEET OR
 EVERGREEN TREES EVERY 25' LINEAL FEET

LANDSCAPING REQUIRED FOR POND AND BASIN:
 TO BE LANDSCAPED WITH ORNAMENTAL TREES AND SHRUBBERY, SEE DETAIL S
 9 / A500 AND 16 / A200

EVERGREEN TREES:
 ALL EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT OF 6'-0" AT THE TIME OF
 INSTALLATION, SEE DETAIL 9 / A500

SHADE TREES:
 ALL SHADE TREES SHALL HAVE A MINIMUM TRUNK DIAMETER OF 2.5" AT 4' ABOVE
 THE ESTABLISHED GROUND LEVEL AT THE TIME OF INSTALLATION, SEE DETAIL
 9 / A500

R **COMPANIES**
 200 PLYMOUTH | 1000 COMPANY BLDG
 MINNEAPOLIS, MN 55425
 612.339.1234

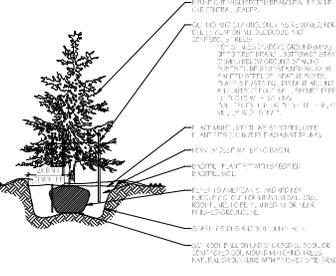
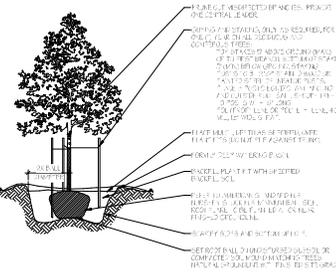
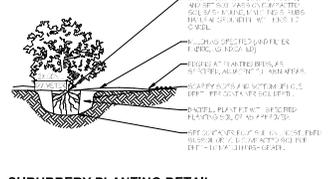
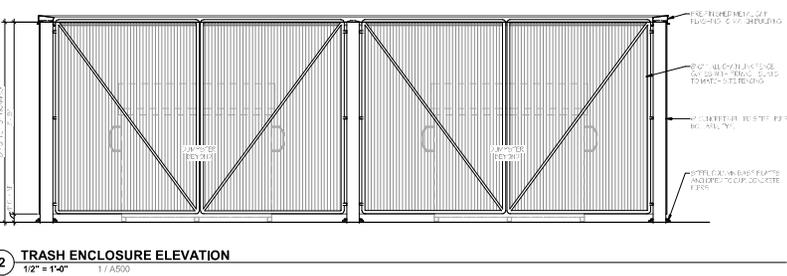
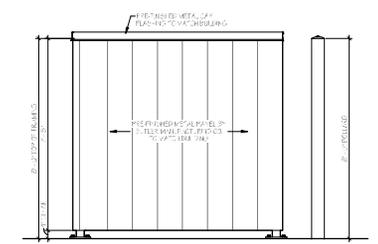
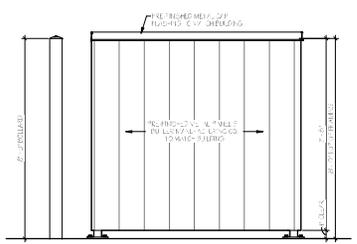
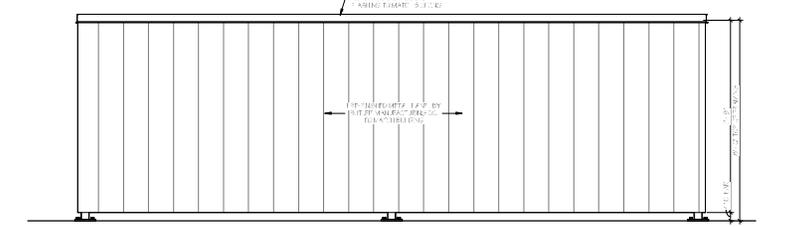
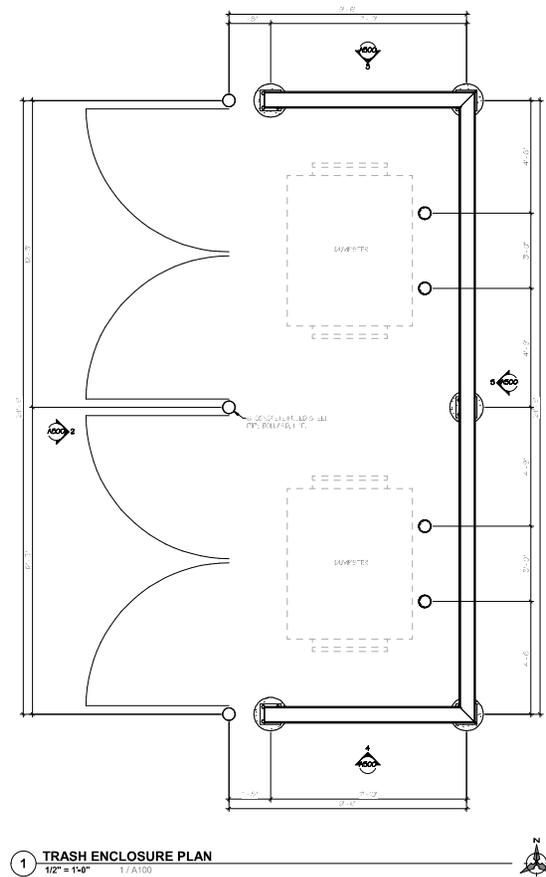
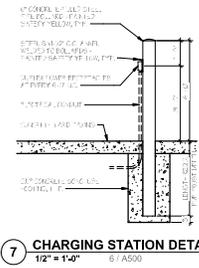
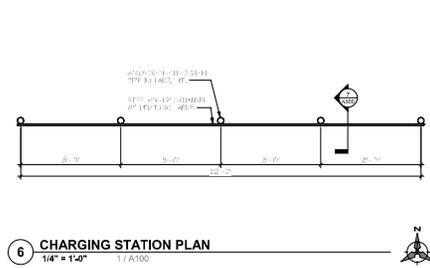
CONDITIONAL USE PERMIT SET FOR CITY
WESTMAN PROPERTY
UNITED RENTALS FACILITY
 2416 VOLK AVE, MANKATO, MN 56001

LANDSCAPING PLAN

A101

TA 08.15.25

AutoCAD Date: Wednesday, 8/13/2025, 9:18:27 AM
 AutoCAD User: Westman Property - Mankato, MN



PrivacyMaster® (2" mesh — near total privacy)



PrivacyMaster® fence is a 2" chain link fence with unique Winged Slats "factory inserted" into the mesh. These specially designed "wings" provide a tight, snug fit in the chain link and offer approximately a 90 percent wind load and privacy factor (based on wire/mesh used-stretch tension). This fence provides the finishing touch to any property.

Benefits:

- Superior privacy
- Cost-efficient solution for most settings
- Less installation time saves labor costs
- Low Maintenance
- Effective wind screen
- Enhances the appearance of the property
- Acts as exceptional sound barrier
- Virtually theft resistant
- Virtually unclimbable

Heavy-duty HDPE Slats

PrivacyMaster® features strong and durable double wall slats "factory inserted" into the wire mesh. Choose from a wide variety of colors and styles. There's something just right for whatever your needs might be.

Galvanized Chain Link Fencing

We fabricate our chain link mesh using only the highest grade 9 or 11 gauge galvanized wire. Our state-of-the-art manufacturing process ensures a consistent weave and product quality.

Vinyl Coated Chain Link Fencing

We also offer a fused and bonded vinyl coated chain link mesh that is color coordinated to seven of our standard slat colors. And, we guarantee it for years of trouble-free use.

ASTM Designations

Meets ASTM Designations (see chart on the next page)



Technical Data

PrivacyMaster® Specifications	
Wind load and privacy factor - approximately (Based on wire/mesh used-stretch tension)	90%
2" x 2" Mesh	✓
Manufactured up to 12' high	✓
Available in 9 gauge galvanized before weaving (GBW) per ASTM A392 and A817, Type II, class IV wire (1.20 oz.)	✓
Available in 11 gauge galvanized before weaving (GBW) per ASTM A392 and A817, Type II, class IV wire (1.20 oz.)	✓
Available in 9 gauge galvanized before weaving (GBW) per ASTM A392 and A817, Type II, class V wire (2.0 oz.)	✓
Available in 9 gauge finish 10 gauge core fused & bonded vinyl coated wire per ASTM F668, class 2B - 7 colors available	✓
Available in 8 gauge finish 9 gauge core fused & bonded vinyl coated wire per ASTM F668, class 2B - 7 colors available	✓
Available in 9 gauge aluminized before weaving wire per ASTM A491, Type 1	✓
Self locking double wall slats without staples	✓
Slats meet ASTM F3000 and F3000M designations	✓
Available in a 25' roll 5' minimum increments thereafter	✓
Fifteen year pro-rata limited warranty	✓

Standard Wire Colors



Standard Slat Colors



Colors are approximations. Exact representation of colors is difficult. Please refer to actual color samples for accurate matching. **Samples available upon request.**



PrivacyMaster®'s double wall slats fit snugly into the galvanized steel or vinyl coated chain link mesh to provide 90% or near total privacy. They make an exceptional boundary for business complexes and residential property as well as providing outstanding security and beauty.



MADE IN USA

HDPE Technical Properties

Property	Values
Melt Index	(.35) Optimum extrusion processing conditions for Fence Slats
Density	(.945) Polyethylene ranges anywhere from .914 to .960 in density
Minimum Temp.	(-70° F) Under no stress, HDPE remains flexible at this temperature
Maximum Temp.	(180° F) Under no stress, HDPE will not distort at this temperature
Strength	(4,000 psi) HDPE will not distort at lesser loads or impacts



YOUR TOTAL FENCING SOURCE

COMMERCIAL, INDUSTRIAL & RESIDENTIAL FENCE PRODUCTS AND ACCESSORIES FOR THE FENCE PROFESSIONAL!

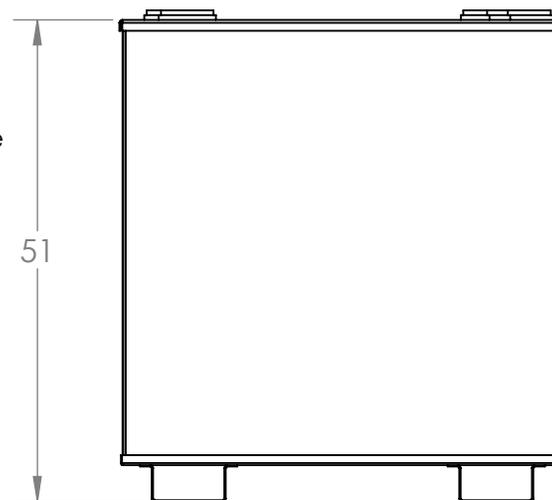
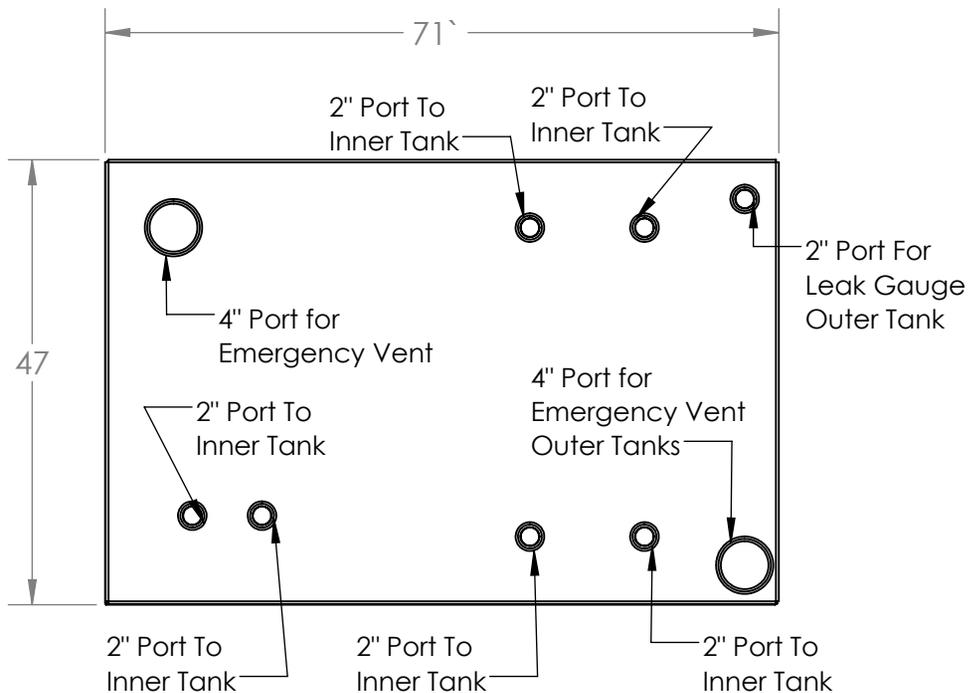
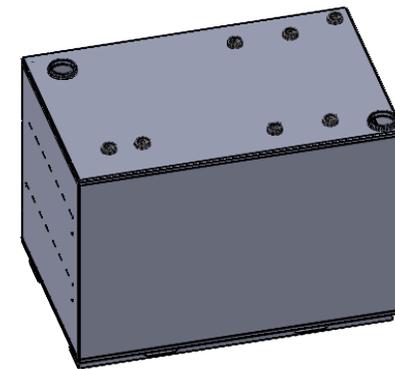
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2

1

B

B



A

A

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 THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF Blazer Manufacturing. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF Blazer Manufacturing IS PROHIBITED.

		UNLESS OTHERWISE SPECIFIED:		NAME	DATE
		DIMENSIONS ARE IN INCHES	DRAWN	JM	5/31/22
		TOLERANCES:	CHECKED		
		FRACTIONAL $\pm 1/16$	ENG APPR.		
		ANGULAR: MACH \pm BEND ± 1	MFG APPR.		
		TWO PLACE DECIMAL $\pm .01$	Q.A.		
		THREE PLACE DECIMAL $\pm .005$	COMMENTS:		
		INTERPRET GEOMETRIC TOLERANCING PER:			
		MATERIAL			
		FINISH			
NEXT ASSY	USED ON				
APPLICATION		DO NOT SCALE DRAWING			

500 Gal MW Fuel



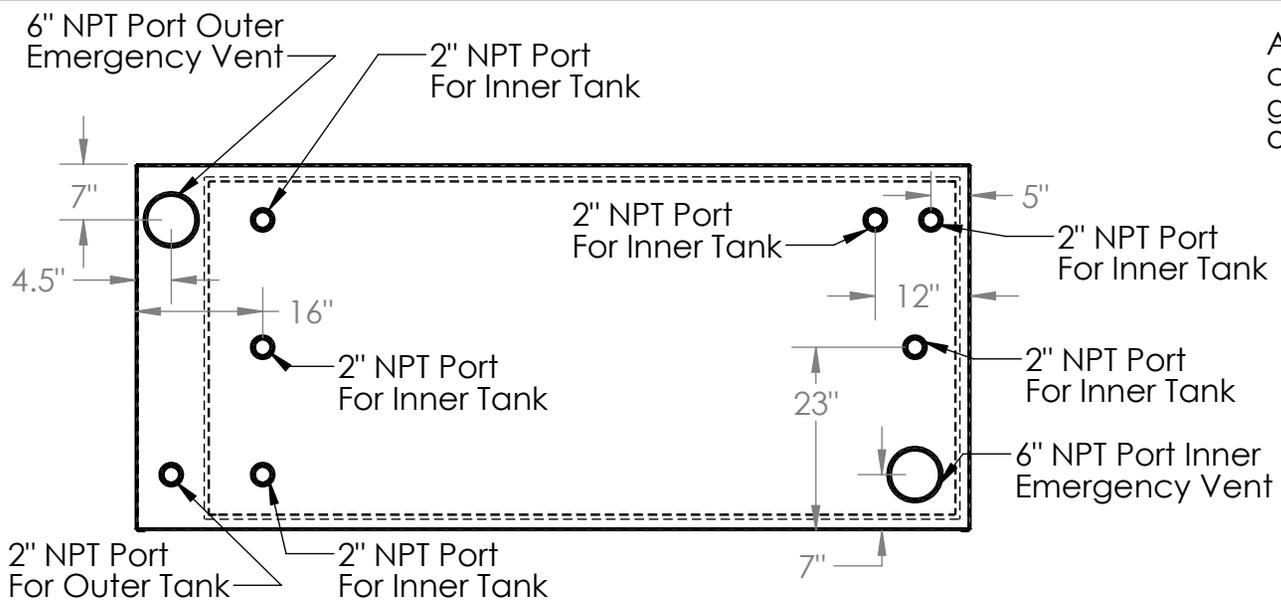
Midwest Industrial Tanks

Fuel & Oil Storage Solutions

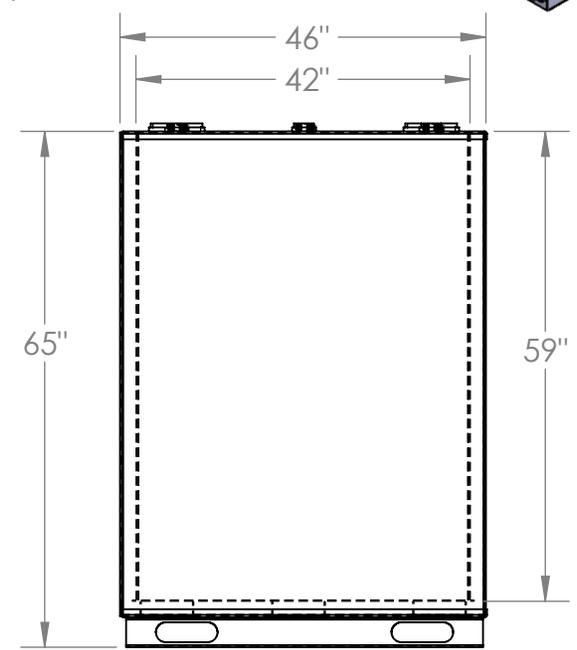
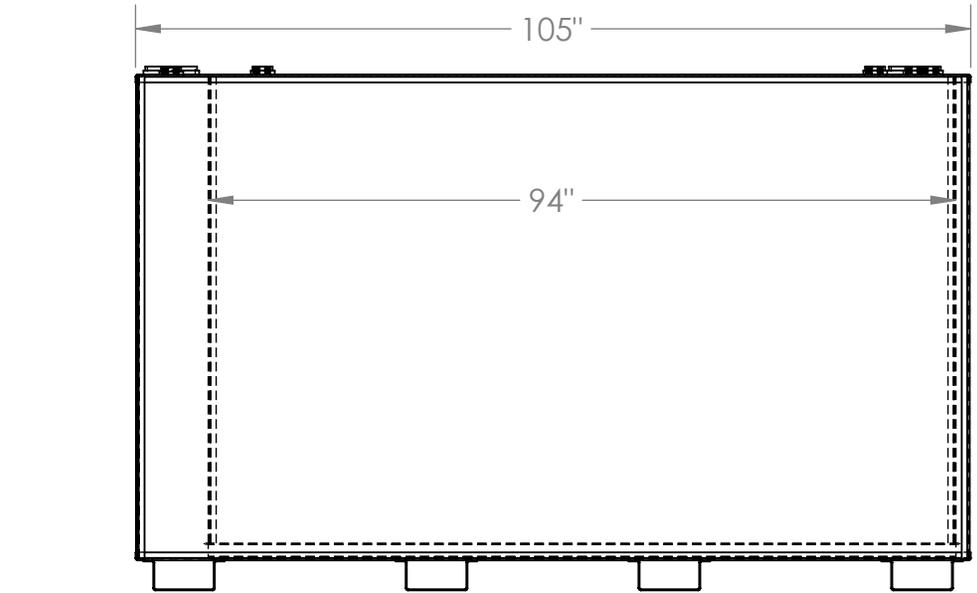
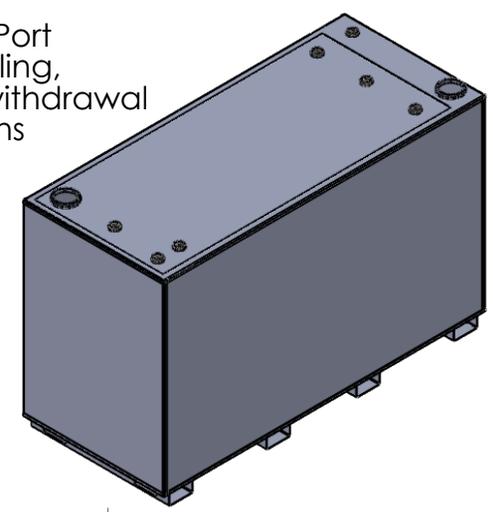
SIZE	DWG. NO.	REV
A	RTD-CC-500-10-12	
SCALE: 1:24 WEIGHT: 1420		SHEET 1 OF 1

2

1



Any 2" Inner Tank Port can be used for filling, gauging, pump/withdrawal or venting functions



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		UNLESS OTHERWISE SPECIFIED:		NAME	DATE
		DIMENSIONS ARE IN INCHES		DRAWN	JM 01/25
		TOLERANCES:		CHECKED	
		FRACTIONAL $\pm 1/16$		ENG APPR.	
		ANGULAR: MACH \pm BEND ± 1		MFG APPR.	
		TWO PLACE DECIMAL $\pm .01$		Q.A.	
		THREE PLACE DECIMAL $\pm .005$		COMMENTS:	
		INTERPRET GEOMETRIC TOLERANCING PER:			
		MATERIAL			
		10 Ga. Steel			
		FINISH			
NEXT ASSY	USED ON				
APPLICATION		DO NOT SCALE DRAWING			

TITLE: 1,000 Gal MW

Midwest Industrial Tanks
 Fuel & Oil Storage Solutions

SIZE	DWG. NO.	REV
A	1054665-00	

SCALE: 1:32 WEIGHT: 2,200# SHEET 1 OF 1



1 PHOTOMETRIC SITE PLAN
1" = 30'-0"

SITE LIGHTING INFORMATION
SITE LIGHTING REQUIREMENTS:
 ALL LIGHTS TO BE POSITIONED SO THAT THE MAXIMUM ILLUMINATION AT THE PROPERTY BOUNDARIES DOES NOT EXCEED 10 FOOT-CANDELS.
 THE LIGHT SOURCE AT THE FUEL STATION TO BE SHIELDED SO AS NOT TO BE VISIBLE FROM THE PROPERTY LINES.

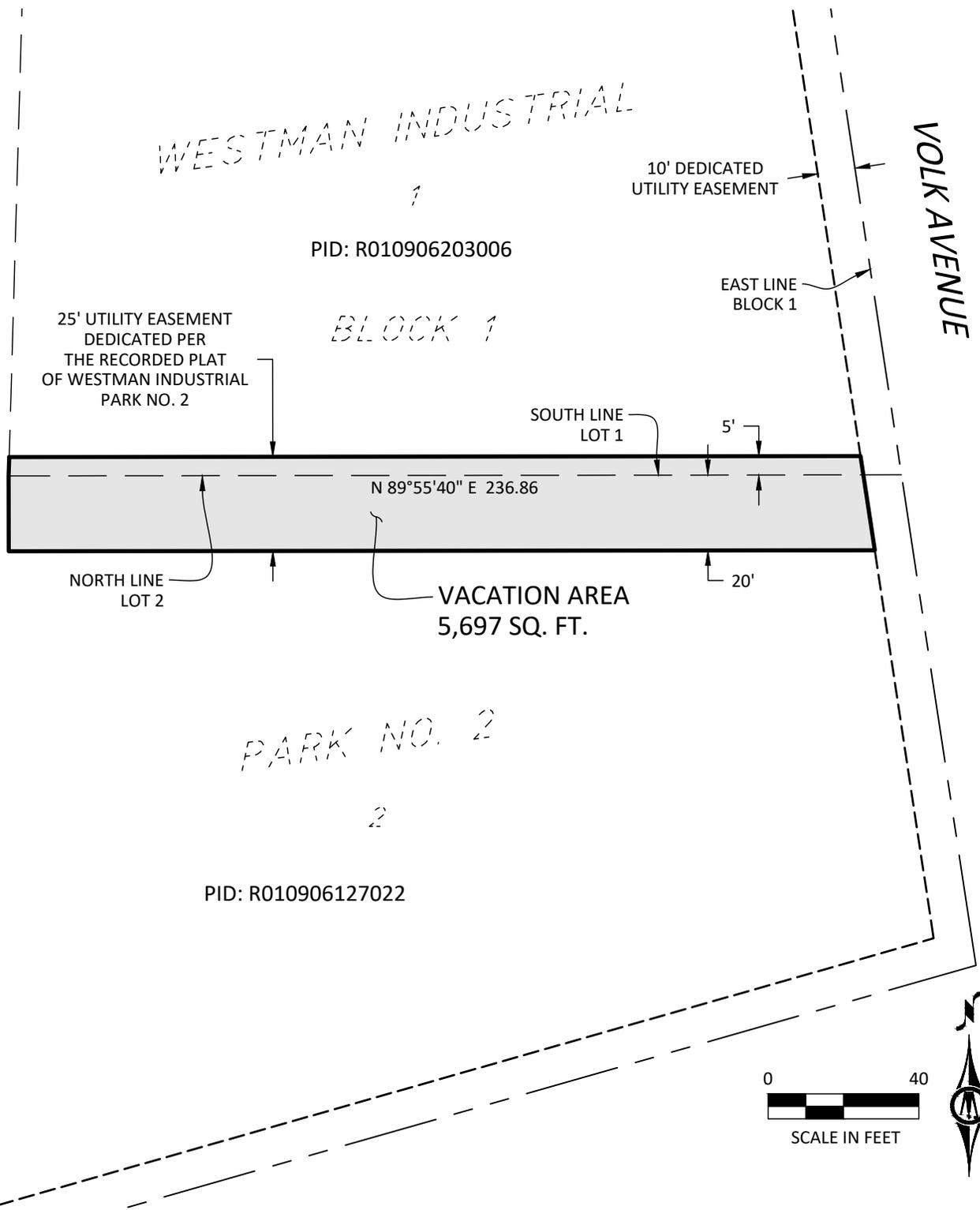


REVISIONS

1. The information presented on this drawing is based on the information provided to the engineer by the client. The engineer is not responsible for the accuracy of the information provided to the client. The engineer is not responsible for the accuracy of the information provided to the client. The engineer is not responsible for the accuracy of the information provided to the client.



EXHIBIT A



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CERTIFICATE OF EASEMENT VACATION MANKATO, MINNESOTA

PART OF LOTS 1 & 2, BLOCK 1, WESTMAN INDUSTRIAL
PARK NO. 2, MANKATO, BLUE EARTH COUNTY, MINNESOTA



1960 PREMIER DRIVE
MANKATO, MN 56001
(507) 625-4171

FOR: RICE COMPANIES

JOB NUMBER: 25X.140148.000

FIELD BOOK:

DRAWN BY: CDT

1.0 S6-T108N-R26W-(12,21)

EXHIBIT B

VACATION AREA

All that part of the 25 foot utility easement dedicated on the recorded plat of Westman Industrial Park No. 2, being part of Lot 1 and Lot 2, Block 1, Westman Industrial Park No. 2 being described as follows:

All of the 25 foot utility easement which lies on the "common line" between the South line of said Lot 1 and a North line of said Lot 2; excepting therefrom the 10 foot dedicated utility easement which adjoins the East line of said Block 1. The "common line" being the line with a call of North 89 degrees 55 minutes 40 seconds East, 236.86 feet on said Plat. The 25 foot utility easement having been dedicated on the South 5 feet of said Lot 1 and the North 20 feet of said Lot 2.

SURVEYOR'S CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Janele Fowlds

Janele Fowlds
License Number 26748

8/6/2025
Date

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CERTIFICATE OF EASEMENT VACATION MANKATO, MINNESOTA

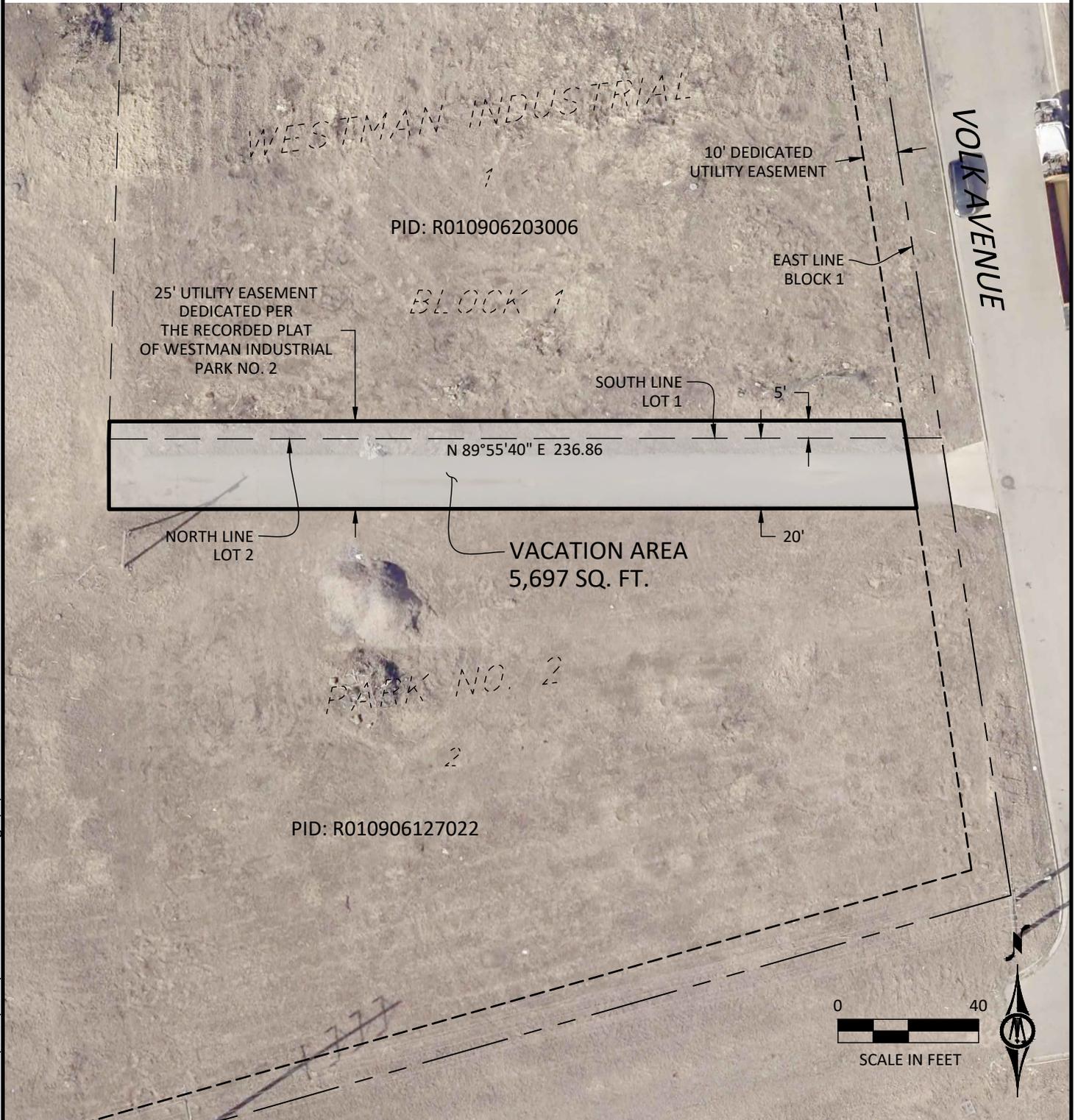
PART OF LOTS 1 & 2, BLOCK 1, WESTMAN INDUSTRIAL
PARK NO. 2, MANKATO, BLUE EARTH COUNTY, MINNESOTA



1960 PREMIER DRIVE
MANKATO, MN 56001
(507) 625-4171

FOR: RICE COMPANIES

EXHIBIT C



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CERTIFICATE OF EASEMENT VACATION MANKATO, MINNESOTA

PART OF LOTS 1 & 2, BLOCK 1, WESTMAN INDUSTRIAL
PARK NO. 2, MANKATO, BLUE EARTH COUNTY, MINNESOTA



1960 PREMIER DRIVE
MANKATO, MN 56001
(507) 625-4171

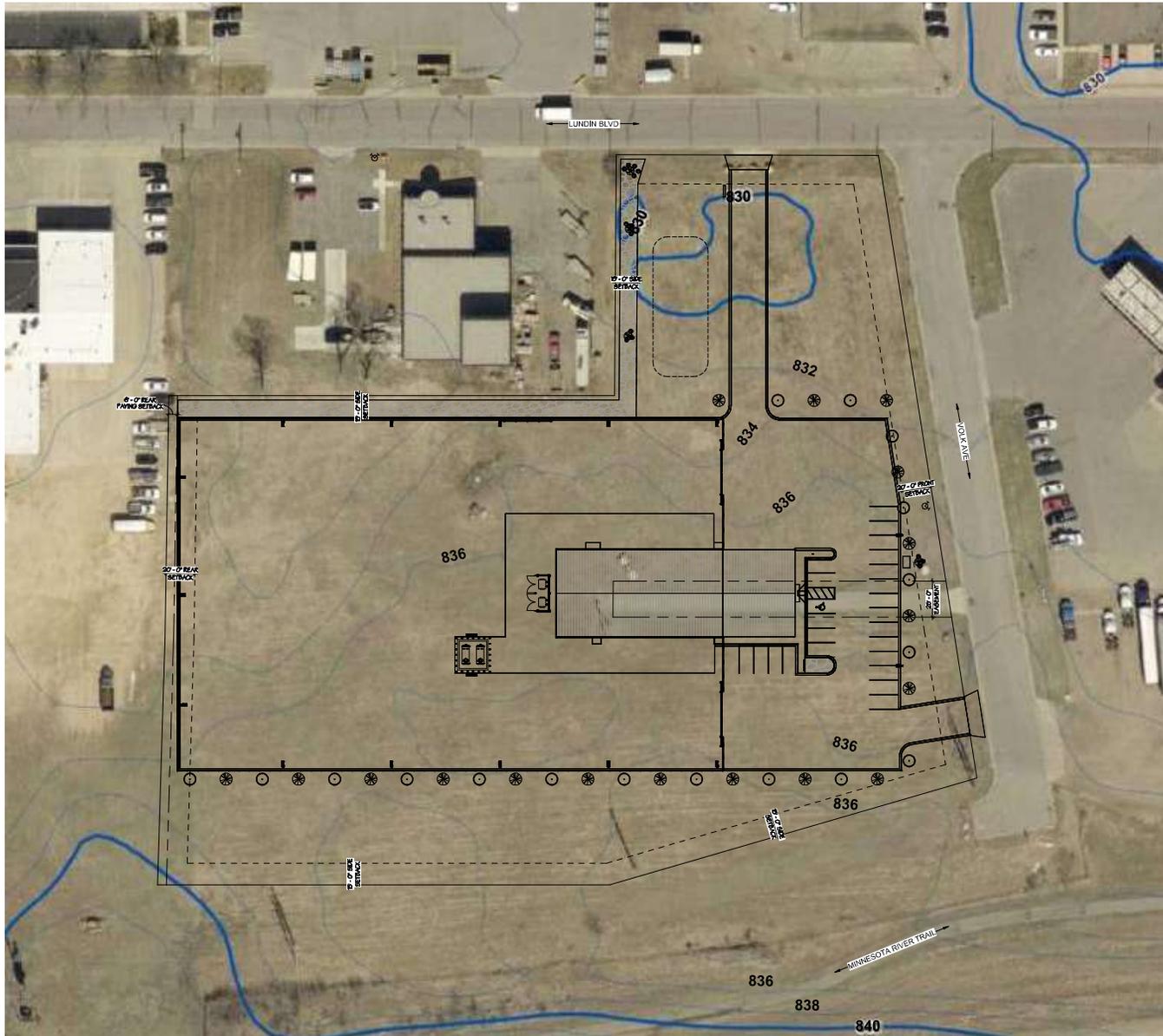
FOR: RICE COMPANIES

JOB NUMBER: 25X.140148.000

FIELD BOOK:

DRAWN BY: CDT

1.0 S6-T108N-R26W-(12,21)



1 SITE PLAN - EXISTING CONTOURS
1" = 30'-0"

SITE GRADING INFORMATION
NOTE:
THE EXISTING SITE CONTOURS SHOWN ARE FROM THE BLUE EARTH COUNTY ONLINE GIS DATA MAPS.



Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark

Prevail Discrete LED

Area / Site Luminaire

Product Features



Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Configurations page 4
- Product Specifications page 4
- Energy and Performance Data page 5
- Control Options page 7

Product Certifications



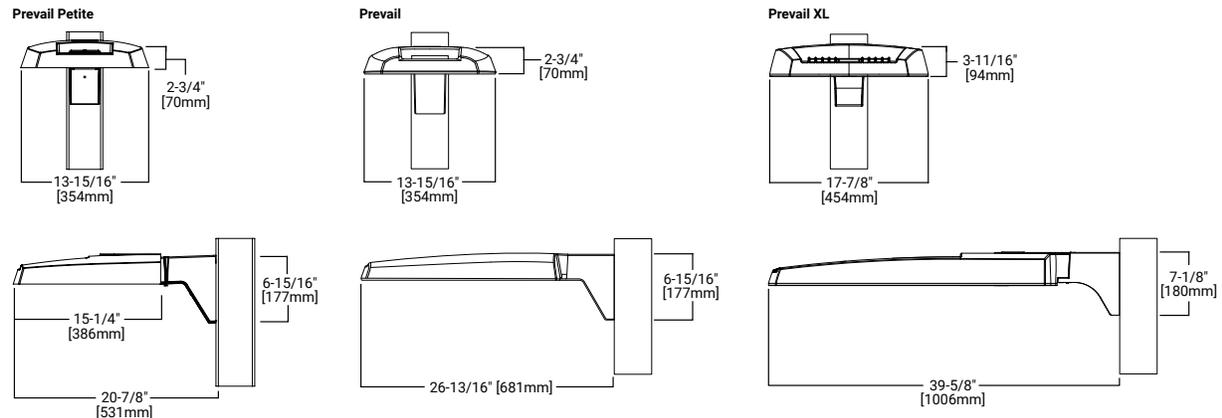
Quick Facts

- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 4,300 - 41,000 nominal lumens (30W - 300W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 148 lumens per watt
- Standard universal quick mount arm with universal drill pattern

Connected Systems

- WaveLinX

Dimensional Details



NOTES:
 1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
 2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: **PRV-XL-PA4B-740-U-T4W-BZ**

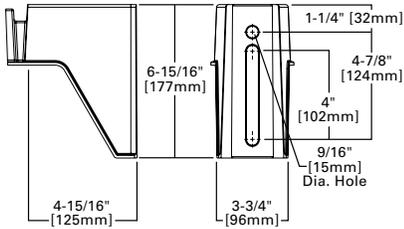
Product Family ^{1,2}	Light Engine		Color Temperature	Voltage	Distribution	Mounting (Included)	Finish		
	Configuration	Drive Current ⁴							
PRV-P =Prevail Petite BAA-PRV-P =Prevail Petite BAA Buy American Act Compliant ³ TAA-PRV-P =Prevail Petite TAA Trade Agreements Act Compliant ³	PA1 =1 Panel, 24 LED Rectangle	A =400mA Nominal B =700mA Nominal C =950mA Nominal D =1200mA Nominal	740 =70CRI, 4000K 730 =70CRI, 3000K 750 =70CRI, 5000K	U =Universal, 120-277V H =High Voltage, 347-480V 9 =347V 8 =480V ⁵ D =DuraVolt, 277-480V ^{5,6}	T2R =Type II Roadway T2U =Type II Urban T3 =Type III T4W =Type IV Wide 5WQ =Type V Square Wide	Blank =Standard Versatile Arm MA =Mast Arm WM =Wall Mount Arm ADJA =Adjustable Arm - Pole Mount ADJS =Adjustable Arm - Slipfitter, 3in vertical tenon ADJA-WM =Adjustable Arm-Wall Mount	BZ =Bronze AP =Grey BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White		
PRV =Prevail BAA-PRV =Prevail BAA Buy American Act Compliant ³ TAA-PRV =Prevail TAA Trade Agreements Act Compliant ³	PA1 =1 Panel, 24 LED Rectangle PA2 =2 Panels, 48 LED Rectangles	A =700mA Nominal B =950mA Nominal							
PRV-XL =PRV XL BAA-PRV-XL =Prevail XL BAA Buy American Act Compliant ³ TAA-PRV-XL =Prevail XL TAA Trade Agreements Act Compliant ³	PA3 =3 Panels, 72 LED Rectangles PA4 =4 Panels, 96 LED Rectangles	A =750mA Nominal B =950mA Nominal							
Options (Add as Suffix)			Accessories (Order Separately) ^{20,21}						
10K =10kV UL 1449 Fused Surge Protective Device 20MSP =20kV MOV Surge Protective Device 20K =Series 20kV UL 1449 Surge Protective Device L90 =Optics Rotated 90° Left R90 =Optics Rotated 90° Right HSS =House Side Shield (Factory Installed) ⁷ HA =50° C High Ambient Temperature ⁸ CC =Coastal Construction ⁹ PR =NEMA 3-PIN Twistlock Photocontrol Receptacle ¹⁰ PR7 =NEMA 7-PIN Twistlock Photocontrol Receptacle ¹⁰ MS/DIM-L08 =Dimming Motion and Daylight Sensor, IR Remote Programmable, < 8' Mounting ^{11,12,13} MS/DIM-L20 =Dimming Motion and Daylight Sensor, IR Remote Programmable, 8' - 20' Mounting ^{11,12,13} MS/DIM-L40 =Dimming Motion and Daylight Sensor, IR Remote Programmable, 21' - 40' Mounting ^{11,12,13} SPB1 =Dimming Motion and Daylight Sensor, Bluetooth Programmable, < 8' Mounting ^{11,14} SPB2 =Dimming Motion and Daylight Sensor, Bluetooth Programmable, 8' - 20' Mounting ^{11,14}			SPB4 =Dimming Motion and Daylight Sensor, Bluetooth Programmable, 21' - 40' Mounting ^{11,14} ZW =Wavelinx-enabled 4-PIN Twistlock Receptacle ^{11,12} ZD =SR Driver-enabled 4-PIN Twistlock Receptacle ^{11,12} ZW-SWPD4XX =WaveLinX, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{11,12,15,16,17} ZW-SWPD5XX =WaveLinX, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{11,12,15,16,17} ZD-SWPD4XX =WaveLinX, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{11,12,15,16,17} ZD-SWPD5XX =WaveLinX, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{11,12,15,16,17} (See Table Below) =LumenSafe Integrated Network Security Camera ^{16,19}		PRVSA-XX =Standard Arm Mounting Kit ²² PRVMA-XX =Mast Arm Mounting Kit ²² PRVWM-XX =Wall Mount Kit ²² PRV-ADJA-XX =Adjustable Arm - Pole Mount Kit ²² PRV-ADJS-XX =Adjustable Arm - Slipfitter Kit ²² PRV-ADJA-WM-XX =Adjustable Arm - Wall Mount Kit ²² PRVXLSA-XX =Standard Arm Mounting Kit ¹⁸ PRVXLSMA-XX =Mast Arm Mounting Kit ¹⁸ PRVXLMA-XX =Wall Mount Kit ¹⁸ PRV-XL-ADJA-XX =Adjustable Arm - Pole Mount Kit ¹⁸ PRV-XL-ADJS-XX =Adjustable Arm - Slipfitter Kit ¹⁸ PRV-XL-ADJA-WM-XX =Adjustable Arm - Wall Mount Kit ¹⁸ MA1010-XX =Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX =2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1017-XX =Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX =2@180° Tenon Adapter for 2-3/8" O.D. Tenon SRA238 =Tenon Adapter from 2-3/8" to 3" PRV/DIS-FDV =Full Drop Visor ²³ PRVXL/DIS-FDV =Full Drop Visor ¹⁸ HSS-VP =House Side Shield, Vertical Panel ^{7,24} HSS-HP =House Side Shield, Horizontal Panel ^{7,24} OA/RA1013 =Photocontrol Shorting Cap OA/RA1014 =NEMA Photocontrol - 120V OA/RA1016 =NEMA Photocontrol - Multi-Tap 105-285V OA/RA1201 =NEMA Photocontrol - 347V OA/RA1027 =NEMA Photocontrol - 480V FSIR-100 =Wireless Configuration Tool for Occupancy Sensor ²⁵ SWPD4-XX =WaveLinX Sensor, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{15,16,17,26} SWPD5-XX =WaveLinX Sensor, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{15,16,17,26} WOLC-7P-10A =WaveLinX Outdoor Control Module (7-PIN) ²⁷				
NOTES: 1. DesignLights Consortium™ Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications. Refer to installation instructions and pole white paper WP513001EN for additional support information. 3. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC.PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. 4. Nominal drive currents shown here. For actual drive current by configuration, refer to Power and Lumens tables. 5. 480V not to be used with ungrounded or impedance grounded systems. 6. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information. 7. House Side Shield not for use with 5WQ distribution. 8. Not available with PA1D light engine in Petite housing (PRV-P). 9. Salt spray tested to over 5,000-hours per ASTM B117 with a scribe rating of 9 per ASTM D1654. Also achieves 7,000-hour rating per ASTM B117 with a scribe rating of 4 per ASTM D1654. Extended lead times may apply. 10. If High Voltage (H) or DuraVolt (DV) is specified, use a photocontrol that matches the input voltage used. 11. Controls system is not available in combination with a photocontrol receptacle (PR or PR7) or another controls system (MS, SPB, ZD, or ZW). 12. Option not available with High Voltage (H). Must specify Universal (U), 347V (9), or 480V (8) voltage. 13. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIR-100 accessory separately. 14. Utilizes the Wattstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details. 15. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F). 16. In order for the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinX system and software and requires system components to be installed for operation. See website for more Wavelinx application information. 17. Replace XX with sensor color (WH, BZ or BK). 18. Only available in PRV-XL configurations. 19. Not available with High Voltage (H, DV, 8 or 9) or HA options. Consult LumenSafe system product pages for additional details and compatibility information. 20. Replace XX with paint color. 21. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information. 22. Only for use with PRV and PRV-P. 23. Only for use with PRV. Not available with PRV-XL or PRV-P. 24. Must order one optic/LED when ordering as a field-installable accessory (1, 2, 3, or 4). Refer to House Side Shield reference table for details. 25. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information. 26. Requires 4-PIN twistlock receptacle option (ZD or ZW) option. 27. Requires 7-PIN NEMA twistlock photocontrol receptacle (PR7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS, ZD, ZW or LWR). Only for use at 120-347V.									

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

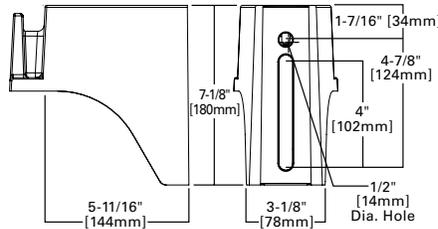
Product Family	Camera Type	Data Backhaul
L =LumenSafe Technology 	H =Dome Camera, High Res Z =Dome Camera, Remote PTZ	C =Cellular, Customer Installed SIM Card A =Cellular, Factory Installed AT&T SIM Card V =Cellular, Factory Installed Verizon SIM Card S =Cellular, Factory Installed Sprint SIM Card E =Ethernet Networking

Mounting Details

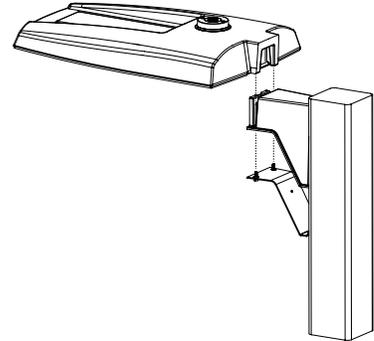
Pole Mount Arm (PRV & PRV-P)



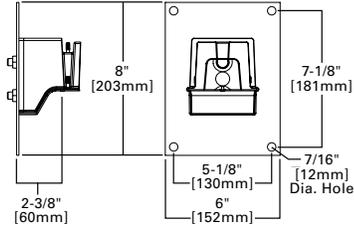
Pole Mount Arm (PRV-XL)



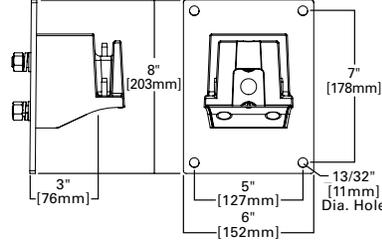
Versatile Mount System



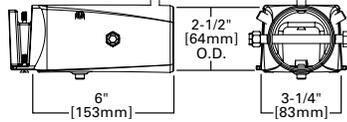
Wall Mount (PRV & PRV-P)



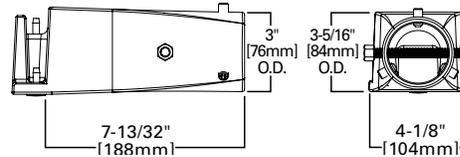
Wall Mount (PRV-XL)



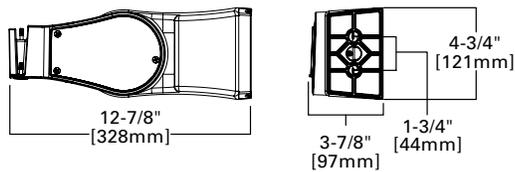
Mast Arm Mount (PRV & PRV-P)



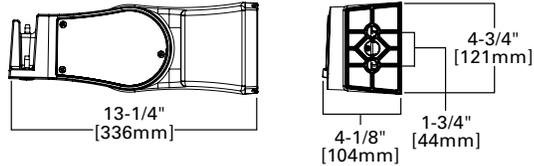
Mast Arm Mount (PRV-XL)



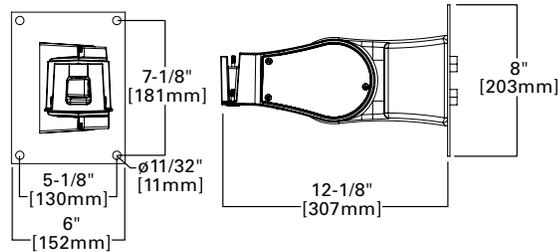
Adjustable Pole Mount Arm (PRV & PRV-P)



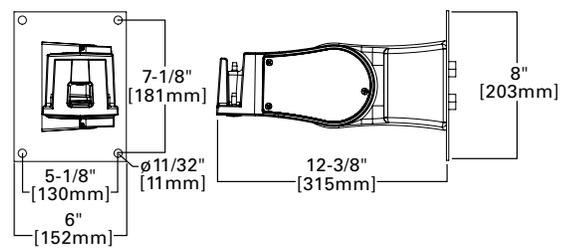
Adjustable Pole Mount Arm (PRV-XL)



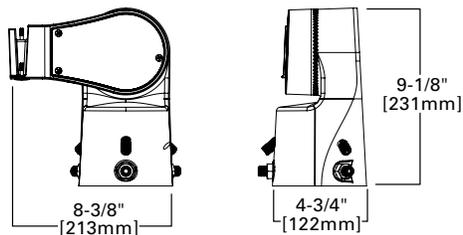
Adjustable Wall Mount (PRV & PRV-P)



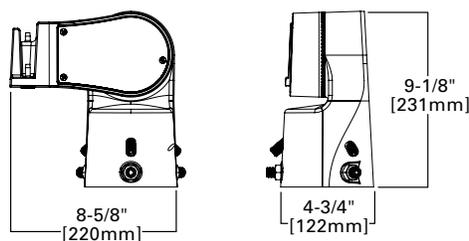
Adjustable Wall Mount (PRV-XL)



Adjustable Slipfitter (PRV & PRV-P)



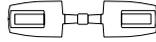
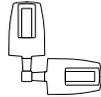
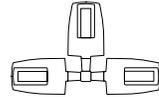
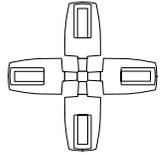
Adjustable Slipfitter (PRV-XL)



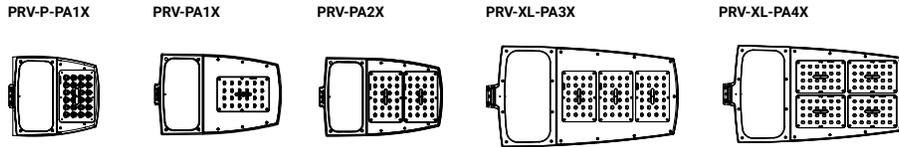
Mounting Details

Mounting Configurations and EPAs

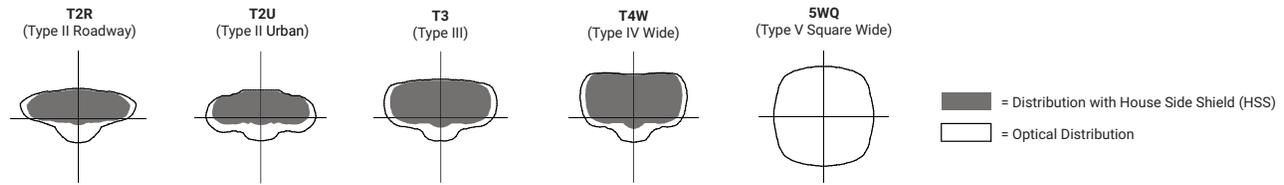
NOTE: For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications.

						
Housing Size	Tilt Angle (Degrees)	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
Prevail Petite	0°	0.54	1.08	0.84	1.38	1.38
	60°	1.68	1.85	2.42	3.15	3.30
Prevail	0°	0.92	1.35	1.42	1.63	1.63
	60°	2.20	2.40	3.05	3.88	4.07
	60° + Full Drop Visor	2.20	2.40	3.25	4.28	4.47
Prevail XL	0°	1.12	2.25	2.13	2.52	2.52
	60°	3.99	4.30	5.26	6.51	6.79
	60° + Full Drop Visor	3.99	4.30	5.59	7.17	7.49

Optical Configurations



Optical Distributions



Product Specifications

Construction

- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door

Optics

- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

Electrical

- -40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture
- Standard MOV surge protective device designed to withstand 10kV of transient line surge

Mounting

- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8" (Type M drilling recommended for new installations)
- A knock-out on the standard mounting arm enables round pole mounting
- Adjustable pole and wall mount arms adjust in 5° increments from 0° to 60°; Downward facing orientation only (Type N drilling required for ADJA mount)
- Adjustable slipfitter arm adjusts in 5° increments from -5° to 85°; Downward facing orientation only
- Prevail and Prevail Petite: 3G vibration rated (all arms)
- Prevail XL Mast Arm: 3G vibration rated
- Prevail XL Standard Arm: 1.5G vibration rated
- Adjustable Arms: 1.5G vibration rated

Finish

- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Finish is compliant to 3,000 hour salt spray standard (per ASTM B117)

Typical Applications

- Parking lots, Walkways, Roadways and Building Areas

Shipping Data

- Prevail Petite: 18 lbs. (7.94 kgs.)
- Prevail: 20 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

Power and Lumens

[View PRV-P IES files](#)

[View PRV IES files](#)

[View PRV-XL IES files](#)

Product Family		Prevail Petite				Prevail				Prevail XL			
Light Engine		PA1A	PA1B	PA1C	PA1D	PA1A	PA1B	PA2A	PA2B	PA3A	PA3B	PA4A	PA4B
Power (Watts)		31	53	72	93	54	74	113	151	172	234	245	303
Drive Current (mA)		375	670	930	1200	670	930	720	970	750	980	785	970
Input Current @ 120V (A)		0.26	0.44	0.60	0.78	0.45	0.62	0.93	1.26	1.44	1.95	2.04	2.53
Input Current @ 277V (A)		0.12	0.20	0.28	0.35	0.21	0.28	0.41	0.55	0.62	0.85	0.93	1.12
Input Current @ 347V (A)		0.10	0.17	0.23	0.29	0.17	0.23	0.33	0.45	0.52	0.70	0.74	0.90
Input Current @ 480V (A)		0.07	0.13	0.17	0.22	0.12	0.17	0.24	0.33	0.39	0.52	0.53	0.65
Distribution													
Type II Roadway	4000K/5000K Lumens	4,505	7,362	9,495	11,300	7,605	9,896	15,811	19,745	24,718	30,648	34,067	39,689
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
	Lumens per Watt	147	139	132	121	141	134	141	131	144	131	139	131
	3000K Lumens ¹	4,103	6,705	8,647	10,291	6,926	9,012	14,399	17,982	22,511	27,912	31,025	36,145
Type II Roadway w/ HSS	4000K/5000K Lumens	3,727	6,091	7,855	9,349	6,006	7,815	12,487	15,594	19,521	24,204	26,094	31,334
	BUG Rating	B0-U0-G1	B0-U0-G2	B0-U0-G2	B1-U0-G2	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G4	B1-U0-G4
	Lumens per Watt	121	115	109	100	111	106	111	103	113	103	107	103
	3000K Lumens ¹	3,394	5,547	7,154	8,514	5,470	7,117	11,372	14,201	17,778	22,043	24,502	28,545
Type II Urban	4000K/5000K Lumens	4,496	7,347	9,476	11,277	7,597	9,886	15,795	19,724	24,692	30,616	34,031	39,647
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
	Lumens per Watt	146	139	131	121	141	134	141	131	144	131	139	131
	3000K Lumens ¹	4,095	6,691	8,630	10,271	6,919	9,003	14,384	17,963	22,488	27,882	30,992	36,107
Type II Urban w/ HSS	4000K/5000K Lumens	3,253	5,316	6,856	8,160	5,297	6,893	11,013	13,753	17,217	21,347	23,728	27,644
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4
	Lumens per Watt	106	101	95	87	98	93	97	91	100	91	97	91
	3000K Lumens ¹	2,963	4,841	6,244	7,431	4,824	6,277	10,029	12,525	15,680	19,441	21,609	25,176
Type III	4000K/5000K Lumens	4,443	7,261	9,364	11,145	7,575	9,857	15,749	19,667	24,621	30,527	33,932	39,532
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	145	138	130	119	140	133	141	130	143	130	138	130
	3000K Lumens ¹	4,046	6,612	8,528	10,150	6,899	8,977	14,343	17,911	22,423	27,802	30,903	36,002
Type III w/ HSS	4000K/5000K Lumens	3,406	5,566	7,179	8,543	5,592	7,277	11,626	14,519	18,176	22,536	25,049	29,183
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5
	Lumens per Watt	111	105	100	91	104	98	103	96	106	96	102	96
	3000K Lumens ¹	3,102	5,069	6,538	7,781	5,093	6,627	10,588	13,222	16,553	20,524	22,813	26,578
Type IV Wide	4000K/5000K Lumens	4,348	7,106	9,164	10,906	7,484	9,738	15,560	19,431	24,325	30,161	33,525	39,057
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	142	135	127	117	139	132	139	129	141	129	137	129
	3000K Lumens ¹	3,960	6,471	8,346	9,932	6,816	8,869	14,170	17,696	22,153	27,468	30,531	35,570
Type IV Wide w/ HSS	4000K/5000K Lumens	3,318	5,422	6,993	8,323	5,420	7,053	11,268	14,072	17,617	24,843	24,279	28,286
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5
	Lumens per Watt	108	103	97	89	100	95	100	93	102	106	99	93
	3000K Lumens ¹	3,022	4,938	6,369	7,580	4,936	6,423	10,262	12,816	16,044	19,892	22,111	25,760
Type V Square Wide	4000K/5000K Lumens	4,497	7,349	9,478	11,280	7,831	10,190	16,281	20,332	25,453	31,559	35,079	40,868
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	139	131	121	145	138	145	135	148	135	143	135
	3000K Lumens ¹	4,095	6,693	8,632	10,273	7,132	9,280	14,827	18,517	23,180	28,741	31,947	37,219

NOTES:

1. For 3000K or HSS BUG Ratings, refer to published IES files

Energy and Performance Data

House Side Shield Reference Table

Product Family		Prevail	Prevail		Prevail XL	
Light Engine		PA1	PA1	PA2	PA3	PA4
Rotated Optics	Standard	HSS-HP (Qty 1)	HSS-VP (Qty 1)	HSS-HP (Qty 2)	HSS-HP (Qty 3)	HSS-VP (Qty 4)
	L90 or R90 option	HSS-VP (Qty 1)	HSS-HP (Qty 1)	HSS-VP (Qty 2)	HSS-VP (Qty 3)	HSS-HP (Qty 4)

Sensor Color Reference Table (SPBx)

Housing Finish	Sensor Color
AP=Grey	Grey
BZ=Bronze	Bronze
BK=Black	Black
DP=Dark Platinum	Grey
GM=Graphite Metallic	Black
WH=White	White

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

Lumen Maintenance

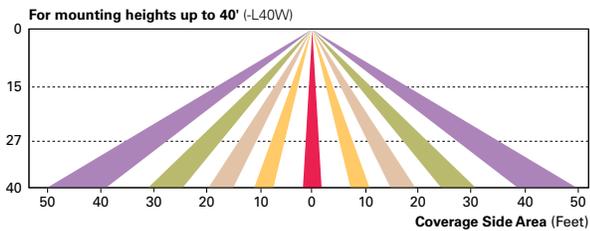
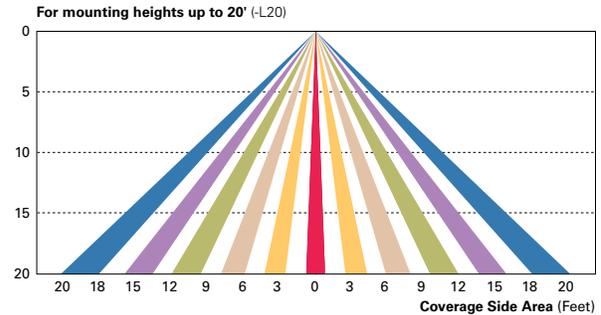
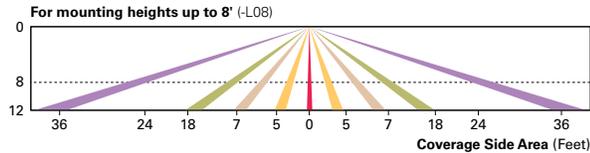
Ambient Temperature	TM-21 Lumen Maintenance (78,000 Hours)	Theoretical L70 (Hours)
Up to 50°C	96.76%	> 896,000

Control Options

0-10V This fixture provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (PR and PR7) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the PR7 receptacle.

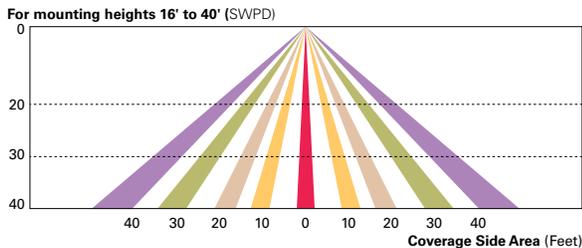
Dimming Occupancy Sensor (SPB, MS/DIM-LXX and MS-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. When a sensor for ON/OFF operation (MS-LXX) is selected, the luminaire will turn off after five minutes of no activity. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or "daylight harvesting." Factory default is enabled for the MS sensors and disabled for the SPB. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes.



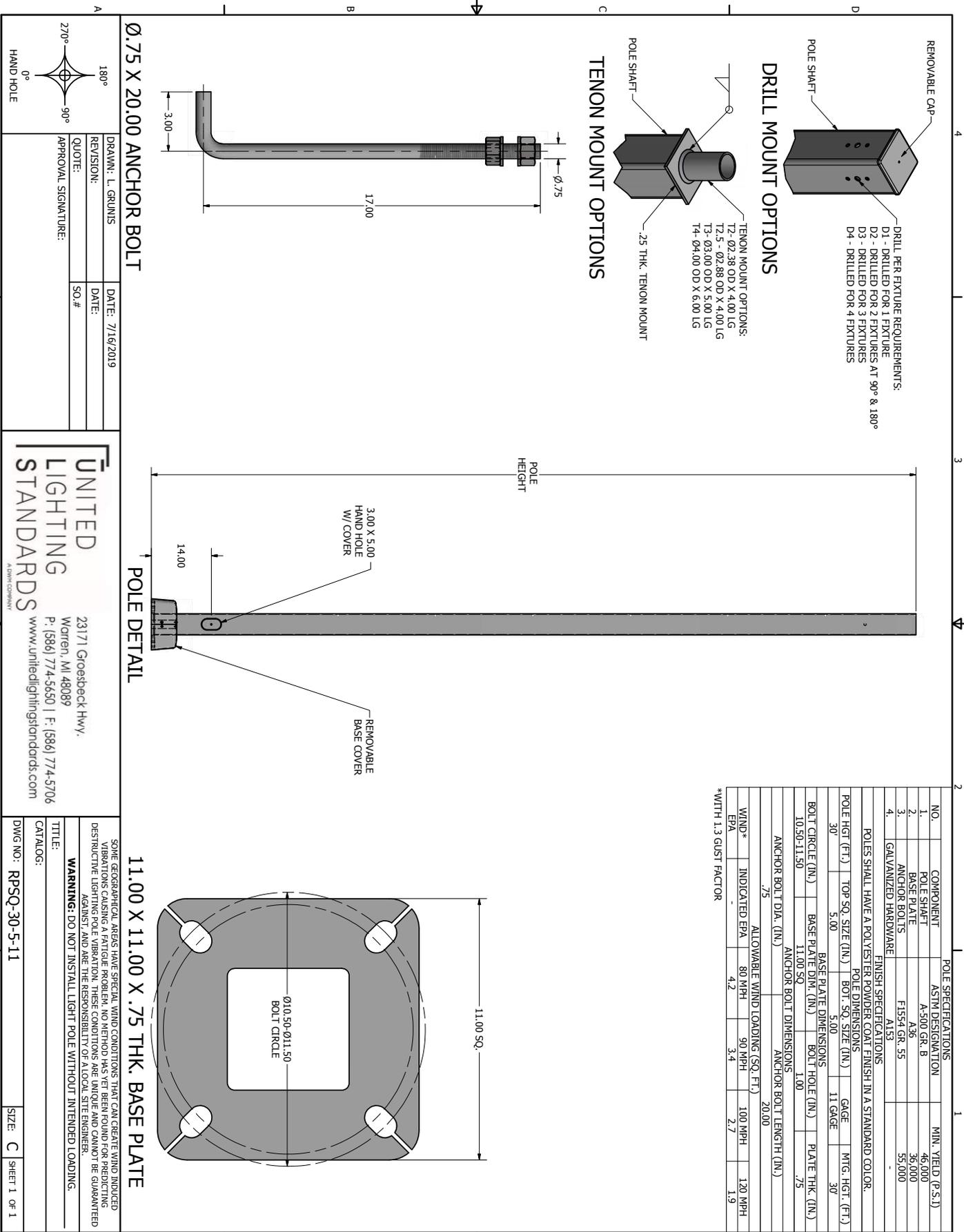
WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomical or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

WaveLinx Wireless Sensor (SWPD4 and SWPD5) These outdoor sensors offer passive infrared (PIR) occupancy sensing and a photocell for closed-loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 4-PIN receptacle (ZD or ZW). These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected, and the photocell for "dusk-to-dawn" control is default enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.



LumenSafe (LD) The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.



REMOVABLE CAP

POLE SHAFT

DRILL MOUNT OPTIONS

DRILL PER FIXTURE REQUIREMENTS:
 D1 - DRILLED FOR 1 FIXTURE
 D2 - DRILLED FOR 2 FIXTURES AT 90° & 180°
 D3 - DRILLED FOR 3 FIXTURES
 D4 - DRILLED FOR 4 FIXTURES

POLE SHAFT

TENON MOUNT OPTIONS

TENON MOUNT OPTIONS:
 T2 - Ø2.38 OD X 4.00 LG
 T2.5 - Ø2.88 OD X 4.00 LG
 T3 - Ø3.00 OD X 5.00 LG
 T4 - Ø4.00 OD X 6.00 LG

.25 THK. TENON MOUNT

TENON MOUNT OPTIONS

Ø.75 X 20.00 ANCHOR BOLT

POLE DETAIL

11.00 X 11.00 X .75 THK. BASE PLATE

180°	DRAWN: L. GRUNIS	DATE: 7/16/2019
270°	REVISION:	DATE:
90°	QUOTE:	SO.#
0°	APPROVAL SIGNATURE:	
HAND HOLE		

23171 Groesbeck Hwy.	Warren, MI 48089
P: (586) 774-5650 F: (586) 774-5706	www.unitedlightingstandards.com

SOME GEOGRAPHICAL AREAS HAVE SPECIAL WIND CONDITIONS THAT CAN CREATE WIND INDUCED VIBRATIONS CAUSING A FATIGUE PROBLEM. NO METHOD HAS YET BEEN FOUND FOR PREDICTING DESTRUCTIVE LIGHTING POLE VIBRATION. THESE CONDITIONS ARE UNIQUE AND CANNOT BE GUARANTEED AGAINST, AND ARE THE RESPONSIBILITY OF A LOCAL SITE ENGINEER.			
WARNING: DO NOT INSTALL LIGHT POLE WITHOUT INTENDED LOADING.			
TITLE:	CATALOG:	SIZE: C	SHEET 1 OF 1
DWG NO: RPSQ-30-5-11			

NO.		COMPONENT	POLE SPECIFICATIONS	ASTM DESIGNATION	MIN. YIELD (P.S.I)
1.	POLE SHAFT	A-500 GR. B			46,000
2.	BASE PLATE	A-96			36,000
3.	ANCHOR BOLTS	F1554 GR. 55			55,000
4.	GALVANIZED HARDWARE	A153			

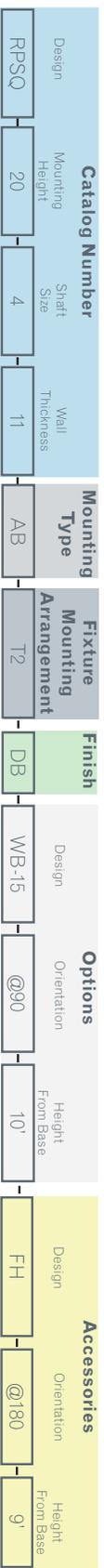
POLES SHALL HAVE A POLYESTER POWDER COAT FINISH IN A STANDARD COLOR.					
FINISH SPECIFICATIONS					
POLE HGT (FT.)	TOP SQ. SIZE (IN.)	BOT. SQ. SIZE (IN.)	GAGE	MTG. HGT. (FT.)	
30'	5.00	5.00	11 GAGE	30'	
BASE PLATE DIMENSIONS			PLATE THK. (IN.)		
BOLT CIRCLE (IN.)	BASE PLATE DIM. (IN.)	BOLT HOLE (IN.)	.75		
10.50-11.50	11.00 SQ.	1.00			
ANCHOR BOLT DIMENSIONS			ANCHOR BOLT LENGTH (IN.)		
ANCHOR BOLT DIA. (IN.)			20.00		
.75					
ALLOWABLE WIND LOADING (SQ. FT.)					
WIND*	INDICATED EPA	80 MPH	90 MPH	100 MPH	120 MPH
EPA		4.2	3.4	2.7	1.9

*WITH 1.3 GUST FACTOR

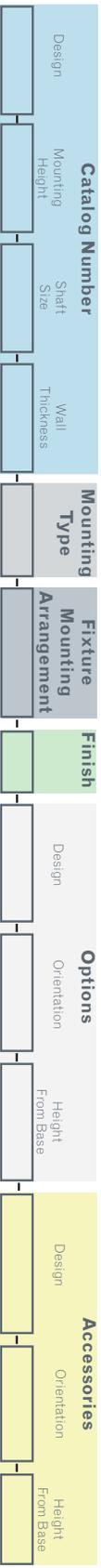
POLE ORDERING GUIDE

ORDER NUMBER TEMPLATE

Example Order Number



Build Your Order Number



Mounting Type

AB = Anchor Base
 EMB = Embedded (Direct Burial)

Finish

WH = White
 TWH = Textured White
 DB = Dark Bronze
 TMB = Textured Medium Bronze
 HB = Harvest Bronze
 NB = New Bronze
 SL = Silver
 MGY = Medium Gray
 GR = Gray
 TGR = Textured Gray
 GM = Graphite Metallic
 DP = Dark Platinum
 MA = Matte Aluminum
 PSP = Platinum Silver

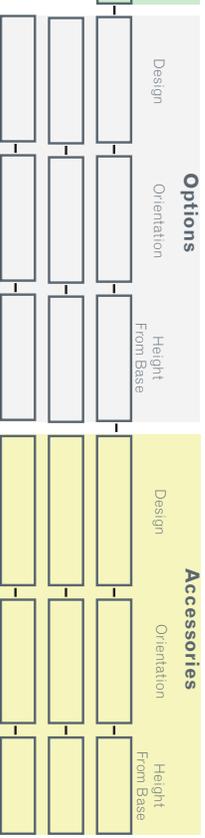
Fixture Mounting Arrangement

- D1** D4
- D2@90 T2
- D2@180 T2.5
- D3@90 T3
- D3@120* T4

*Round poles only

Refer to the Mounting Orientation Guide on the next page of this file.

Contact us for custom colors.



Options

CMB = Camera Mounting Bracket
 CMP = Camera Mounting Plate
 WB-15 = Welded Bracket
 WC = Welded Coupling (denote size)
 WN = Welded Nipple (denote size)
 Festoon = Festoon Provision
 CSBC = Custom Steel Base Cover
VD = Vibration Damper
 GFCI/UC = Ground Fault Circuit Interrupter with In-Use Cover
 UL = UL Listed**

Accessories

TB = Transformer Base*
 ABS-BC = ABS Base Cover*
 LW = Lowering Winch
 LW-ELECTRIC = Electric Lowering Winch
 BA = Banner Arm
 FH = Flag Holder
 PT TA = Pole Top Tenon Adapter*

Note: N/A = Not Applicable

*See our online product catalog for complete catalog numbers of these options and accessories.

** UL Listed labeling is available for catalog steel and aluminum poles—both Commercial & Industrial and Roadway. UL Listed labeling is not available for brackets. UL Listing must be specified at the time of order.

SLIM22 Adjustable Throw Wall Pack



SLIM22-S



SLIM22-M



SLIM22-L

Full cutoff wall pack with adjustable forward throw



FIELD
ADJUSTABLE



ADJUSTABLE
THROW

IP65

IP RATING



100,000
HRS



WET
RATED

PROJECT: _____

DATE: _____

TYPE: _____

PREPARED BY: _____



KEY FEATURES

- Available models and selectable wattages:
SLIM22-S-30 : 30/25/20/15W (Default 30W)
SLIM22-S-60 : 60/50/40/30W (Default 60W)
SLIM22-M-100 : 100/85/70/50W (Default 100W)
SLIM22-L-150 : 150/125/100/75W (Default 150W)
- Adjustable CCT: 3000/4000/5000K (Default 4000K)
- On/Off Photocell
- Selectable forward throw: 45°/30°/15°/0° (Default 0°)
- Battery backup option available
- IP65 rated
- 5-year limited warranty

TECHNICAL SPECIFICATIONS

COMPLIANCE

UL Listed

This product is UL listed for wet locations

DLC Listed

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

MODEL#	DLC ID	MODEL#	DLC ID
SLIM22-S-30	S-RGJHKZ	SLIM22-S-30/480	S-LCJCTC
SLIM22-S-60	S-8ZT8TM	SLIM22-S-60/480	S-BWWJ5V
SLIM22-M-100	S-N7LBHX	SLIM22-M-100/480	S-61676H
SLIM22-L-150	S-V296F6	SLIM22-L-150/480	S-JPKN1M

FIELD ADJUSTABLE

Selectable Wattage:

SLIM22-S-30 : 30/25/20/15W (Default 30W)
SLIM22-S-60 : 60/50/40/30W (Default 60W)
SLIM22-M-100 : 100/85/70/50W (Default 100W)
SLIM22-L-150 : 150/125/100/75W (Default 150W)

CCT:

3000/4000/5000K (Default 4000K)

Forward throw Angle:

45°/30°/15°/0° (Default 0°)

CONSTRUCTION

IP Rating

Ingress protection rating of IP65 for dust and water

Cold Weather starting

Minimum starting temperature is -40°C (-40°F)

Cold Weather starting for Battery Backup

Minimum starting temperature is 0°C (32°F)

Maximum Ambient Temperature

Suitable for use in up to 40°C (104°F)

Maximum Ambient Temperature for Battery Backup

Suitable for use in up to 40°C (104°F)

Housing

Die-cast aluminum

Mounting

Hinged wiring access and conduit entries on the back sides, top and bottom make installation a snap

Lens

Polycarbonate lens

Gasket

Silicone

Green Technology

Mercury and UV free. RoHs-compliant components.

Finish

Formulated for high durability and long lasting color

SLIM22 Adjustable Throw Wall Pack



TECHNICAL SPECIFICATIONS

LED CHARACTERISTICS

LEDS

Long-life, high-efficacy, surface-mount LEDs

Color Uniformity

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standards for Specifications for the Chromaticity of Solid State Lighting (SLL) Products, ANSI C78.377-2017.

ELECTRICAL

Drivers:

Class2, 50/60HZ 120-277V

SLIM22-S-30

30W: 0.28 A @120V, 0.17 @208V, 0.15A @240V, 0.13A @277V

25W: 0.24 A @120V, 0.14 @208V, 0.13A @240V, 0.11A @277V

20W: 0.19 A @120V, 0.12 @208V, 0.11A @240V, 0.09A @277V

15W: 0.14 A @120V, 0.09 @208V, 0.09A @240V, 0.08A @277V

SLIM22-S-60

60W: 0.56 A @120V, 0.34 @208V, 0.30A @240V, 0.27A @277V

50W: 0.47 A @120V, 0.30 @208V, 0.25A @240V, 0.23A @277V

40W: 0.38 A @120V, 0.24 @208V, 0.21A @240V, 0.19A @277V

30W: 0.29A @120V, 0.19 @208V, 0.17A @240V, 0.14A @277V

Class2, 50/60HZ 480V

SLIM22-S-30

30W: 0.08A @480V

25W: 0.07A @480V

20W: 0.06A @480V

15W: 0.05A @480V

SLIM22-S-60

60W: 0.16A @480V

50W: 0.13A @480V

40W: 0.11A @480V

30W: 0.08A @480V

Class2, 50/60HZ 120-277V

SLIM22-M-100

100W: 0.94A @120V, 0.56 @208V, 0.51A @240V, 0.46A @277V

85W: 0.80A @120V, 0.48 @208V, 0.43A @240V, 0.40A @277V

70W: 0.66A @120V, 0.39 @208V, 0.36A @240V, 0.35A @277V

50W: 0.47A @120V, 0.30 @208V, 0.28A @240V, 0.26A @277V

Class2, 50/60HZ 480V

SLIM22-M-100

100W: 0.28A @480V

85W: 0.25A @480V

70W: 0.23A @480V

50W: 0.16A @480V

Class2, 50/60HZ 120-277V

SLIM22-L-150

150W: 1.41A @120V, 0.84 @208V, 0.76A @240V, 0.68A @277V

125W: 1.20A @120V, 0.74 @208V, 0.64A @240V, 0.59A @277V

100W: 0.94A @120V, 0.60 @208V, 0.54A @240V, 0.50A @277V

75W: 0.69A @120V, 0.45 @208V, 0.43A @240V, 0.40A @277V

Class2, 50/60HZ 480V

SLIM22-L-150

150W: 0.39 @480V

125W: 0.32 @480V

100W: 0.28 @480V

75W: 0.25 @480V

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

ELECTRICAL

THD / Power factor:

MODEL#	THD	PF	THD	PF	THD	PF
SLIM22-S @30W	120V		277V		480V	
45°	6.6%	99.5%	12.7%	94.8%	15.1%	91.2%
30°	6.7%	99.5%	12.7%	94.8%	14.5%	91.2%
15°	6.7%	99.5%	12.7%	94.8%	14.8%	91.2%
0°	6.6%	99.5%	12.7%	94.8%	14.8%	91.2%
SLIM22-S @60W	120V		277V		480V	
45°	4.6%	99.7%	10.7%	94.6%	12.3%	94.9%
30°	4.6%	99.7%	10.6%	94.6%	12.5%	94.9%
15°	4.6%	99.7%	10.7%	94.6%	12.6%	94.9%
0°	4.5%	99.7%	10.6%	94.6%	12.6%	94.9%
SLIM22-M @100W	120V		277V		480V	
45°	3.1%	99.8%	5.8%	94.9%	11.5%	93.3%
30°	3.1%	99.8%	5.8%	94.9%	11.4%	93.3%
15°	3.1%	99.8%	5.8%	94.9%	11.5%	93.3%
0°	3.0%	99.8%	5.8%	94.9%	11.5%	93.3%
SLIM22-L @150W	120V		277V		480V	
45°	4.3%	99.8%	6.3%	96.4%	12.2%	95.1%
30°	4.3%	99.8%	6.3%	96.4%	12.1%	95.1%
15°	4.4%	99.8%	6.4%	96.4%	12.1%	95.0%
0°	4.3%	99.8%	6.5%	96.4%	12.2%	95.0%

Note

All values are typical (tolerance +/- 10%)

Photocell:

120-277V selectable photocell that can be turned on and off.

480V selectable photocell that can be turned on and off.

Surge Protection:

DM(L/N):6KV,CM (L/N-PE) :6KV

PERFORMANCE

Lifespan

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

OTHER

Warranty

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

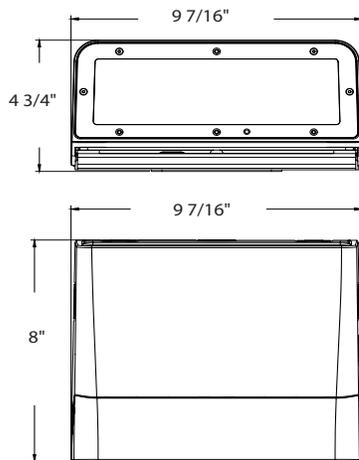
SLIM22 Adjustable Throw Wall Pack



DIMENSIONS

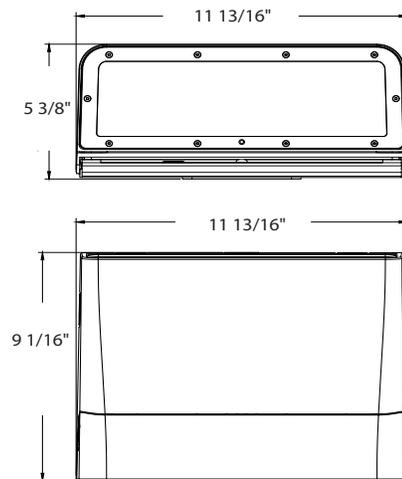
SLIM22-S

Weight: 6.0 lbs



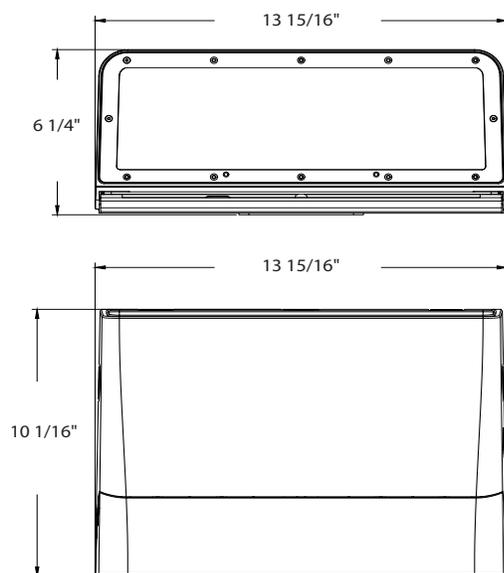
SLIM22-M

Weight: 8.4 lbs



SLIM22-L

Weight: 11.7 lbs



SLIM22 Adjustable Throw Wall Pack



PERFORMANCE

SLIM22-S-30

SLIM22-S-30 @30W	3000K				4000K				5000K			
FORWARD THROW	45°	30°	15°	0°	45°	30°	15°	0°	45°	30°	15°	0°
INPUT WATTS	32.7W	32.7W	32.7W	32.7W	31.6W	31.6W	31.6W	31.6W	32.8W	32.8W	32.8W	32.8W
LUMENS	4,457	4,454	4,446	4,445	4,833	4,831	4,824	4,821	4,830	4,831	4,822	4,819
EFFICACY	136.3	136.2	136.0	135.9	152.9	152.9	152.7	152.6	147.3	147.3	147.0	146.9
CRI	83	83	83	83	86	86	86	86	84	84	84	84
VOLTAGE RATINGS	120-277V											

SLIM22-S-30 @25W	3000K				4000K				5000K			
FORWARD THROW	45°	30°	15°	0°	45°	30°	15°	0°	45°	30°	15°	0°
INPUT WATTS	27.2W	27.2W	27.2W	27.2W	26.3W	26.3W	26.3W	26.3W	27.3W	27.3W	27.3W	27.3W
LUMENS	3,797	3,793	3,799	3,790	4,117	4,114	4,122	4,111	4,115	4,114	4,120	4,109
EFFICACY	139.6	139.4	139.7	139.3	156.5	156.4	156.7	156.3	150.7	150.7	150.9	150.5
CRI	83	83	83	83	86	86	86	86	84	84	84	84
VOLTAGE RATINGS	120-277V											

SLIM22-S-30 @20W	3000K				4000K				5000K			
FORWARD THROW	45°	30°	15°	0°	45°	30°	15°	0°	45°	30°	15°	0°
INPUT WATTS	21.4W	21.4W	21.4W	21.4W	20.7W	20.7W	20.7W	20.7W	21.5W	21.5W	21.5W	21.5W
LUMENS	3,025	3,021	3,022	3,024	3,280	3,277	3,279	3,280	3,278	3,277	3,278	3,278
EFFICACY	141.4	141.2	141.2	141.3	158.5	158.3	158.4	158.5	152.5	152.4	152.5	152.5
CRI	84	84	84	84	86	86	86	86	84	84	84	84
VOLTAGE RATINGS	120-277V											

SLIM22-S-30 @15W	3000K				4000K				5000K			
FORWARD THROW	45°	30°	15°	0°	45°	30°	15°	0°	45°	30°	15°	0°
INPUT WATTS	16.0W	16.0W	16.0W	16.0W	15.5W	15.5W	15.5W	15.5W	16.0W	16.0W	16.0W	16.0W
LUMENS	2,206	2,204	2,201	2,199	2,392	2,391	2,388	2,385	2,391	2,391	2,387	2,384
EFFICACY	137.9	137.8	137.6	137.4	154.3	154.3	154.1	153.9	149.4	149.4	149.2	149.0
CRI	84	84	84	84	86	86	86	86	84	84	84	84
VOLTAGE RATINGS	120-277V											

SLIM22 Adjustable Throw Wall Pack



PERFORMANCE

SLIM22-S-30

SLIM22-S-30 @30W	3000K				4000K				5000K			
FORWARD THROW	45°	30°	15°	0°	45°	30°	15°	0°	45°	30°	15°	0°
INPUT WATTS	31.1W	31.1W	31.1W	31.1W	30.2W	30.2W	30.2W	30.2W	31.3W	31.3W	31.3W	31.3W
LUMENS	4,240	4,235	4,226	4,224	4,544	4,536	4,522	4,521	4,524	4,518	4,508	4,507
EFFICACY	136.3	136.2	135.9	135.8	150.5	150.2	149.7	149.7	144.5	144.3	144.0	144.0
CRI	83	83	83	83	86	86	86	86	84	84	84	84
VOLTAGE RATINGS	480V											

SLIM22-S-30 @25W	3000K				4000K				5000K			
FORWARD THROW	45°	30°	15°	0°	45°	30°	15°	0°	45°	30°	15°	0°
INPUT WATTS	25W	25W	25W	25W	24.3W	24.3W	24.3W	24.3W	25.2W	25.2W	25.2W	25.2W
LUMENS	3,422	3,418	3,418	3,413	3,667	3,661	3,657	3,653	3,651	3,646	3,646	3,642
EFFICACY	136.9	136.7	136.7	136.5	150.9	150.7	150.5	150.3	144.9	144.7	144.7	144.5
CRI	83	83	83	83	86	86	86	86	84	84	84	84
VOLTAGE RATINGS	480V											

SLIM22-S-30 @20W	3000K				4000K				5000K			
FORWARD THROW	45°	30°	15°	0°	45°	30°	15°	0°	45°	30°	15°	0°
INPUT WATTS	20.5W	20.5W	20.5W	20.5W	19.9W	19.9W	19.9W	19.9W	20.6W	20.6W	20.6W	20.6W
LUMENS	2,801	2,800	2,801	2,796	3,002	2,999	2,997	2,993	2,989	2,987	2,988	2,983
EFFICACY	136.6	136.6	136.6	136.4	150.9	150.7	150.6	150.4	145.1	145.0	145.0	144.8
CRI	84	84	84	84	86	86	86	86	84	84	84	84
VOLTAGE RATINGS	480V											

SLIM22-S-30 @15W	3000K				4000K				5000K			
FORWARD THROW	45°	30°	15°	0°	45°	30°	15°	0°	45°	30°	15°	0°
INPUT WATTS	14.7W	14.7W	14.7W	14.7W	14.3W	14.3W	14.3W	14.3W	14.8W	14.8W	14.8W	14.8W
LUMENS	1,971	1,967	1,965	1,964	2,112	2,107	2,103	2,102	2,103	2,098	2,096	2,096
EFFICACY	134.1	133.8	133.7	133.6	147.7	147.3	147.1	147.0	142.1	141.8	141.6	141.6
CRI	84	84	84	84	86	86	86	86	84	84	84	84
VOLTAGE RATINGS	480V											

SLIM22 Adjustable Throw Wall Pack



PERFORMANCE

SLIM22-S-60

SLIM22-S-60 @60W	3000K				4000K				5000K			
FORWARD THROW	45°	30°	15°	0°	45°	30°	15°	0°	45°	30°	15°	0°
INPUT WATTS	61.7W	61.7W	61.7W	61.7W	59.3W	59.3W	59.3W	59.3W	62.0W	62.0W	62.0W	62.0W
LUMENS	7,972	7,951	7,944	7,942	8,862	8,818	8,797	8,804	8,618	8,575	8,571	8,560
EFFICACY	129.2	128.9	128.8	128.7	149.4	148.7	148.3	148.5	139.0	138.3	138.2	138.1
CRI	83	83	83	83	86	86	86	86	84	84	84	84
VOLTAGE RATINGS	120-277V											

SLIM22-S-60 @50W	3000K				4000K				5000K			
FORWARD THROW	45°	30°	15°	0°	45°	30°	15°	0°	45°	30°	15°	0°
INPUT WATTS	51.7W	51.7W	51.7W	51.7W	49.7W	49.7W	49.7W	49.7W	52.0W	52.0W	52.0W	52.0W
LUMENS	6,974	6,938	6,924	6,921	7,753	7,695	7,667	7,672	7,539	7,482	7,470	7,460
EFFICACY	134.9	134.2	133.9	133.9	156.0	154.8	154.3	154.4	145.0	143.9	143.7	143.5
CRI	83	83	83	83	86	86	86	86	84	84	84	84
VOLTAGE RATINGS	120-277V											

SLIM22-S-60 @40W	3000K				4000K				5000K			
FORWARD THROW	45°	30°	15°	0°	45°	30°	15°	0°	45°	30°	15°	0°
INPUT WATTS	42.6W	42.6W	42.5W	42.5W	40.9W	40.9W	40.8W	40.8W	42.8W	42.8W	42.7W	42.7W
LUMENS	5,947	5,930	5,920	5,917	6,611	6,577	6,556	6,559	6,429	6,395	6,387	6,377
EFFICACY	139.6	139.2	139.3	139.2	161.6	160.8	160.7	160.8	150.2	149.4	149.6	149.3
CRI	83	83	83	83	86	86	86	86	84	84	84	84
VOLTAGE RATINGS	120-277V											

SLIM22-S-60 @30W	3000K				4000K				5000K			
FORWARD THROW	45°	30°	15°	0°	45°	30°	15°	0°	45°	30°	15°	0°
INPUT WATTS	30.6W	30.6W	30.6W	30.6W	29.4W	29.4W	29.4W	29.4W	30.7W	30.7W	30.7W	30.7W
LUMENS	4,426	4,432	4,420	4,418	4,920	4,915	4,895	4,898	4,785	4,780	4,769	4,762
EFFICACY	144.6	144.8	144.4	144.4	167.3	167.2	166.5	166.6	155.9	155.7	155.3	155.1
CRI	84	84	83	83	86	86	86	86	84	84	84	84
VOLTAGE RATINGS	120-277V											

SLIM22 Adjustable Throw Wall Pack



PERFORMANCE

SLIM22-S-60

SLIM22-S-60 @60W	3000K				4000K				5000K			
FORWARD THROW	45°	30°	15°	0°	45°	30°	15°	0°	45°	30°	15°	0°
INPUT WATTS	59.8W	59.8W	59.8W	59.8W	57.6W	57.6W	57.6W	57.6W	60.2W	60.2W	60.2W	60.2W
LUMENS	7,820	7,799	7,758	7,755	8,647	8,623	8,593	8,592	8,378	8,350	8,337	8,328
EFFICACY	130.8	130.4	129.7	129.7	150.1	149.7	149.2	149.2	139.2	138.7	138.5	138.3
CRI	83	83	83	83	86	86	86	86	84	84	84	84
VOLTAGE RATINGS	480V											

SLIM22-S-60 @50W	3000K				4000K				5000K			
FORWARD THROW	45°	30°	15°	0°	45°	30°	15°	0°	45°	30°	15°	0°
INPUT WATTS	50.7W	50.7W	50.7W	50.7W	48.8W	48.8W	48.8W	48.8W	51.0W	51.0W	51.0W	51.0W
LUMENS	6,824	6,803	6,802	6,772	7,546	7,522	7,534	7,503	7,311	7,284	7,310	7,272
EFFICACY	134.6	134.2	134.2	133.6	154.6	154.1	154.4	153.8	143.4	142.8	143.3	142.6
CRI	83	83	83	83	86	86	86	86	84	84	84	84
VOLTAGE RATINGS	480V											

SLIM22-S-60 @40W	3000K				4000K				5000K			
FORWARD THROW	45°	30°	15°	0°	45°	30°	15°	0°	45°	30°	15°	0°
INPUT WATTS	40.6W	40.6W	40.6W	40.6W	39.1W	39.1W	39.1W	39.1W	40.9W	40.9W	40.9W	40.9W
LUMENS	5,625	5,600	5,612	5,598	6,220	6,192	6,216	6,202	6,026	5,996	6,031	6,012
EFFICACY	138.5	137.9	138.2	137.9	159.1	158.4	159.0	158.6	147.3	146.6	147.5	147.0
CRI	83	83	83	83	86	86	86	86	84	84	84	84
VOLTAGE RATINGS	480V											

SLIM22-S-60 @30W	3000K				4000K				5000K			
FORWARD THROW	45°	30°	15°	0°	45°	30°	15°	0°	45°	30°	15°	0°
INPUT WATTS	30.3W	30.3W	30.3W	30.3W	29.2W	29.2W	29.2W	29.2W	30.5W	30.5W	30.5W	30.5W
LUMENS	4,231	4,226	4,224	4,214	4,678	4,672	4,679	4,669	4,533	4,525	4,539	4,525
EFFICACY	139.6	139.5	139.4	139.1	160.2	160.0	160.2	159.9	148.6	148.4	148.8	148.4
CRI	83	83	83	83	86	86	86	86	84	84	84	84
VOLTAGE RATINGS	480V											

SLIM22 Adjustable Throw Wall Pack



PERFORMANCE

SLIM22-M-100

SLIM22-M-100 @100W	3000K				4000K				5000K			
	45°	30°	15°	0°	45°	30°	15°	0°	45°	30°	15°	0°
FORWARD THROW												
INPUT WATTS	102.9W	102.9W	102.9W	102.9W	98.3W	98.3W	98.4W	98.4W	103.2W	103.2W	103.2W	103.2W
LUMENS	12,770	12,718	12,678	12,670	14,274	14,319	14,339	14,382	13,990	13,964	13,941	13,900
EFFICACY	124.1	123.6	123.2	123.1	145.2	145.7	145.7	146.2	135.6	135.3	135.1	134.7
CRI	83	83	83	83	85	85	85	86	84	84	84	84
VOLTAGE RATINGS	120-277V											

SLIM22-M-100 @85W	3000K				4000K				5000K			
	45°	30°	15°	0°	45°	30°	15°	0°	45°	30°	15°	0°
FORWARD THROW												
INPUT WATTS	85.7W	85.7W	85.6W	85.7W	82W	82W	81.8W	81.9W	85.9W	85.9W	85.8W	85.9W
LUMENS	11,255	11,217	11,187	11,184	12,676	12,647	12,635	12,600	12,330	12,316	12,301	12,270
EFFICACY	131.3	130.9	130.7	130.5	154.6	154.2	154.5	153.8	143.5	143.4	143.4	142.8
CRI	83	83	83	83	86	85	85	85	84	84	84	84
VOLTAGE RATINGS	120-277V											

SLIM22-M-100 @70W	3000K				4000K				5000K			
	45°	30°	15°	0°	45°	30°	15°	0°	45°	30°	15°	0°
FORWARD THROW												
INPUT WATTS	70.4W	70.4W	70.3W	70.3W	67.3W	67.3W	67.2W	67.2W	70.6W	70.6W	70.5W	70.5W
LUMENS	9,651	9,619	9,610	9,605	10,869	10,845	10,854	10,821	10,573	10,561	10,567	10,537
EFFICACY	137.1	136.6	136.7	136.6	161.5	161.1	161.5	161.0	149.8	149.6	149.9	149.5
CRI	83	83	83	83	86	85	85	85	84	84	84	84
VOLTAGE RATINGS	120-277V											

SLIM22-M-100 @50W	3000K				4000K				5000K			
	45°	30°	15°	0°	45°	30°	15°	0°	45°	30°	15°	0°
FORWARD THROW												
INPUT WATTS	50.4W	50.4W	50.4W	50.4W	48.2W	48.2W	48.2W	48.2W	50.6W	50.6W	50.6W	50.6W
LUMENS	7,243	7,224	7,227	7,219	8,157	8,145	8,162	8,133	7,935	7,932	7,947	7,920
EFFICACY	143.7	143.3	143.4	143.2	169.2	169.0	169.3	168.7	156.8	156.8	157.1	156.5
CRI	83	83	83	83	86	85	85	85	84	84	84	84
VOLTAGE RATINGS	120-277V											

SLIM22 Adjustable Throw Wall Pack



PERFORMANCE

SLIM22-M-100

SLIM22-M-100 @100W	3000K				4000K				5000K			
FORWARD THROW	45°	30°	15°	0°	45°	30°	15°	0°	45°	30°	15°	0°
INPUT WATTS	102.8W	102.8W	102.8W	102.8W	98.5W	98.5W	98.5W	98.5W	103.7W	103.6W	103.6W	103.6W
LUMENS	13,138	13,063	13,019	12,998	14,676	14,615	14,552	14,542	14,097	13,996	13,972	13,955
EFFICACY	127.8	127.1	126.6	126.4	149.0	148.4	147.7	147.6	135.9	135.1	134.9	134.7
CRI	83	83	83	83	86	86	86	86	84	84	84	84
VOLTAGE RATINGS	480V											

SLIM22-M-100 @85W	3000K				4000K				5000K			
FORWARD THROW	45°	30°	15°	0°	45°	30°	15°	0°	45°	30°	15°	0°
INPUT WATTS	86.4W	86.4W	86.4W	86.4W	82.8W	82.8W	82.8W	82.8W	87.2W	87.1W	87.1W	87.1W
LUMENS	11,501	11,433	11,430	11,391	12,847	12,791	12,776	12,744	12,341	12,250	12,267	12,230
EFFICACY	133.0	132.3	132.3	131.8	155.2	154.5	154.3	153.9	141.5	140.6	140.8	140.4
CRI	83	83	83	83	86	86	86	86	84	84	84	84
VOLTAGE RATINGS	480V											

SLIM22-M-100 @70W	3000K				4000K				5000K			
FORWARD THROW	45°	30°	15°	0°	45°	30°	15°	0°	45°	30°	15°	0°
INPUT WATTS	72.7W	72.7W	72.7W	72.7W	69.7W	69.7W	69.7W	69.7W	73.3W	73.3W	73.3W	73.3W
LUMENS	9,972	9,935	9,925	9,906	11,139	11,115	11,094	11,083	10,700	10,645	10,652	10,635
EFFICACY	137.2	136.7	136.5	136.3	159.8	159.5	159.2	159.0	146.0	145.2	145.3	145.1
CRI	83	83	83	83	86	86	86	86	84	84	84	84
VOLTAGE RATINGS	480V											

SLIM22-M-100 @50W	3000K				4000K				5000K			
FORWARD THROW	45°	30°	15°	0°	45°	30°	15°	0°	45°	30°	15°	0°
INPUT WATTS	52.8W	52.8W	52.8W	52.8W	50.6W	50.6W	50.6W	50.6W	53.3W	53.2W	53.2W	53.2W
LUMENS	7,508	7,502	7,486	7,480	8,387	8,393	8,367	8,369	8,056	8,038	8,034	8,031
EFFICACY	142.2	142.1	141.8	141.7	165.8	165.9	165.4	165.4	151.1	151.1	151.0	151.0
CRI	83	83	83	83	86	86	86	86	84	84	84	84
VOLTAGE RATINGS	480V											

SLIM22 Adjustable Throw Wall Pack



PERFORMANCE

SLIM22-L-150

SLIM22-L-150 @150W	3000K				4000K				5000K			
FORWARD THROW	45°	30°	15°	0°	45°	30°	15°	0°	45°	30°	15°	0°
INPUT WATTS	155.4W	155.4W	155.4W	155.4W	148.5W	148.4W	148.3W	148.3W	156.0W	156.0W	156.0W	156.0W
LUMENS	19,498	19,485	19,366	19,339	21,727	21,693	21,564	21,547	21,073	20,966	20,883	20,869
EFFICACY	125.5	125.4	124.6	124.4	146.3	146.2	145.4	145.3	135.1	134.4	133.9	133.8
CRI	83	83	83	83	86	85	85	85	84	84	84	84
VOLTAGE RATINGS	120-277V											

SLIM22-L-150 @125W	3000K				4000K				5000K			
FORWARD THROW	45°	30°	15°	0°	45°	30°	15°	0°	45°	30°	15°	0°
INPUT WATTS	130.9W	130.9W	130.8W	130.8W	125.1W	125.0W	124.8W	124.8W	131.4W	131.4W	131.3W	131.3W
LUMENS	17,203	17,182	17,165	17,113	19,170	19,129	19,113	19,067	18,593	18,488	18,510	18,467
EFFICACY	131.4	131.3	131.2	130.8	153.2	153	153.1	152.8	141.5	140.7	141	140.6
CRI	83	83	83	83	86	85	85	85	84	84	84	84
VOLTAGE RATINGS	120-277V											

SLIM22-L-150 @100W	3000K				4000K				5000K			
FORWARD THROW	45°	30°	15°	0°	45°	30°	15°	0°	45°	30°	15°	0°
INPUT WATTS	105.1W	105.1W	105.0W	105.0W	100.4W	100.4W	100.2W	100.2W	105.5W	105.5W	105.4W	105.4W
LUMENS	14,545	14,533	14,463	14,442	16,208	16,180	16,105	16,091	15,720	15,638	15,596	15,585
EFFICACY	138.4	138.3	137.7	137.5	161.4	161.2	160.7	160.6	149	148.2	148	147.9
CRI	83	83	83	83	86	85	85	85	84	84	84	84
VOLTAGE RATINGS	120-277V											

SLIM22-L-150 @75W	3000K				4000K				5000K			
FORWARD THROW	45°	30°	15°	0°	45°	30°	15°	0°	45°	30°	15°	0°
INPUT WATTS	79.3W	79.3W	79.3W	79.3W	75.8W	75.7W	75.7W	75.7W	79.6W	79.6W	79.6W	79.6W
LUMENS	11,499	11,502	11,469	11,462	12,814	12,805	12,771	12,771	12,428	12,376	12,367	12,369
EFFICACY	145	145	144.6	144.5	169.1	169.2	168.7	168.7	156.1	155.5	155.4	155.4
CRI	83	83	83	83	86	85	85	85	84	84	84	84
VOLTAGE RATINGS	120-277V											

SLIM22 Adjustable Throw Wall Pack



PERFORMANCE

SLIM22-L-150

SLIM22-L-150 @150W	3000K				4000K				5000K			
FORWARD THROW	45°	30°	15°	0°	45°	30°	15°	0°	45°	30°	15°	0°
INPUT WATTS	152.6W	152.6W	152.5W	152.5W	146.2W	146.2W	146.1W	146.1W	153.8W	153.8W	153.7W	153.7W
LUMENS	19,466	19,401	19,281	19,260	21,856	21,741	21,639	21,578	20,875	20,794	20,717	20,647
EFFICACY	127.6	127.1	126.4	126.3	149.5	148.7	148.1	147.7	135.7	135.2	134.8	134.3
CRI	83	83	83	83	86	86	86	86	84	84	84	84
VOLTAGE RATINGS	480V											

SLIM22-L-150 @125W	3000K				4000K				5000K			
FORWARD THROW	45°	30°	15°	0°	45°	30°	15°	0°	45°	30°	15°	0°
INPUT WATTS	130.7W	130.7W	130.7W	130.7W	125.2W	125.2W	125.2W	125.2W	131.7W	131.7W	131.7W	131.7W
LUMENS	17,724	17,346	17,302	17,238	19,900	19,438	19,418	19,313	19,007	18,591	18,591	18,479
EFFICACY	135.6	132.7	132.4	131.9	158.9	155.3	155.1	154.3	144.3	141.2	141.2	140.3
CRI	83	83	83	83	86	86	86	86	84	84	84	84
VOLTAGE RATINGS	480V											

SLIM22-L-150 @100W	3000K				4000K				5000K			
FORWARD THROW	45°	30°	15°	0°	45°	30°	15°	0°	45°	30°	15°	0°
INPUT WATTS	103.3W	103.3W	103.3W	103.3W	99.0W	99.0W	99.0W	99.0W	104.1W	104.1W	104.1W	104.1W
LUMENS	14,491	14,406	14,397	14,376	16,270	16,144	16,158	16,106	15,540	15,440	15,469	15,411
EFFICACY	140.3	139.5	139.4	139.2	164.3	163.1	163.2	162.7	149.3	148.3	148.6	148.0
CRI	83	83	83	83	86	86	86	86	84	84	84	84
VOLTAGE RATINGS	480V											

SLIM22-L-150 @75W	3000K				4000K				5000K			
FORWARD THROW	45°	30°	15°	0°	45°	30°	15°	0°	45°	30°	15°	0°
INPUT WATTS	80.9W	80.9W	80.9W	80.9W	77.5W	77.5W	77.5W	77.5W	81.5W	81.5W	81.5W	81.5W
LUMENS	11,687	11,668	11,617	11,594	13,122	13,075	13,038	12,989	12,533	12,506	12,482	12,429
EFFICACY	144.5	144.2	143.6	143.3	169.3	168.7	168.2	167.6	153.8	153.4	153.2	152.5
CRI	83	83	83	83	86	86	86	86	84	84	84	84
VOLTAGE RATINGS	480V											

SLIM22 Adjustable Throw Wall Pack



ORDERING MATRIX

SLIM22

Family	Size	Wattage	Color Temperature	Finish	Forward Throw	Driver	Options
SLIM22							
	S Small*	30 30/25/20/15W	BLANK 3000/4000/5000K	BLANK Bronze	BLANK 0/15/30/45°	BLANK 120V-277V,	BLANK Selectable Photocell
	M Medium*	60 60/50/40/30W	CCT Adjustable	W White	Adjustable Throw	0-10V Dimming	/E Selectable Photocell**
	L Large*	100 100/85/70/50W				/480 480V,	w/Battery Backup
		150 150/125/100/75W				0-10V Dimming	

* Small available only in 30W or 60W models, medium available only in 100W model and large available only in 150W models
 ** Battery backup option only for 120-277V models



**PETITION TO VACATE UNDER SECTION 10.04,
CHAPTER 10 OF THE CITY CHARTER**

HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL OF MANKATO,
MINNESOTA:

The undersigned property owner/owners respectfully represent:

Westman Investments LLP

That the petitioners are fee owner/owners of the following described property situated in the City of Mankato, Blue Earth County, Minnesota, to wit:

Westman Industrial Park No 2 Lot 2 Block 1

TD # R01.09.06.127.022

The petitioner is interested in having vacation of any interest the City may or may not have in the following described right-of-way, to wit:

That the above-described portion of this street or alley is not necessary for traffic circulation and, therefore, the vacation of the described portion of said street or alley would relieve the City of any responsibility for maintenance or construction.

THEREFORE, the petitioner/petitioners respectfully request that a date for a hearing on this petition be set and at such hearing a resolution be passed to vacate any interest the City may have in the above described portion of said right-of-way.

Dated this 22nd day of July, 20 25.

Randall J West

Petitioner

41474 Judson Bottom Rd N Mankato MN
Mailing Address

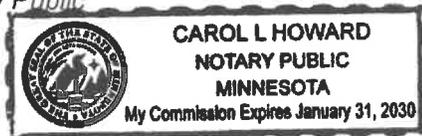
507-381-2434
Phone

rwestman18@gmail.com
Email

Subscribed and sworn to by me, a Notary Public, within and for said County, on this 22nd day of July, 20 25.

Carol L Howard

Notary Public





STREET/ALLEY VACATION REQUEST

Address/Location of Property:

2416 Volk Ave Mankato MN 56001

The City Council, with the assistance of the City Planning Commission, has the exclusive power to vacate or discontinue public streets, alleys, highways, or any portion thereof in the city, and public utility or access easements, but no such vacation or discontinuance shall be granted or ordered by the Council except upon the verified petition, in writing, of one or more of the owners of real property on that portion of such street, alley, or highway proposed to be vacated, or upon the verified petition of the city's Community Development Director. The petition shall state the reason for the vacation and briefly describe the street, alley, highway, or portion thereof, to be vacated.

The petition shall be delivered to the Community Development Director, who will forward it to the City Planning Commission, which will hold a hearing on the request and make a recommendation to the City Council.

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Utility	By	Utilities present within vacation?	Check box if easement needed
Alliance Pipeline	Russ Leedham - email confirmation	Yes No <input checked="" type="checkbox"/>	<input type="checkbox"/>
Benco Electric		Yes No	<input type="checkbox"/>
CenterPoint Energy	Chuck Mayers - email confirmation	Yes No <input checked="" type="checkbox"/>	<input type="checkbox"/>
Charter Communication	Brian Dviatt - email confirmation	Yes No <input checked="" type="checkbox"/>	<input type="checkbox"/>
Consolidated Communications	Nick Sorenson - email confirmation	Yes No <input checked="" type="checkbox"/>	<input type="checkbox"/>
Enterprise Products (propane)	Mark Nicholson - email confirmation	Yes No <input checked="" type="checkbox"/>	<input type="checkbox"/>
Greater MN Gas	David Pinney - email confirmation	Yes No <input checked="" type="checkbox"/>	<input type="checkbox"/>
Jaguar Communications		Yes No	<input type="checkbox"/>
Kinder Morgan Cochin Pipeline		Yes No	<input type="checkbox"/>
Magellan Pipeline	Cynthia Pierce - email confirmation	Yes No <input checked="" type="checkbox"/>	<input type="checkbox"/>
Mankato Public Works		Yes No	<input type="checkbox"/>
Northern Natural Gas	Joseph Pellager - email confirmation	Yes No <input checked="" type="checkbox"/>	<input type="checkbox"/>
Sprint	Property management - email confirmation	Yes No <input checked="" type="checkbox"/>	<input type="checkbox"/>
Verizon Wireless		Yes No	<input type="checkbox"/>
Xcel Energy	Don Simons - email confirmation	Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/>
Zayo		Yes No	<input type="checkbox"/>

Utility Company Comments:

Nick Topper
Zayo Group
1805 29th St. Ste 2050
Boulder, CO 80301
Office: 404-477-6878
Cell: 678-200-7629
Fax: 763-545-1494
Nick.topper@zayo.com

Alliance/Pembina Pipeline Corporation
4000 585 8th Ave. SW
Calgary, AB T2P 1G1
Cell: 403-615-5339
Russ.leedham@pembina.com
Development@pembina.com
Hart.proctor@pembina.com
403-828-3007

Tim Braulick
Benco Electric Cooperative
20946 549th Ave.
Mankato, MN 56001
Office: 507-387-7693
Cell: 507-227-7532
Fax: 507-387-6254
timb@benco.org

Ben Jacobson
CenterPoint Energy
2400 N. Riverfront Dr.
Mankato, MN 56001
Office: 507-387-1948
Cell: 507-272-2435
Benjamin.jacobsen@centerpointenergy.com

Kelly Dirksen
CenterPoint Energy
2400 N. Riverfront Dr.
Mankato, MN 56001
Office: 507-387-1948
Cell: 507-381-2753
Kelly.dirksen@centerpointenergy.com

Brian Oviatt
Spectrum/Charter
1724 Madison Ave.
Mankato, MN 56001
Cell: 507-469-0256
Fax: 507-388-4172
Brian.oviatt@charter.com

Nick Nicholson
Enterprise Products
10825 Courthouse Blvd. E
Inver Grove Heights, MN 55077
Office: 731-381-6500
Cell:
Fax: 651-455-1671
ddnicholson@eprod.com

Nick Sorenson
Consolidated Communications/Fidium
2730 3rd Ave.
Mankato, MN 56001
Office: 507-387-1151
Cell: 507-995-0103
Fax: 507-625-1266
Nick.sorenson@consolidated.com

Cynthia Pierce
Magellan Pipeline Company, LP/Oneok
100 West Fifth St.
Tulsa, OK 74103
Office: 918-595-1748
Cell: 918-344-7472
Logan Linderbaum Cell: 612-946-1796
Cynthia.pierce@oneok.com
Logan.linderbaum@oneok.com

Joe Dallager
Northern Natural Gas Company
1186 State Highway 263
Welcome, MN 56181
Office: 402-530-2451
Cell: 507-226-6846
Fax: 402-530-5497
Joseph.dallager@nngco.com

Annah Anderson
CenterPoint Energy
2400 N. Riverfront Dr.
Mankato, MN 56001
Office: 612-321-5260
Cell: 612-749-3556
Annah.anderson@centerpointenergy.com

Michael Broadwater
Jaguar Communications
213 S. Oak Ave
Owatonna, MN 55060
Cell: 507-884-2146
mbroadway@jagcom.net

Nikki Kupser
Greater MN Gas
1900 Cardinal Ln.
Faribault, MN 55021
Office: 888-931-3411
Fax: 507-934-6675
nkupser@greatermngas.com

Sprint/TMobile
Attn: Lease Compliance
12920 SE 38th St.
Bellevue, WA 98006
Office: 877-373-0093
propertymanagement@t-mobile.com

Robert Clements
Verizon
Cell: 507-327-2371
Robert.clements@verizon.com

Don Simons
Xcel Energy
210 Lime St.
Mankato, MN 56001
Office: 507-387-9622
Cell: 507-740-1155
Donald.a.simons@xcelenergy.com

STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001

Community Development
Phone: 507.387.8600
Fax: 507.388.7530
www.mankatomn.gov



Address/Location of Property:

2416 Volk Ave Mankato MN 56001

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Alliance Pipeline		Yes	No	<input type="checkbox"/>
Benco Electric		Yes	No	<input type="checkbox"/>
CenterPoint Energy		Yes	No	<input type="checkbox"/>
Charter Communication		Yes	No	<input type="checkbox"/>
Consolidated Communications		Yes	No	<input type="checkbox"/>
Enterprise Products (propane)		Yes	No	<input type="checkbox"/>
Greater MN Gas	David G. Pinney	Yes	No <input checked="" type="checkbox"/>	<input type="checkbox"/>
Jaguar Communications		Yes	No	<input type="checkbox"/>
Kinder Morgan Cochin Pipeline		Yes	No	<input type="checkbox"/>
Magellan Pipeline		Yes	No	<input type="checkbox"/>
Mankato Public Works		Yes	No	<input type="checkbox"/>
Northern Natural Gas		Yes	No	<input type="checkbox"/>
Sprint		Yes	No	<input type="checkbox"/>
Verizon Wireless		Yes	No	<input type="checkbox"/>
Xcel Energy		Yes	No	<input type="checkbox"/>
Zayo		Yes	No	<input type="checkbox"/>

Utility Company Comments:

STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001

Community Development
Phone: 507.387.8800
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Alliance Pipeline		Yes	No	<input type="checkbox"/>
Benco Electric		Yes	No	<input type="checkbox"/>
CenterPoint Energy		Yes	No	<input type="checkbox"/>
Charter Communication		Yes	No	<input type="checkbox"/>
Consolidated Communications		Yes	No	<input type="checkbox"/>
Enterprise Products (propane)		Yes	No	<input type="checkbox"/>
Greater MN Gas		Yes	No	<input type="checkbox"/>
Jaguar Communications		Yes	No	<input type="checkbox"/>
Kinder Morgan Cochin Pipeline		Yes	No	<input type="checkbox"/>
Magellan Pipeline		Yes	No X	<input type="checkbox"/>
Mankato Public Works		Yes	No	<input type="checkbox"/>
Northern Natural Gas		Yes	No	<input type="checkbox"/>
Sprint		Yes	No	<input type="checkbox"/>
Verizon Wireless		Yes	No	<input type="checkbox"/>
Xcel Energy		Yes	No	<input type="checkbox"/>
Zayo		Yes	No	<input type="checkbox"/>

Utility Company Comments:

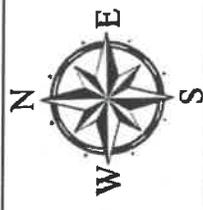
See Attached GIS map 25-682

Cynthia Pierce

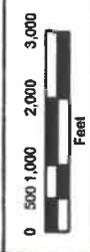
Cynthia.Pierce@ONEOK.com

(918) 595-1748

BLUE EARTH COUNTY, MINNESOTA



- Legend**
- Magellan Pipeline (Approx. Location)
 - Easement/Vacate Request
 - Magellan Property
 - Section
 - County



This copy is not a survey and has been furnished by Magellan Pipeline Company, L.P. (Magellan) for information as to approximate locations only of any pipelines or other facilities shown thereon. Magellan disclaims any representations as to accuracy or completeness of the information depicted on this copy and makes no warranties regarding accuracy or completeness of such information depicted hereon. Actual locations of pipelines and facilities must be determined on-site through timely contact with the appropriate One Call agency - Call 811 - and coordination with Magellan. Excavation, grading, construction and/or vehicle traffic in the vicinity of the pipeline(s) and facilities shown on this copy are prohibited without written permission from Magellan or other owners of pipelines or facilities depicted hereon.

Drawn By:	Adam Kilgore
Real Estate Rep:	Cynthia Pierce (918) 595-1746
Local Field Rep:	Logan Underbaum (672) 948-1796
MPL Project #:	25-682
Date:	07-25-2025



Andrew Paplow

From: Property Management(Cell Sites) <PropertyManagement@t-mobile.com>
Sent: Wednesday, July 23, 2025 1:30 PM
To: Andrew Paplow
Subject: RE: Vacation of Utilities Request

I don't see this address under any T-Mobile sites.

Thank You,
Cell Site Property Management
Document Management Specialist


Property Management 877-373-0093 | PropertyManagement@T-Mobile.com
T-Mobile.com | Follow us on [Twitter](#), [Facebook](#), and [Instagram](#)

From: Andrew Paplow <Andrew.Paplow@ricecompanies.com>
Sent: Tuesday, July 22, 2025 2:38 PM
To: Property Management(Cell Sites) <propertymanagement@t-mobile.com>
Subject: Vacation of Utilities Request

[External]

Hello,
Please see attached request to vacate utilities. Please note the area requested in green on page 3. Let me know if you have any questions or concerns

Thanks again for your time



Andrew Paplow
Project Manager II
Rice Companies
C: 651.336.0964 | O: 507.625.2634
andrew.paplow@ricecompanies.com
ricecompanies.com
Minnesota | North Dakota | Iowa | South Dakota | Wisconsin



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**PETITION TO VACATE UNDER SECTION 10.04,
CHAPTER 10 OF THE CITY CHARTER**

HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL OF MANKATO,
MINNESOTA:

The undersigned property owner/owners respectfully represent:

Westman Investments LLP

That the petitioners are fee owner/owners of the following described property situated in the City of Mankato, Blue Earth County, Minnesota, to wit:

Westman Industrial Park No 2 Lot 2 Block 1

ID # R01.09.06.127.022

The petitioner is interested in having vacation of any interest the City may or may not have in the following described right-of-way, to wit:

That the above-described portion of this street or alley is not necessary for traffic circulation and, therefore, the vacation of the described portion of said street or alley would relieve the City of any responsibility for maintenance or construction.

THEREFORE, the petitioner/petitioners respectfully request that a date for a hearing on this petition be set and at such hearing a resolution be passed to vacate any interest the City may have in the above described portion of said right-of-way.

Dated this 22nd day of July, 20 25.

Randall J. Westman
Petitioner

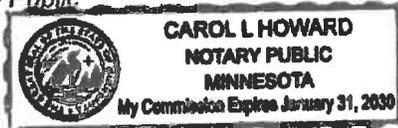
41474 Judson Bottom Rd N Mankato MN
Mailing Address

507-381-2434
Phone

rwestman18@gmail.com
Email

Subscribed and sworn to by me, a Notary Public, within and for said County, on this 22nd day of July, 20 25.

Carol L Howard
Notary Public



City of Mankato
 Intergovernmental Center
 10 Civic Center Plaza
 Mankato, MN 56001



Community Development
 Phone: 507.387.8600
 Fax: 507.388.7530
 www.mankatomn.gov

STREET/ALLEY VACATION REQUEST

Address/Location of Property:

2416 Volk Ave Mankato MN 56001

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Benco Electric		Yes	No	<input type="checkbox"/>
CenterPoint Energy		Yes	No	<input type="checkbox"/>
Charter Communication		Yes	No	<input type="checkbox"/>
Consolidated Communications		Yes	No	<input type="checkbox"/>
Enterprise Products (propane)		Yes	No	<input type="checkbox"/>
Greater MN Gas		Yes	No	<input type="checkbox"/>
Jaguar Communications		Yes	No	<input type="checkbox"/>
Kinder Morgan Cochín Pipeline		Yes	No	<input type="checkbox"/>
Magellan Pipeline		Yes	No	<input type="checkbox"/>
Mankato Public Works		Yes	No	<input type="checkbox"/>
Northern Natural Gas		Yes	No	<input type="checkbox"/>
Sprint		Yes	No	<input type="checkbox"/>
Verizon Wireless		Yes	No	<input type="checkbox"/>
Xcel Energy		Yes	X No	<input checked="" type="checkbox"/>
Zayo		Yes	No	<input type="checkbox"/>

Utility Company Comments:

We have overhead utilities in this location for vacation, if you need the equipment removed, a cost will be associated. An application will also need to be sent to our Builders Call Line, BCLMN@XCELENERGY.COM

Andrew Paplow

From: Dallager, Joseph (Northern Natural Gas) <joseph.dallager@nngco.com>
Sent: Wednesday, July 23, 2025 7:04 AM
To: Andrew Paplow
Cc: Gradillas, Mario (Northern Natural Gas); Kleist, Mitchell (Northern Natural Gas)
Subject: RE: [INTERNET] Vacation of Utilities Request

After review of attached file and address stated on document, NNG does not have any utilities in the requested vacate area.

Thank you,

Joseph Dallager

Team Leader
Welcome, MN Team
Cell: (507) 226-6846
Desk: (402) 530-2452
Email: Joseph.Dallager@nngco.com



From: Andrew Paplow <Andrew.Paplow@ricecompanies.com>
Sent: Tuesday, July 22, 2025 2:42 PM
To: Dallager, Joseph (Northern Natural Gas) <joseph.dallager@nngco.com>
Subject: [INTERNET] Vacation of Utilities Request

You don't often get email from andrew.paplow@ricecompanies.com. Learn why this is important

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Hello Joe,

Please see attached request to vacate utilities. Please note the area requested in green on page 3. Let me know if you have any questions or concerns

Thanks again for your time



Andrew Paplow
Project Manager II
Rice Companies
C: 651.336.0964 | O: 507.625.2634
andrew.paplow@ricecompanies.com
ricecompanies.com
Minnesota | North Dakota | Iowa | South Dakota | Wisconsin



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STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001



Community Development
Phone: 507.387.8800
Fax: 507.388.7530
www.mankatomn.gov

Address/Location of Property:

2416 Volk Ave Mankato MN 56001

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Benco Electric		Yes	No	<input type="checkbox"/>
CenterPoint Energy		Yes	No	<input type="checkbox"/>
Charter Communication		Yes	No	<input type="checkbox"/>
Consolidated Communications		Yes	No	<input type="checkbox"/>
Enterprise Products (propane)	<i>D. Phillips</i>	Yes	No <i>x</i>	<input type="checkbox"/>
Greater MN Gas		Yes	No	<input type="checkbox"/>
Jaguar Communications		Yes	No	<input type="checkbox"/>
Kinder Morgan Cochin Pipeline		Yes	No	<input type="checkbox"/>
Magellan Pipeline		Yes	No	<input type="checkbox"/>
Mankato Public Works		Yes	No	<input type="checkbox"/>
Northern Natural Gas		Yes	No	<input type="checkbox"/>
Sprint		Yes	No	<input type="checkbox"/>
Verizon Wireless		Yes	No	<input type="checkbox"/>
Xcel Energy		Yes	No	<input type="checkbox"/>
Zayo		Yes	No	<input type="checkbox"/>

Utility Company Comments:

Enterprise is clear.

D. Nick Nicholson - 651-295-0960

Andrew Paplow

From: Russ Leedham <Russ.Leedham@pembina.com>
Sent: Tuesday, July 22, 2025 3:31 PM
To: Andrew Paplow; hart.proctor@pembina.com
Subject: Re: [EXT] Vacation of Utilities Request

Pembina has no concern with this,

Thank you,

Russ Leedham, RPP MCIP – Land Use Planner
[Pembina Pipeline Corporation](#) | 4000, 585 8th Avenue S.W. Calgary, AB T2P 1G1
Tel: (403) 615-5339 | russ.leedham@pembina.com
Please send development notifications to development@pembina.com

From: Andrew Paplow <Andrew.Paplow@ricecompanies.com>
Sent: Tuesday, July 22, 2025 12:42 PM
To: Russ Leedham <Russ.Leedham@pembina.com>; Development <development@pembina.com>; hart.proctor@pembina.com <hart.proctor@pembina.com>
Subject: [EXT] Vacation of Utilities Request

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Hello,

Please see attached request to vacate utilities. Please note the area requested in green on page 3. Let me know if you have any questions or concerns

Thanks again for your time



Andrew Paplow
Project Manager II
Rice Companies
C: 651.336.0964 | O: 507.625.2634
andrew.paplow@ricecompanies.com
ricecompanies.com
Minnesota | North Dakota | Iowa | South Dakota | Wisconsin



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STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001



Community Development
Phone: 507.387.8800
Fax: 507.388.7530
www.mankatomn.gov

Address/Location of Property.

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Alliance Pipeline		Yes	No	<input type="checkbox"/>
Benco Electric		Yes	No	<input type="checkbox"/>
CenterPoint Energy		Yes	No	<input type="checkbox"/>
Charter Communication	<u>BRIAN DUVAL</u>	Yes	No <u>X</u>	<input type="checkbox"/>
Consolidated Communications		Yes	No	<input type="checkbox"/>
Enterprise Products (propane)		Yes	No	<input type="checkbox"/>
Greater MN Gas		Yes	No	<input type="checkbox"/>
Jaguar Communications		Yes	No	<input type="checkbox"/>
Kinder Morgan Cochin Pipeline		Yes	No	<input type="checkbox"/>
Magellan Pipeline		Yes	No	<input type="checkbox"/>
Mankato Public Works		Yes	No	<input type="checkbox"/>
Northern Natural Gas		Yes	No	<input type="checkbox"/>
Sprint		Yes	No	<input type="checkbox"/>
Verizon Wireless		Yes	No	<input type="checkbox"/>
Xcel Energy		Yes	No	<input type="checkbox"/>
Zayo		Yes	No	<input type="checkbox"/>

Utility Company Comments:

Andrew Paplow

From: Nick Sorenson <Nick.Sorenson@consolidated.com>
Sent: Tuesday, July 22, 2025 2:48 PM
To: Andrew Paplow
Subject: Re: [EXTERNAL] Vacation of Utilities Request

Good Afternoon,

I do not see any Consolidated facilities on our maps in the impacted location.

Thank you,

Nick

From: Andrew Paplow <Andrew.Paplow@ricecompanies.com>
Sent: Tuesday, July 22, 2025 2:42 PM
To: Nick Sorenson <Nick.Sorenson@consolidated.com>
Subject: [EXTERNAL] Vacation of Utilities Request

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Hello Nick,

Please see attached request to vacate utilities. Please note the area requested in green on page 3. Let me know if you have any questions or concerns

Thanks again for your time



Andrew Paplow
Project Manager II
Rice Companies
C: 651.336.0964 | O: 507.625.2634
andrew.paplow@ricecompanies.com
ricecompanies.com
Minnesota | North Dakota | Iowa | South Dakota | Wisconsin



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**PETITION TO VACATE UNDER SECTION 10.04,
CHAPTER 10 OF THE CITY CHARTER**

HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL OF MANKATO,
MINNESOTA:

The undersigned property owner/owners respectfully represent:

Westman Investments LLP

That the petitioners are fee owner/owners of the following described property situated in the City of Mankato, Blue Earth County, Minnesota, to wit:

Westman Industrial Park No 2 Lot 2 Block 1

ID # R01.09.06.127.022

The petitioner is interested in having vacation of any interest the City may or may not have in the following described right-of-way, to wit:

That the above-described portion of this street or alley is not necessary for traffic circulation and, therefore, the vacation of the described portion of said street or alley would relieve the City of any responsibility for maintenance or construction.

THEREFORE, the petitioner/petitioners respectfully request that a date for a hearing on this petition be set and at such hearing a resolution be passed to vacate any interest the City may have in the above described portion of said right-of-way.

Dated this 22nd day of July, 20 25.

Randall J Westman

Petitioner

41474 Judson Bottom Rd N Mankato MN

Mailing Address

507-381-2434

Phone

rwestman18@gmail.com

Email

Subscribed and sworn to by me, a Notary Public, within and for said County, on this 22nd day of July, 20 25.

Carol L Howard

Notary Public



STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001

Community Development
Phone: 507.387.8600
Fax: 507.388.7530
www.mankatomn.gov



Address/Location of Property:

2416 Volk Ave Mankato MN 56001

The City Council, with the assistance of the City Planning Commission, has the exclusive power to vacate or discontinue public streets, alleys, highways, or any portion thereof in the city, and public utility or access easements, but no such vacation or discontinuance shall be granted or ordered by the Council except upon the verified petition, in writing, of one or more of the owners of real property on that portion of such street, alley, or highway proposed to be vacated, or upon the verified petition of the city's Community Development Director. The petition shall state the reason for the vacation and briefly describe the street, alley, highway, or portion thereof, to be vacated.

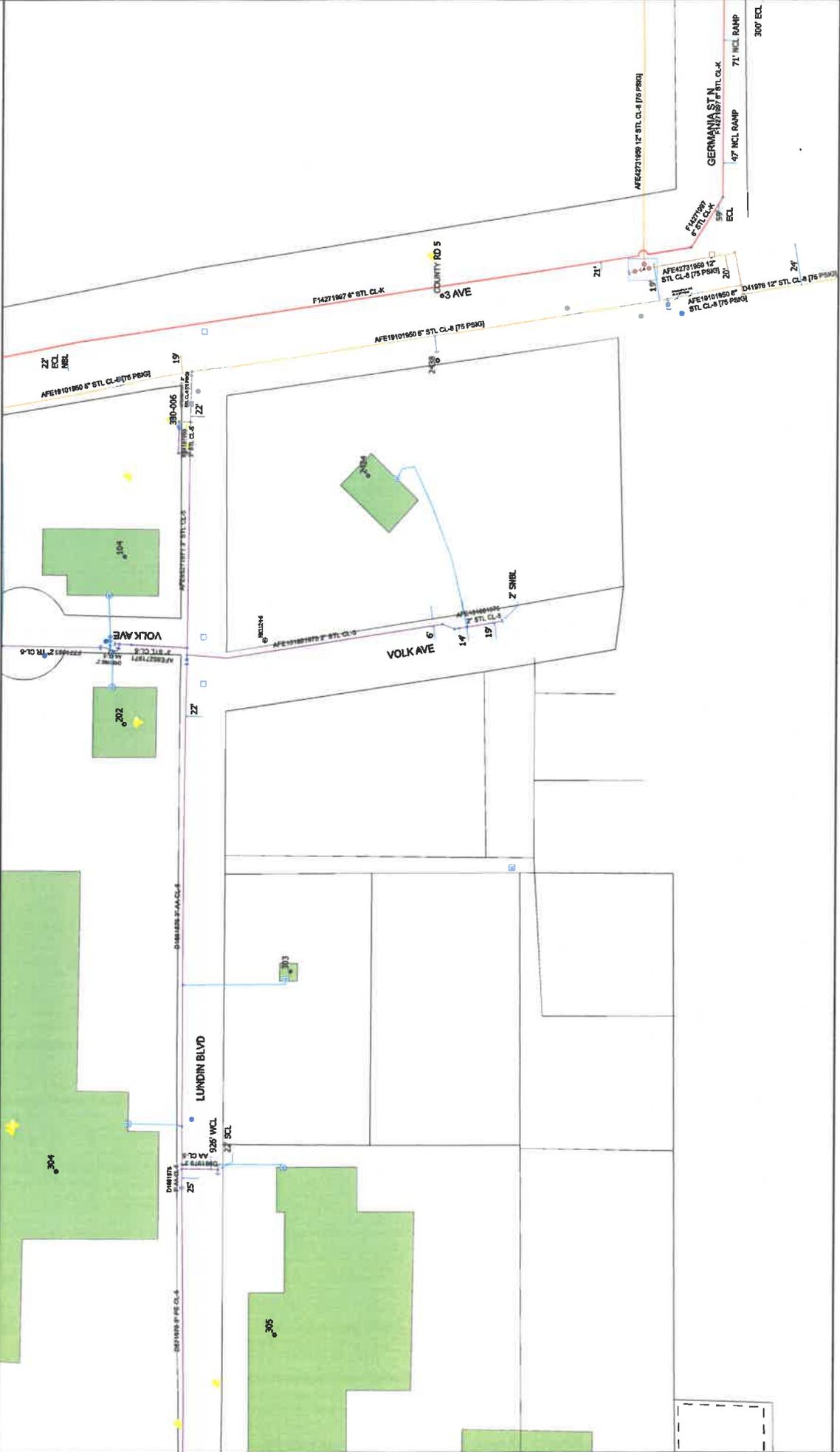
The petition shall be delivered to the Community Development Director, who will forward it to the City Planning Commission, which will hold a hearing on the request and make a recommendation to the City Council.

It is the responsibility of the applicants to have all utility companies review the request for vacation to determine whether utilities are located in the right-of-way or easement to be vacated. The petition for right-of-way or easement vacation shall be accompanied by this form, along with a map of the proposed vacation, and brought to each utility listed below, to be signed and an indication made as to the presence of utilities. **If easements must be retained for utilities or access, the applicant shall submit a drawing and a written description of the easements with this form.**

Utility	By	Utilities present within vacation?		Check box if easement needed
Alliance Pipeline		Yes	No	<input type="checkbox"/>
Benco Electric		Yes	No	<input type="checkbox"/>
CenterPoint Energy		Yes	No <input checked="" type="checkbox"/>	<input type="checkbox"/>
Charter Communication		Yes	No	<input type="checkbox"/>
Consolidated Communications		Yes	No	<input type="checkbox"/>
Enterprise Products (propane)		Yes	No	<input type="checkbox"/>
Greater MN Gas		Yes	No	<input type="checkbox"/>
Jaguar Communications		Yes	No	<input type="checkbox"/>
Kinder Morgan Cochin Pipeline		Yes	No	<input type="checkbox"/>
Magellan Pipeline		Yes	No	<input type="checkbox"/>
Mankato Public Works		Yes	No	<input type="checkbox"/>
Northern Natural Gas		Yes	No	<input type="checkbox"/>
Sprint		Yes	No	<input type="checkbox"/>
Verizon Wireless		Yes	No	<input type="checkbox"/>
Xcel Energy		Yes	No	<input type="checkbox"/>
Zayo		Yes	No	<input type="checkbox"/>

Utility Company Comments:

GENERAL LOCATION ONLY. DO NOT USE TO LOCATE FOR EXCAVATION. CALL 1-800-252-1166 FOR ONSITE LOCATIONS AND STAKING.



Plotted by: 00238560
Plot Date: 7/22/2025

Field 1:
Field 2:

Scale:
Constant
Energy
North



STREET/ALLEY VACATION REQUEST

Address/Location of Property: 2416 Volk Ave Mankato MN 56001

The City Council, with the assistance of the City Planning Commission has the exclusive power to vacate or discontinue public streets, alleys, highways or any portion thereof in the city and public utility or access easements but no such vacation or discontinuance shall be granted or ordered by the Council except upon the verified petition in writing of one or more of the owners of real property on that portion of such street, alley or highway proposed to be vacated, or upon the verified petition of the city's Community Development Director. The petition shall state the reason for the vacation and briefly describe the street, alley, highway, or portion thereof to be vacated.

The petition shall be delivered to the Community Development Director, who will forward it to the City Planning Commission which will hold a hearing on the request and make a recommendation to the City Council.

It is the responsibility of the applicants to have all utility companies review the request for vacation to determine whether utilities are located in the right of way or easement to be vacated. The petitioner for right of way or easement vacation shall be accompanied by this form along with a map of the proposed vacation, and brought in accordance with the rules to be signed and an indication made as to the presence of utilities. If easements must be retained for utilities or access, the applicant shall submit a drawing and a written description of the easements with this form.

Utility	By	Utilities present within vacation?	Check box if easement needed
		Yes No	Yes No
Alliance Pipeline		Yes No	
Benko Electric		Yes No	
CenterPoint Energy	Chuck Meyers	Yes No	<input checked="" type="checkbox"/>
Charter Communication		Yes No	
Consolidated Communications		Yes No	
Enterprise Products (propane)		Yes No	
Greater MN Gas		Yes No	
Jaguar Communications		Yes No	
Kinder Morgan Cochin Pipeline		Yes No	
Magellan Pipeline		Yes No	
Mankato Public Works		Yes No	
Northern Natural Gas		Yes No	
Sprint		Yes No	
Verizon Wireless		Yes No	
Xcel Energy		Yes No	
Zayo		Yes No	

Utility Company Comments

Andrew Paplow

From: Mayers, Charles J <charles.mayers@CenterpointEnergy.com>
Sent: Wednesday, July 23, 2025 6:40 AM
To: Andrew Paplow
Cc: Mayers, Charles J; Dirksen, Kelly J
Subject: FW: [External Email] Vacation of Utilities Request
Attachments: SKM_C36825072213510.pdf

Hi Andrew,

CenterPoint Energy has no facilities within the vacated area request and has no issues or concerns with your vacation.

Have a great safe day.

Chuck Mayers



Chuck Mayers **SR/WA**
Senior Agent, Right of Way
System Integrity & Operation Support
612-321-5381 w. | 952-334-9180 c.
Charles.mayers@centerpointenergy.com



From: Dirksen, Kelly J <kelly.dirksen@centerpointenergy.com>
Sent: Tuesday, July 22, 2025 3:39 PM
To: Mayers, Charles J <charles.mayers@CenterpointEnergy.com>
Subject: Fw: [External Email] Vacation of Utilities Request

Hi Chuck, They sent me this I think you need it not me

From: Andrew Paplow <Andrew.Paplow@ricecompanies.com>
Sent: Tuesday, July 22, 2025 2:41 PM
To: Dirksen, Kelly J <kelly.dirksen@centerpointenergy.com>
Subject: [External Email] Vacation of Utilities Request

Hello Kelly,

Please see attached request to vacate utilities. Please note the area requested in green on page 3. Let me know if you have any questions or concerns

Thanks again for your time



Andrew Paplow
Project Manager II
Rice Companies
C: 651.336.0964 | O: 507.625.2634
andrew.paplow@ricecompanies.com
ricecompanies.com
Minnesota | North Dakota | Iowa | South Dakota | Wisconsin



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Petition To Vacate

Missing Requests:

1. Zayo Group
 - a. Emailed multiple times no response
2. Jaguar Communications – Metro Net
 - a. Spoke with customer service no return communication
3. Verizon Wireless
 - a. Emailed and left message – no response

All other request forms are included in attachment with correspondence or email confirmation.

CE 2024 2025

Aerial Map

RAI.09.06.127.022



Date: July 2025

Author:

This information is to be used for reference purposes only. The City of Madison does not guarantee accuracy of the matter contained herein and is not responsible for misuse or misinterpretation.



Westman Investments Suspected Unused Wells - CE2024202

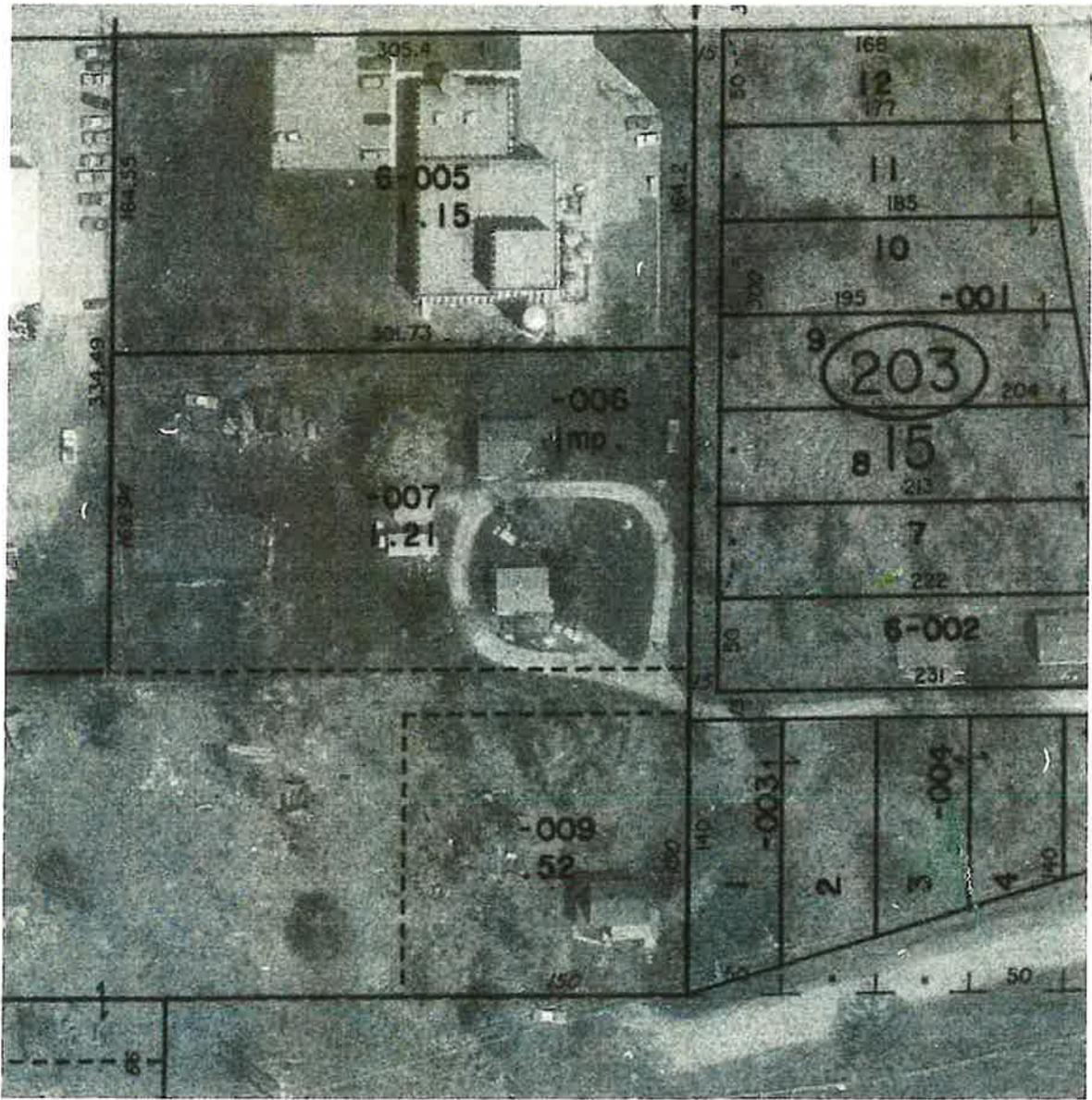


Parcel



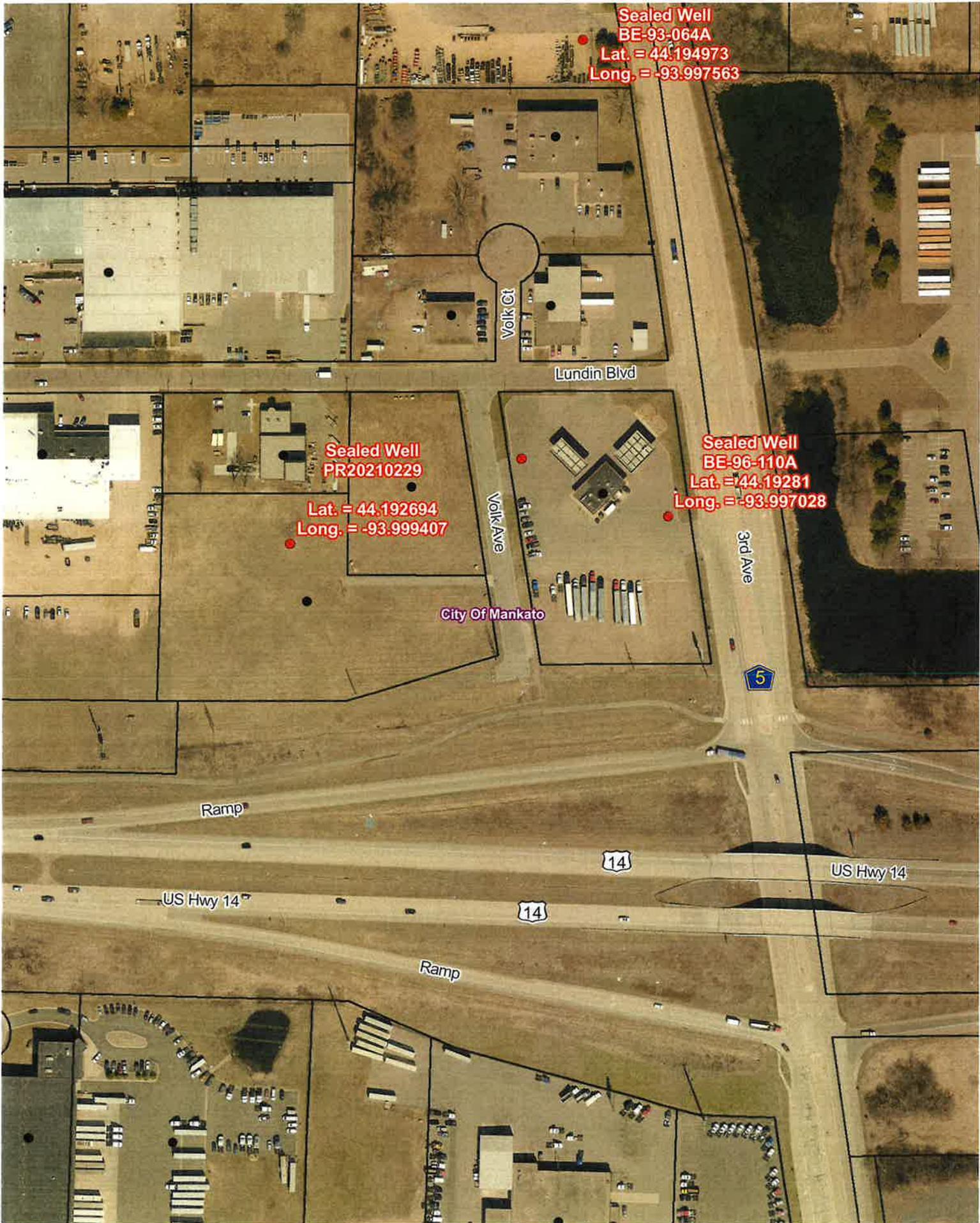
0 260 Feet

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↑ N
1983

rwestman18@gmail.com



Sealed Well
BE-93-064A
Lat. = 44.194973
Long. = -93.997563

Sealed Well
PR20210229

Lat. = 44.192694
Long. = -93.999407

Sealed Well
BE-96-110A
Lat. = 44.19281
Long. = -93.997028

City Of Mankato

Volk Ct

Lundin Blvd

Volk Ave

3rd Ave

Ramp

US Hwy 14

14

14

US Hwy 14

Ramp

5

Tim Grant

From: Tim Grant
Sent: Monday, January 10, 2022 9:04 AM
To: 'Westman, Molly'
Subject: RE: [External]Mankato Planning Commission and Site Plan Packet - January 2022
Attachments: Westman Industrial Park # 2 Photos.pdf

Molly,

Enclosed is the aerial photo for CY08-22 for the Westman Industrial Park # 2 preliminary plat request. The enclosed maps show that this property has previously consisted of three old building sites. The north building site was recently removed and we do have a properly sealed well on that site. The other two sites which show up in the 1983 Sidwell photo, and are circled in green on the aerial photo in your packet, have no well sealing information. Twice we have tried to conduct a magnetometer survey of these previous building sites in an effort to locate the old wells serving these properties but have experienced electrical interference from the high voltage electric transmission lines and some miscellaneous wire, etc. on site in the east building site location. There should be conditions placed on this preliminary plat request that the applicant must make a reasonable attempt to locate wells on these other two building sites.

Timothy H. Grant | WELLS & SEPTIC SYSTEMS & WETLANDS

Blue Earth County

Property & Environmental Resources

Desk: 507-304-4383 | Main: 507-304-4381

410 South Fifth Street | PO Box 3566 | Mankato, MN

From: Westman, Molly <mwestman@mankatomn.gov>
Sent: Friday, January 7, 2022 10:26 AM
To: '(Michael.Stalberger@co.blue-earth.mn.us)' <Michael.Stalberger@co.blue-earth.mn.us>; '(Nathan.w.holmes@xcelenergy.com)' <Nathan.w.holmes@xcelenergy.com>; 'Adam Steadland' <adam.d.steadland@xcelenergy.com>; 'Alyssa Core' <alyssa.core@state.mn.us>; 'Amir Fazlovic' <amir.fazlovic@centerpointenergy.com>; 'Andrew Balgobin' <andrew.balgobin@centerpointenergy.com>; Angela Nelson <Angela.Nelson@blueearthcountymn.gov>; 'Angela Piltaver' <angela.piltaver@state.mn.us>; 'Anthony Dickmeyer' <'anthony.dickmeyer@blueearthcountymn.gov'>; 'Bach, Jerad (jerad.bach@blueearthswcd.org)' <jerad.bach@blueearthswcd.org>; Hager, Barry G. <barry.hager@centerpointenergy.com>; 'Brett Paasch - MNDOT' <brett.paasch@state.mn.us>; Oviatt, Brian C <Brian.oviatt@Charter.com>; 'Chuck Mayers' <charles.mayers@CenterpointEnergy.com>; 'Cory Johnson' <Cory.D.Johnson@usps.gov>; 'Cory.Hakla@magellanlp.com' <Cory.Hakla@magellanlp.com>; 'Craig Austinson (craig.austinson@co.blue-earth.mn.us)' <craig.austinson@co.blue-earth.mn.us>; 'David Lensing' <David_Lensing@kindermorgan.com>; 'Dennis Frederickson (scott.roemhildt@state.mn.us)' <scott.roemhildt@state.mn.us>; George Leary <George.Leary@blueearthcountymn.gov>; 'gpalmer@greatermngas.com' <gpalmer@greatermngas.com>; 'Grant, Tim' <tim.Grant@co.blue-earth.mn.us>; 'Greg Stevens' <greg.stevens@state.mn.us>; 'Heath Biegler' <heath.biegler@magellanlp.com>; 'Jennifer Lemke' <Jennifer.M.Lemke@usps.gov>; 'Jesse Shetka' <jesse.m.shetka@usps.gov>; 'John Hutchins' <johnh@benco.rog>; 'Jonahtan Graves' <'jonathan.graves@blueearthcountymn.gov'>; 'Justin Grev (justin.grev@hickorytech.com)' <justin.grev@hickorytech.com>; 'Karl Nelson (karl.nelson@sprint.com)' <karl.nelson@sprint.com>; 'Kris DiMercurio (kris.dimercurio@zayo.com)' <kris.dimercurio@zayo.com>; 'Lacy Anderson' <Lacy.K.Anderson@usps.gov>; 'laurens@greatermngas.com' <laurens@greatermngas.com>; 'Lorin James' <Lorin.L.James@usps.gov>; 'Mankato Free Press' <editor@mankatofreepress.com>; 'Mark Fischenich' <mfischenich@mankatofreepress.com>; Mark Manderfeld <Mark.Manderfeld@blueearthcountymn.gov>; 'Mike Dahle (michael.dahle@zayo.com)' <michael.dahle@zayo.com>;

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

Minnesota Department of Transportation
2151 Bassett Drive
Mankato, MN 56001
C: 507-508-3409
mndot.gov/



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

Planning Coordinator

City of Mankato

10 Civic Center Plaza

P.O. Box 3368

Mankato, MN 56002-3368

Office: (507) 387-8571

Fax: (507) 388-7530

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
Flag Status: Flagged

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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



Andrew Paplow
Project Manager II
Rice Companies

C: 651.336.0964 | O: 507.625.2634
andrew.paplow@ricecompanies.com
ricecompanies.com

Minnesota | North Dakota | Iowa | South Dakota | Wisconsin



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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.



Andrew Paplow
Project Manager II
Rice Companies
C: 651.336.0964 | O: 507.625.2634
andrew.paplow@ricecompanies.com
ricecompanies.com
Minnesota | North Dakota | Iowa | South Dakota | Wisconsin



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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).**
-

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.

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

Follow Up Flag: Follow up
Flag Status: Flagged

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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).



Andrew Paplow
Project Manager II
Rice Companies
C: 651.336.0964 | O: 507.625.2634
andrew.paplow@ricecompanies.com
ricecompanies.com
Minnesota | North Dakota | Iowa | South Dakota | Wisconsin

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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
Planning Coordinator
City of Mankato
10 Civic Center Plaza
P.O. Box 3368
Mankato, MN 56002-3368
Office: (507) 387-8571
Fax: (507) 388-7530

Meeting Date: 08/27/2025

Title

CY42-25

Request of Widseth, on behalf of the developer, Southwest Minnesota Housing Partnership, with permission of the property owner, for the vacation of a portion of Ruth Street between the platted, improved 4th Street and the vacated 5th Street. The subject property is generally described as Ruth Street between 4th Street and 5th Street, and as lying directly to the south of Outlot C, School Sisters of Notre Dame Subdivision, etal and being part of Highwood Subdivision.

The anticipated date of City Council action is October 14, 2025.

Applicant

The applicant is Widseth on behalf of the developer, Southwest Minnesota Housing Partnership.

Request

The applicant is requesting the vacation of a portion of Ruth Street between the platted, improved 4th Street and the vacated 5th Street.

Location

The subject property is generally described as Ruth Street between 4th Street and the vacated 5th Street, and as lying directly to the south of Outlot C, School Sisters of Notre Dame Subdivision, etal and being part of Highwood Subdivision.

Existing Land Use

The City's Land Use Plan designates this area as Public-Semi Public.

Zoning

The property is zoned R-2, one and two-family dwelling district.

Environmentally Sensitive Areas

The Environmentally Sensitive Areas Map indicates that a portion of the property sits within the shoreland district. No development is planned in that area.

Public Utilities

The applicant shall provide an easement over existing infrastructure in the proposed area to be vacated.

City Code

The City Code pertaining to the R-2, to the one and two-family dwelling district, may be view at the link below:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSDE_ARTIREDI_DIV4OMIDWDI

Site Plan Review Comments

The Site Plan Review committee met on April 14, 2009, and submitted the following comments:

- a. The applicant shall resolve parcel ownership of a parcel owned by the City of Mankato prior to, or in conjunction with, the vacation of Ruth Street proceeding.
- b. The applicant shall be aware that there will need to be utility easement dedication in the vacation area.
- c. General note: public use of the area appears to be occurring in the proposed vacation area. The street is utilized for access and for infrastructure.
- d. If not already complete, the applicant shall log in to the online portal and make notification fee payment.

Review

The applicant, Widseth, on behalf of the developer, Southwest Minnesota Housing Partnership, is requesting a vacation of a portion of Ruth Street between the platted, improved 4th Street and the vacated 5th Street.

History

In June 2022, the Mankato City Council approved the final plat review of School Sisters of Notre Dame Subdivision. The subdivision included the replatting of Lots 7-45, Highwood Addition to Mankato; Lots A-H, Dukes' Subdivision; Lots 18-20, Shaw's Addition to Mankato; Outlot Nos. 1 & 2, Dukes' Addition; Part of the Southeast Quarter of Section 5, Township 108 North Range 26 West; and Part of Northwest Quarter of the Northeast Quarter of Section 8, Township 108 North Range 26 West (145 Good Counsel Drive).

The School Sisters of Notre Dame Subdivision contains one-lot and four-outlots and was proposed to facilitate the sale of a portion of the property from School Sisters of Notre Dame Central Pacific Province to Mankato Loyola. Lot 1, Block 1 contains 50.18 acres and is the location of the existing Mankato Loyola School. The remaining property within the subdivision is depicted as outlots. Outlot A, encompassing 1.78 acres, is the location of an existing cemetery. Outlot B, depicted as 41.96 acres, is the School Sisters of Notre Dame campus. No future uses are contemplated as part of this subdivision.

Outlot C is the area currently depicted as Highwood Subdivision. The replatting of this property to an outlot required a new plat in conformance with the R-2 standards, if any development was proposed for this area. Outlot D is 8.35 acres and is the location of the existing barn building and community garden plots.

The subject property is described as part of Outlot C, School Sisters of Notre Dame Subdivision, a portion of vacated Ruth Street as shown in the Subdivision of Outlots Dukes Second Addition – Highwood, part of Outlot B, School Sisters of Notre Dame Subdivision, part of Lots 1, 2, 17, 18, Block 13, Shaw's Subdivision, City of Mankato (PID R010905379004, R010905379005, etal).

On July 14, 2025, the Mankato City Council approved the preliminary plat of Good Counsel Meadows Subdivision, a 2-block, 11-lot subdivision. Block 1 contains eight single-family dwelling lots. Each lot in Block 1 is 6,500 square feet, which exceeds the minimum lot size requirements. The lots were required to provide additional depth to meet the shoreland requirements for Thompson Creek, a protected water body.

Block 2 contains three lots, which range in size from .37 acres to .84 acres.

Current Proposal

As previously stated, the applicant is proposing to vacate a portion of the unimproved Ruth Street located to the east of North 4th Street. The vacation is required to better align the proposed lots and private access to the site. The unimproved portion of Ruth Street currently has public utilities, including sanitary, sewer, and water connections which extend through the property, connecting to 4th Street.

Based on the existing utilities within the site, the developer will be required to provide an easement over the existing infrastructure. The information was shared with utility companies and no additional impacts to the existing utilities will occur.

Findings

Staff submits the following findings.

1. The portion of Ruth Street proposed to be vacated was never improved as a Public Street following its dedication as such.
2. The developer plans to create an Outlot on the triangular portion of the property adjacent to N 4th Street and to dedicate a utility and access easement to the City for maintenance of the existing sanitary sewer line that runs adjacent and parallel to the Section line. Alternatively, the applicant may deed a portion of the vacated Ruth Street right of way to the city of Mankato.
3. The proposed vacation is necessary for the development of the subject parcel as the existing alignment restricts development of a portion of the property.

Recommendation

Staff recommends approval of the vacation of Ruth Street with the following conditions:

1. The applicant shall provide a utility and access easement to the City of Mankato for maintenance of the existing sanitary sewer line that runs adjacent and parallel to the Section line. Alternatively, the applicant may deed a portion of the vacated Ruth Street right of way to the city of Mankato.

Attachments

General Location Map

Aerial Map

Site Plan

Vacation Exhibit

Vacation Exhibit Aerial

Original Plat

General Location Map



Date: July 2025

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.



Aerial Location Map



Date: July 2025

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.



PRELIMINARY PLAT NOTES

OWNER/DEVELOPER

Southwest Minnesota Housing Partnership
140 Homestead Road
Mankato, MN 55901
(507) 836-1608

LAND SURVEYOR

Widseth
3777 40th Ave. NW Suite 200
Rochester, MN 55901
(507) 292-8743

WETLAND SPECIALIST

ISG
115 E Hickory St. Suite 300
Mankato, MN 56001
(507) 387-6651

PROPERTY LEGAL DESCRIPTION

Outlot C, SCHOOL SISTERS OF NOTRE DAME SUBDIVISION, according to the plat thereof on file at the County Recorder's Office, Blue Earth County, Minnesota.

ALSO

That part of vacated Ruth Street as shown in SUBDIVISION OF OUTLOTS DUKES SECOND ADDITION — HIGHWOOD, according to the plat thereof on file at the County Recorder's Office, Blue Earth County, Minnesota, lying easterly of 4th Street.

ALSO

That part of Outlot B, SCHOOL SISTERS OF NOTRE DAME SUBDIVISION, according to the plat thereof on file at the County Recorder's Office, Blue Earth County, Minnesota, described as follows:

Beginning at the most westerly corner of said Outlot B; thence North 85 degrees 05 minutes 18 seconds East along the southerly right-of-way of vacated Ruth Street as shown in the SUBDIVISION OF OUTLOTS DUKES SECOND ADDITION — HIGHWOOD, according to the plat thereof on file at the County Recorder's Office, Blue Earth County, Minnesota, 89.61 feet; thence South 34 degrees 13 minutes 52 seconds West 51.66 feet to the southerly line of said Outlot B; thence North 55 degrees 42 minutes 25 seconds West, along said southerly line, 73.28 feet to the point of beginning.

ALSO

That part of Lots 1, 2, 17 and 18, Block 13, SHAW'S SUBDIVISION, according to the plat thereof on file at the County Recorder's Office, Blue Earth County, Minnesota, described as follows:

Beginning at the most westerly corner of Outlot B, SCHOOL SISTERS OF NOTRE DAME SUBDIVISION, according to the plat thereof on file at the County Recorder's Office, Blue Earth County, Minnesota; thence South 89 degrees 05 minutes 18 seconds West, along the southerly right-of-way of vacated Ruth Street as shown in the SUBDIVISION OF OUTLOTS DUKES SECOND ADDITION — HIGHWOOD, according to the plat thereof on file at the County Recorder's Office, Blue Earth County, Minnesota, 97.49 feet to the easterly right-of-way of 4th Street; thence South 55 degrees 46 minutes 08 seconds East 153.00 feet to the east line of said SHAW'S SUBDIVISION; thence North 34 degrees 13 minutes 52 seconds East, along said easterly line, 56.04 feet to the southerly line of said Outlot B; thence North 55 degrees 42 minutes 25 seconds West, along said southerly line, 73.28 feet to the point of beginning.

SURVEY NOTES

- Orientation of this bearing system is based on Blue Earth County Coordinate System; NAD83-2011.
- Benchmark: TNH at intersection of North 4th St. and East Mabel Street. Elev. 860.93.
- The E911 address of the subject property is: Not Assigned.

- Property Identification Number: R01.09.05.379.004.
- Total Acreage: 284,767.28 sq.ft. or 6.54 acres.
- Contours shown are 1 foot contours, NAVD88 Datum.
- There are no wetlands on the subject property according to the Wetland Delineation completed by Nick McCabe, ISG, Certified Wetland Delineator No. <Lic. Number>, on April 27, 2021.
- According to FEMA Community Panel Number 115, Map No. 27013C0115F, effective date February 22, 2024 the property is within Zone X (Area of Minimal Flood Hazard).
- The property is zoned R-2 One & Two Family Dwelling per City of Mankato zoning map. Building setback distances are:
 - Front Yard: 30 feet
 - Side Yard: 6 feet
 - Rear Yard: 25 feet
- The building setback lines are shown according to the City of Mankato zoning ordinance.
- This survey was completed without the benefit of a title commitment or opinion. There may be easements or other limiting factors not shown on this survey which affect the subject property.
- The underground utilities shown on this survey are according to observed evidence and Gopher One. Ticket No. 251221584 together with plans. Widseth assumes no responsibility for the completeness and accuracy of these locations. Further locations and verifications are recommended before any construction or excavation.
- The fieldwork was performed on May 7, 8 & 15, 2025.

GOOD COUNSEL MEADOWS

SEC. 5 & 8, TWN.108, RGE. 26

EXISTING LEGEND

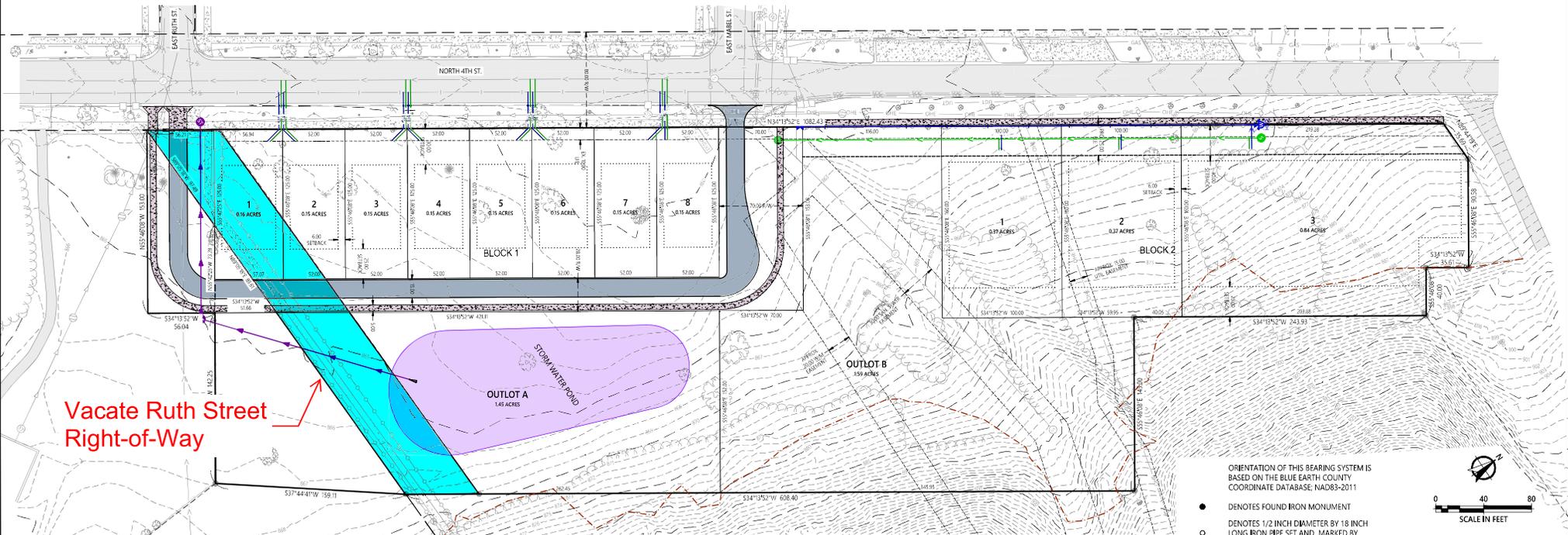
- SECTION LINE
- EASEMENT LINE
- DEEDED LOT LINE(S)
- PLATTED LOT LINE(S)
- SUBJECT TRACT(S) BOUNDARY
- SUBJECT TRACT SETBACK LINE(S)
- MAJOR CONTOURS (WITH LABEL)
- MINOR CONTOURS (WITH LABEL)
- TREE - CONIFER
- TREE - DECIDUOUS
- EDGE OF WOODS
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT

- GUY WIRE ANCHOR
- SKIN - SINGLE
- FENCE - CHAINLINK
- TELECOM MANHOLE
- TELECOM PEDESTAL
- FOC - UNDERGROUND FIBER OPTIC CABLE
- UGT - UNDERGROUND TELEPHONE CABLE
- LIGHT POLE
- MANHOLE
- PEDESTAL
- ELECTRIC POLE
- TRANSFORMER
- OVERHEAD ELECTRIC WIRE

PROPOSED LEGEND

- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- CURB & GUTTER
- MANHOLE
- GRAVITY MAIN PIPE
- CATCH BASIN
- INLET STRUCTURE
- MANHOLE
- GRAVITY MAIN PIPE
- HYDRANT
- MANHOLE
- WATER MAIN VALVE
- WATER MAIN PIPE
- WATER MAIN PIPE
- WATER SERVICE PIPE
- BLUFFLAND LINE

© 2025 WIDSETH - FILE: W:\PROJECTS\SOUTHWEST MINNESOTA HOUSING PARTNERSHIP\400409\2025\0503\CAD\SUBDIVISION\2025-0503.DWG, PLOTTED BY: BEN STEVENS, May 23, 2025



Vacate Ruth Street Right-of-Way

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE BLUE EARTH COUNTY COORDINATE DATABASE: NAD83-2011

- DENOTES FOUND IRON MONUMENT
- DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE SET AND MARKED BY RLS #41887



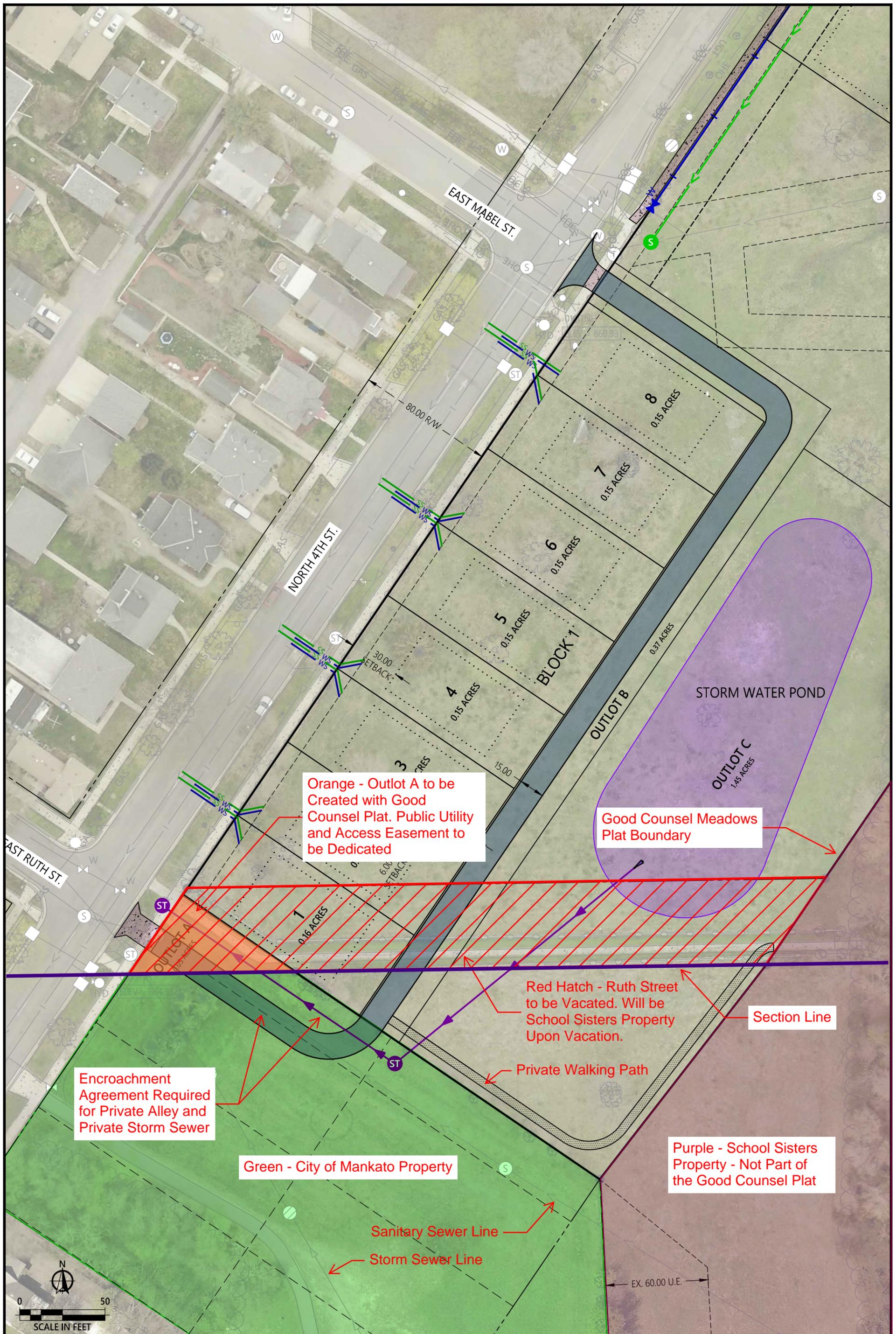
SHEET X OF X SHEETS

WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

DRAWN BY: BIS
CHECKED BY: CNB
CRAIG N. BRITTON LIC. NO. 44228 DATE: ---

DATE	AMENDMENT DESCRIPTION	PREPARED FOR:

SOUTHWEST MINNESOTA HOUSING PARTNERSHIP
PRELIMINARY PLAT PROJECT #: 2025-10591



Orange - Outlot A to be Created with Good Counsel Plat. Public Utility and Access Easement to be Dedicated

Good Counsel Meadows Plat Boundary

Red Hatch - Ruth Street to be Vacated. Will be School Sisters Property Upon Vacation.

Section Line

Encroachment Agreement Required for Private Alley and Private Storm Sewer

Private Walking Path

Green - City of Mankato Property

Purple - School Sisters Property - Not Part of the Good Counsel Plat

Sanitary Sewer Line
Storm Sewer Line



Know all men by these presents:

That I, Carl S. Olson, of Blue Earth Co. Minnesota, do trustee under that certain trust deed executed to me by A. N. Dukes and Mary Rose Dukes his wife of Peru Indiana dated May 19th 1908, have caused to be surveyed and platted as shown by the within plat, a subdivision of Out Lots 1, 2, 3, 4, 5, 6, 7, 9 and 10 and a Rearrangement of Lots in Blocks 18, 19, 22, 23, 31 and 32 all in Dukes' Second Addition to Mankato Minnesota. Also an addition to be known as Highwood located on the west part of Lots A, B, C, D, E, F, G, H, I and L of Dukes' Subdivision of the East part of the South half of the S.W. 1/4 of Section 5, T. 108 N. R. 26 W. more fully described as follows to wit: Beginning at the S.W. corner of the said Dukes' Sub-Block East along the south line of Section 5 a distance 372.75 feet, thence N 35 1/2° E 608.4 feet, thence N 54° 45' W 145 feet, thence N 25 1/2° E 432.2 feet to the south line of Lot K of the said Dukes' Sub-Block West along the said line 185.5 feet to the eastern line of Fourth Street; thence S 25 1/2° W along the said eastern line of Fourth Street to the place of beginning, also the detached portion of Highwood beginning at the S.W. corner of Lot 5 of Dukes' Sub-Block West along the south line of the said lot 135 feet, thence N 16 1/2° E 258.5 feet to the north line of the said Dukes' Sub-Block West 185 feet or to the eastern line of Fourth Street; thence S 16 1/2° W along the same to the place of beginning. All of the above was platted at my request and in accordance with my free consent. The streets and alley shown upon the plat and hereby dedicated to the public for use as such.

Carl S. Olson as Trustee, J. Struck

State of Minnesota, County of Blue Earth, ss. Be it remembered that on this 22nd day of May 1908, before me, a notary public within and for the County of Blue Earth Minnesota, I personally came Carl S. Olson to me well known to be the same person and trustee abovementioned and acknowledged that he executed the foregoing instrument of conveyance as trustee, as the deed and voluntary deed of such Trustee for the purposes therein expressed.

J. Dickson

I, C. R. Allen, a civil engineer, hereby declare and state that I have surveyed the lots, streets and alleys shown upon the within plat at the request of the owners and the trustee thereof, and that the plat is a correct representation of the said survey. The dimensions of lot, width of street and alley are marked in feet and decimals thereof on the map. There are three or more monuments planted at the ground at the points specified on the plat. There are no highways to be shown and no water except as represented. The out side boundaries of the land and blocks platted are indicated by a tinted line.

Mankato Minn - May 22nd 1908 C. R. Allen Civil Engineer

State of Minnesota, ss. County of Blue Earth, ss. Be it remembered that on this 22nd day of May 1908, before me, a notary public, within and for the County of Blue Earth State of Minnesota, I personally came C. R. Allen known to me to be the same person above mentioned as Civil Engineer who surveyed the within addition and subdivisions, and stated that the facts set forth in said plat and certificate are correct and true.

J. Dickson

Plat of SUBDIVISION OF OUT LOTS 1, 2, 3, 4, 5, 6, 7, 9 and 10 AND REARRANGEMENT OF LOTS IN BLOCKS 18, 19, 22, 23, 31 AND 32 OF DUKES' SECOND ADDITION, Mankato, Minnesota.

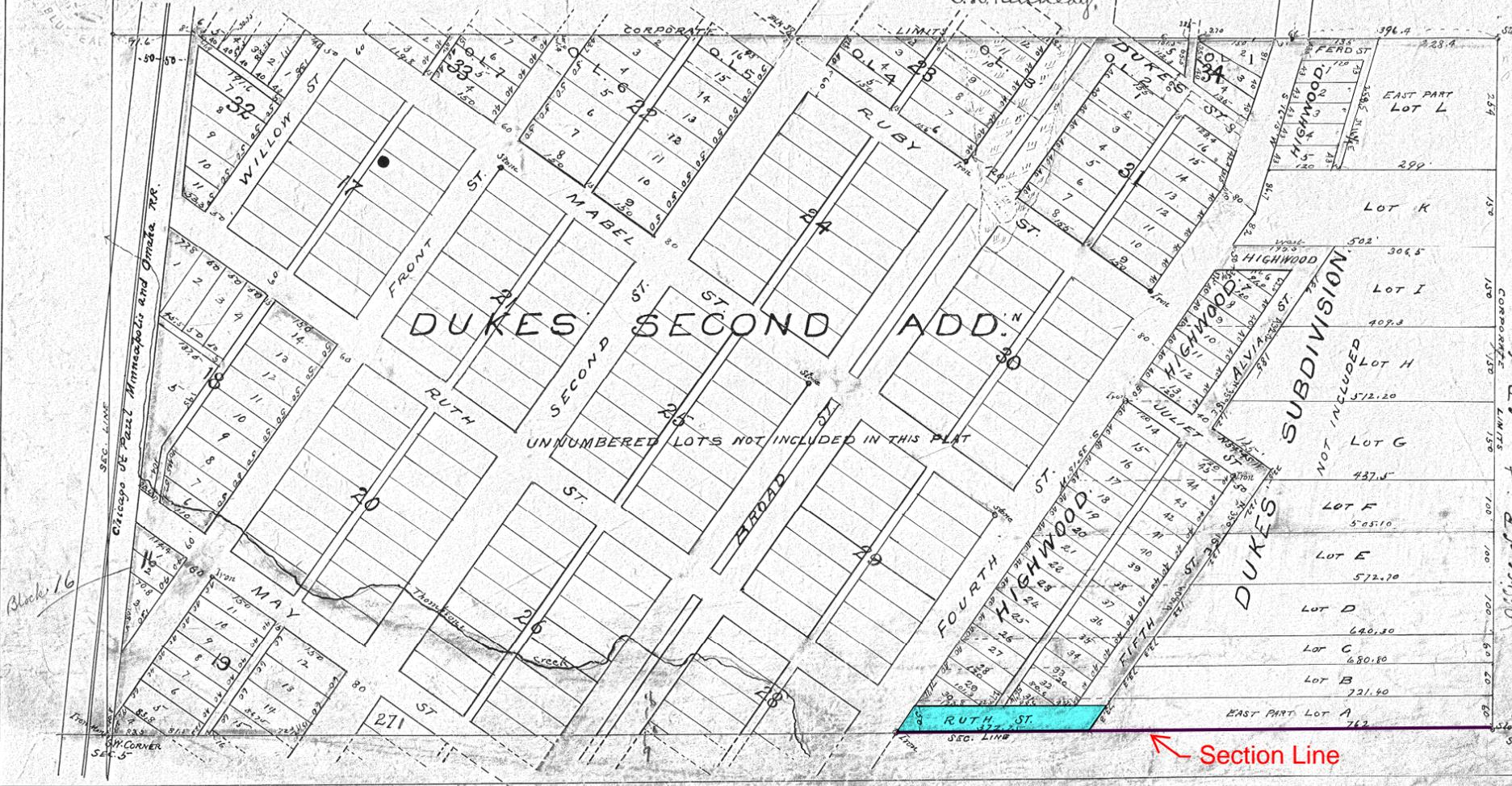
ALSO, HIGHWOOD A SUB. OF THE WEST PART OF LOTS A, B, C, D, E, F, G, H, I, AND L OF DUKES' SUB of the East part of the S.W. 1/4 of Sec. 5 T. 108 N. R. 26 W. in Mankato, Minnesota.

I, M. B. Haynes, City Engineer of Mankato Minn hereby approve of the within plat. May 22nd 1908 M. B. Haynes City Engineer

I hereby certify that this plat was approved by the Common Council of the City of Mankato Minnesota on the 22 day of May 1908. J. B. Rodapp City Recorder

Shose Hair 4th June 8, Ed Weaver, C. L. Kennedy

Scale 1" = 150 FT.



Office of Registrar of Deeds, County of Blue Earth, Minn. This plat was filed in this office on May 22nd 1908 at 8 o'clock P.M. and was duly recorded in Book 3 of Plats, Page 15. B. B. Register of Deeds

Meeting Date: 08/27/2025

Title

CY43-25

Request of Wrestling Brotherhood, with permission of the property owner, for a variance from Mankato City Code Chapter 10, Article 2, Division 5, Sec. 10-169 to decrease the rear yard setback from the required 49.5' to 25' in the R-3, Limited Multiple Family Dwelling District, and for a conditional use permit to allow for a wrestling recreational facility in the R-3, Limited Multiple Dwelling zoning district. The subject properties are described as Lots 3, 4, 5, Block 16, Mankato City, Blue Earth County (Blue Earth County PID R010907206004, R010907206005, R010907206006, 1416, 1420, 1430 2nd Avenue).

The anticipated date of City Council action is September 8, 2025.

The anticipated date of City Council action is September 8, 2025.

The anticipated date of City Council action is September 8, 2025.

Applicant

The applicant is Wrestling Brotherhood, with permission of the property owner.

Request

The applicant is seeking a conditional use permit for the operation of a wrestling facility and a variance to decrease the rear yard setback in the R-3, Limited Multiple Family Dwelling District.

Location

The subject properties are located at 1416, 1420, and 1430 2nd Avenue.

Existing Land Use

The two northerly properties are currently vacant and were the previous location of a bar. The southerly property has an existing residential house.

Zoning

The properties are currently zoned M-1, Light Industrial. The Planning Commission reviewed a rezoning request to change the zoning to R-3 at their July 23, 2025 meeting and recommended approval. That request will be reviewed by the City of Mankato City Council on September 8, 2025 for final action and decision.

Environmentally Sensitive Areas

There are no known environmentally sensitive areas on the site.

Public Utilities

With development, the subject sites will be required to be served by public utilities.

City Code

Mankato City Code related to the R-3 zoning districts can be found

here: https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSDE_ARTIREDI_DIV5LIMUDWDI

Mankato City Code related to Conditional Use Permits can be found

here: https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSDE_ARTXIADEN_DIV3COUSPE

Mankato City Code related to Variances can be found

here: https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSDE_ARTXIADEN_DIV5VA

Site Plan Review Comments

The Site Plan and Traffic Advisory Committee reviewed the item at the August 12, 2025, meeting and provided the following comments. The applicants' subsequent responses are also included in *italics*.

- a. The applicant shall be aware that all existing, unused public utility services will need to be abandoned/vacated at the main. *Applicant's response: Acknowledged.*
- b. The applicant shall confirm the roof drainage design for the proposed building. *Applicant's response: The roof drainage design is your standard gutter and downspout.*
- c. Per the variance request information provided from an engineer licensed to do work in the State of Minnesota, the reason for the variance request/practical difficulty is as follows: *"There is concern about the type of fill material that was used when the building and foundations were removed. We don't know if the fill material is appropriate to build on and if it was uniformly filled across the entire building pad or not. The concern is that the differing soil properties could cause uneven settlement under the building. We need to keep the building as far south and west as possible to minimize the risk of building over the existing buildings and undocumented fill."* Please provide confirmation. *Applicant's response: Confirmed.*
- d. On the revised site plan, "Parking surface requirements in setbacks" – clarify whether the rear and side yard's are reversed on the plans. *Applicant's response: They were reversed and are now updated on the attached Site Plan.*
- e. From July Site Plan comments: Please confirm– the facility will not be used for tournaments, meets, scrimmages, etc. *Applicant's response: Confirmed.*
- f. From July Site Plan comments – Please confirm – spectators will not be attending any events occurring at the facility. The floor plan does not show

- bleachers or other seating to accommodate seating for events. *Applicant's response: Confirmed.*
- g. From July Site Plan comments - Please confirm- the facility/property will be set up and operated as a not-for-profit organization. Based on the most recent narrative, the information provided indicates that, "No retail operations, commercial services, or for-profit activities will occur at the site." *Applicant's response: Confirmed.*
- h. If not already complete, applicant shall log in to the online portal and make notification fee payment. *Applicant's response: Payment was made on 8/13/25 for the notification fees.*

The Site Plan and Traffic Advisory Committee reviewed the request at their July 8, 2025 meeting and provided the following comments:

1. The applicant shall be aware that existing connections will need to be capped if PVC. If not PVC, then it must be removed from the main. *Applicant's response: Acknowledged.*
2. The applicant shall be aware that the 3 addresses for the existing homes will be retired. The address for this location will be 1422 2nd Ave. *Applicant's response: Acknowledged.*
3. The applicant shall be aware that with the increase in the impervious area, they are encouraged to install stormwater infrastructure to reduce direct runoff to adjacent ROW from the parking lot. Existing storm sewers exist on Spruce Street, portions of 2nd Ave and the adjacent alley. *Applicant's Response: This will be addressed in a future zoning request.*
4. The applicant shall confirm that roof drainage design does not require storm sewer for plumbing code purposes. *Applicant's response: Acknowledged.*
5. The Applicant shall be aware that a curbing complying with the Mankato City Code (6") is required by code for parking lots in accordance with Mankato City Code. *Applicant's Response: This will be addressed in a future zoning request.*
6. The applicant shall provide clarity on how the building will be used and if public events will take place. *ISG Response: Please see revised narrative.*
7. The applicant shall be aware that any future use/reuse of the property shall conform to the standards of the R-3 zoning district. *Applicant's response: Acknowledged.*
8. Applicant shall make the notification fee payment on the online portal, if not already complete. *Applicant's Response: Payment was made on 07/09/2025 for the notification fee.*
9. The applicant shall provide a submittal that contains cohesive plans. As presently submitted, there is an architectural plan that appears to demonstrate different setbacks and information than the provided civil plans. The unified site plan should include accurate setbacks which include a front, and corner side yard, side yard and rear yard and must include the building dimensions, lot size, lot summary information for the proposed site such as structure and parking coverage in the yards, parking information, proposed zoning, etc. Note plans C3-10, and Concept 1 *Response: This will be addressed in a future zoning request.*
10. Applicant shall provide lot summary information relating to structure coverage in the R-3 district, accurate setbacks, and parking in required yard coverage as required in the R-3 district.
 1. Code reference: *Not more than 35 percent of the front, corner side yard, or rear yard setbacks shall be hard surfaced or used for driveways or unenclosed motor vehicle parking. Motor vehicle parking shall not be allowed in the required side yard setback.*
 2. Code reference: *Every corner lot shall provide a required front yard and a corner side yard on the secondary street side of the lot. The width of the corner side yard shall not be less than one-half the distance of the required front yard depth requirement for the lot. The corner side yard shall extend from the front to the rear of the lot along the secondary side street. No building shall be allowed in the corner side yard, and the restrictions on parking in the front yard shall apply to parking in the corner side yard. Corner lots in the B-3 district shall provide a corner side yard equal to the dimensions of the required front yard.*
 3. Code reference: *The sum total of ground area that may be covered by all structures located on a zoning lot in the R-3 district shall not exceed 35 percent of the lot area. Accessory buildings shall occupy not more than 50 percent of the total area of a required rear yard.*
 - *Applicant's Response: This will be addressed in a future zoning request*
11. Applicant shall provide a site plan that accurately reflects the site setbacks. Specifically, where is the rear yard setback?
 1. Code reference: *R-3 Rear yard setback: All other principal buildings and uses: 25 percent of lot depth, provided the yard is a minimum of 25 feet or a maximum of 75 feet.*
 - *Applicant's Response: This will be addressed in a future zoning request.*
12. Applicant shall confirm the location of the sight triangle relative to the parking spaces: Code reference: Sec. 10-1618: *The location of parking spaces and internal driveways shall conform to the stated setbacks and ground coverages for impervious surfaces contained in each zoning district. Parking areas shall be designed so as to avoid parked vehicles encroaching into required yards. Parking shall not be located in the required sight triangle as defined by section 5-20.* *Applicant's Response: This will be addressed in a future zoning request.*
13. Applicant shall provide detail on the proposed usage of the structure. Code outlines the conditional uses in this R-3 district as the following, "Golf courses, country clubs, and private recreational uses, all noncommercial." Will the proposed use be non-commercial in nature? If so, please describe in narrative form. Or, if the request is seeking some other conditional use permit category, that should be provided along with the detail for that request. *Applicant's Response: Please see revised narrative for proposed usage information.*
14. There are no bleachers shown on the floor plan. Is the intention to host scrimmages, meets, tournaments, etc. where spectators will be attending? Or, will this facility only be used for training purposes? If so, the parking should be revised to reflect as much and the narrative provided should reflect how the facility will be used. *Applicant's Response: This facility will be used for training purposes only.*
15. Applicant shall clarify the intention of the overhead door. Will outdoor activities be occurring with the proposed use, and/or will the door be opened during operations? *Applicant's Response: Intention of the overhead door is for bringing in wrestling mats as needed, they will not fit through a standard exterior man door.*
16. Applicant shall verify that all noise generated from the proposed development conforms to Minnesota Rule 7030 related to noise. *Applicant's Response: Acknowledged.*
17. Applicant shall conform to the franchise coloring standards in building color selection. *Applicant's Response: Acknowledged.*
18. The applicant shall combine the lots into one zoning lot. If this can be done by a parcel combination with Blue Earth County, that will achieve the intent of a zoning lot. If not, the applicant shall submit documentation that creates one zoning lot. *Applicant's Response: ISG discussed with David Sieberg, Blue Earth County, on 05/28/2025 who confirmed a lot combination can be handled administratively without the need of a survey or plat.*
19. The applicant shall provide a landscaping plan that achieves Mankato City Code. For example, as currently submitted the required trees are shown in the public right of way. *Applicant's Response: This will be addressed in a future zoning request.*
20. If exterior lighting is proposed, the applicant shall provide a lighting plan conforms to Mankato City Code including light fixture cut sheets. *Applicant's Response: This will be addressed in a future zoning request.*
21. The applicant shall provide a refuse plan for the site. If anything besides inside refuse storage is proposed, a dumpster enclosure achieving Mankato City Code will be required and this shall be included on an updated plan. *Applicant's Response: No exterior refuse storage is proposed.*
22. The applicant shall provide bicycle parking in accordance with Mankato City Code. *Applicant's Response: This will be addressed in a future zoning request.*

Review

Wrestling Brotherhood, with permission of the property owner, is requesting a variance from Mankato City Code Chapter 10, Article 2, Division 5, Sec. 10-169 to decrease the rear yard setback from the required 49.5 feet to 25.36 feet in the R-3, Limited Multiple-Family Dwelling District, and a conditional use permit to allow for a wrestling recreational facility in the R-3, Limited Multiple-Family Dwelling zoning district. The subject properties are located at 1416, 1420, and 1430 2nd Avenue and are legally described as Lots 3, 4, and 5, Block 16, Mankato City, Blue Earth County.

History

The northern two lots were formerly occupied by "Mac's Bar & Café" and an accessory storage shed. Online sources indicate that Mac's Bar & Café operated as a local establishment offering casual dining and beverages.

In November 2011, a fire occurred at the establishment, and in 2013 the City of Mankato issued a demolition permit for the removal of the structures and foundations. Since that demolition, the parcels have remained vacant.

On July 14, 2025, the Mankato City Council approved a land use plan amendment to change the guided land use of the subject parcels from Light Industrial to Medium Density Residential.

On July 28, 2025, the Mankato Planning Commission recommended approval of a rezoning of the subject properties from M-1, Light Industrial, to R-3, Medium Density Residential. The rezoning request is anticipated to be reviewed, with final action by the Mankato City Council on September 8, 2025, in conjunction with the review of the conditional use permit and variance requests contained in this report.

Conditional Use Permit

The applicant is seeking a conditional use permit to allow for the development of a wrestling facility on the subject parcels. The request assumes approval of the rezoning to R-3, Limited Multiple-Family Dwelling, which will be considered prior to the review of the conditional use permit on September 8, 2025.

Within the R-3 zoning district, Mankato City Code Chapter 10, Article 2, Division 5, Sec. 10-166 identifies "golf courses, country clubs, and private recreational uses, all non-commercial" as conditional uses. The proposal seeks to establish a private recreational use—a wrestling facility—operated as a not-for-profit entity. The applicant has acknowledged the non-commercial nature of the facility, and a condition of approval is included to reinforce this operational limitation.

According to the applicant's narrative, "this facility will primarily serve local youth wrestling programs and will be used for training, practice, and skill development for children and teenagers. It will not function as a commercial gym or open recreational center. Instead, the facility will be reserved for scheduled practices and training sessions. Participation will be limited to registered members of the youth wrestling program, and the facility will not be open to the general public for drop-in use. The intended purpose of the facility is to provide a safe, structured environment for physical fitness, character development, and training. No retail operations, commercial services, or for-profit activities will occur at the site." All future uses will be required to comply with the standards of the R-3 zoning district.

Site removal plans show the removal of the existing residential house and accessory structure on the southerly lot, as well as the removal of the existing gas line and overhead utility line. The concrete and bituminous surfaces on the northerly lot will also be removed, along with several trees.

Site plans show a new approximately 46-by-144-foot structure situated on the western side of the parcels, with a 16-by-24-foot entrance located on the northeastern side of the proposed building. The structure, approximately 7,000 square feet in size, is oriented north-south. The applicant intends for the three underlying parcels to be considered one zoning lot for development purposes.

Access to the development is proposed from Spruce Street and 2nd Avenue. A Trip Generation Memo dated May 19, 2025, prepared by a Professional Traffic Operations Engineer (PTOE), was reviewed in conjunction with the land use plan amendment. The report concluded that due to the low trip generation potential and alternative access routes, the proposed development would have minimal impacts on surrounding roadway networks. The analysis noted that the former bar generated 64 trips during the PM peak hour, which exceeds the expected trips from the proposed wrestling facility. While minimal traffic impacts are anticipated, the report recommended that if traffic issues arise, a more in-depth traffic study may be warranted to evaluate intersection geometry or traffic control needs. A condition of approval is included requiring the applicant/property owner to fund such a study and any necessary improvements, at the discretion of the City Engineer.

The structure and parking lot placement achieve a front yard setback of 25 feet from Spruce Street. The corner side yard setback along 2nd Avenue conforms to Code at 12.5 feet. The side yard setback of 15 feet in the R-3 district is also met. For rear yards, City Code requires 25 feet for one- and two-family dwellings, but for all other principal buildings and uses, 25 percent of lot depth, with a minimum of 25 feet and maximum of 75 feet. For this lot depth of 198 feet, a 49.5-foot setback is required. The applicant proposes 25.36 feet, which requires a variance.

The maximum building coverage permitted in the R-3 zoning district is 35 percent. The proposed 7,008-square-foot structure achieves compliance, with coverage of 22.45 percent on the 31,215-square-foot lot.

Utility connections for water and sanitary sewer are proposed from 2nd Avenue, with a new stormwater connection also shown. A condition of approval requires the removal and termination of all existing, unused public utility services at the main.

The site plan shows a new parking lot east of the structure. The lot provides 28 stalls, meeting Code requirements, which require one stall per four persons of maximum occupancy. With a maximum occupancy of 108 persons, 27 stalls are required. The proposal meets Code standards for maximum parking surface coverage (35 percent), sight triangles, curbing, striping, and bicycle parking.

The floor plan shows two training areas, restrooms, changing areas, an office, and a registration area. An overhead door is included for moving wrestling mats, which would not fit through a standard door. The plans do not show bleachers or spectator seating. The applicant has indicated that spectators will not be allowed, and the facility will not host tournaments, meets, or scrimmages.

The proposed building height of 22 feet is below the 35-foot maximum allowed. Exterior finishes are shown as vertical siding. City Code requires muted, neutral, or earth-tone colors, with limited use of primary colors as accents. A condition of approval is included to ensure conformance. No signage is shown; a condition requires a sign permit before fabrication or installation.

The photometric plan demonstrates compliance with the Code limit of 0.5 foot-candles at property lines. The parking lot lights are full cut-off style with shield options noted. Additional fixtures would require an updated photometric plan. A condition is included to ensure ongoing compliance.

Noise from the site must conform to Minnesota Rule 7030 and City Code standards. A condition requires the applicant to conduct a noise study and implement improvements if noise issues arise. Mechanical equipment shown on the west side of the structure must also comply.

Landscaping plans show 6-foot evergreen trees, 2.5-inch caliper shade trees, and parking lot screening. Code requires effective screening for lots with more than four stalls adjacent to residential uses. Screening must be 4–8 feet in height and at least 80 percent opaque within one year. The southerly lot shows shrubs and

evergreens, which must achieve screening standards within one year or be supplemented.

The applicant indicates that minimal trash will be generated and that containers will be stored indoors except during collection. A condition requires compliance with City Code if outdoor refuse storage is used.

Variance

The applicant seeks a variance to reduce the rear yard setback from 49.5 feet to 25.36 feet. Minnesota Statute §462.357 Subd. 6(2) allows variances only when: (1) the variance is in harmony with the general intent and purpose of the ordinance; (2) the variance is consistent with the comprehensive plan; and (3) practical difficulties exist, meaning (a) the property can be reasonably used without the variance, (b) the circumstances are unique and not created by the landowner, and (c) the variance will not alter the essential character of the area.

Practical Difficulties Analysis:

1. **Reasonableness-** This factor means the landowner's desired use of the property is reasonable. For example, if the variance application is for a building that does not meet the required setback, the focus of the first factor is whether the request to place a building there is reasonable.

Applicant: Yes; The proposal allows for an underutilized property to be revitalized and redeveloped to serve community needs. The facility would serve as a valuable community asset, complementing nearby developments and ensuring an appropriate transition between land uses. The proposed setback allows for adequate spacing between structures and preserves light and air access. Any site planning will comply with local environmental regulations, and stormwater management practices will be implemented to preserve the site.

Staff: Although the new use would not meet the code's required setback, the use itself is a reasonable use for the property as the Code specifically outlines non-commercial uses as conditional uses within the R-3 zoning district.

2. **Uniqueness-** The second factor is that the landowner's desired use is not possible due to circumstances unique to the property that was not caused by the landowner or by the landowner's desire to do something the code does not allow. The uniqueness generally relates to the physical characteristics of the particular piece of property, that is, to the land, and not personal characteristics or preference of the landowner. When considering the variance for a building encroaching into a setback, the focus factor is whether or not there is anything physically unique to the property, for example, sloping topography or wetlands.

Applicant: Yes; The project site has a unique physical condition due to its exceptional depth (approximately 198 feet). Applying the 25% rear yard setback standard results in a required rear setback of 49.5 feet, which exceeds the minimum 25 feet required in R-3 zoning and consumes a disproportionate amount of usable lot area. This excessive rear yard setback, combined with other required setbacks and site design standards (e.g., parking, stormwater, landscaping), restricts reasonable development potential. The hardship relates to the physical dimensions of the lot rather than any personal or financial circumstance.

Nathan Hermer, a licensed engineer in the State of Minnesota, has further stated that, "*there is concern about the type of fill material that was used when the building and foundations were removed. We don't know if the fill material is appropriate to build on and if it was uniformly filled across the entire building pad or not. The concern is that the differing soil properties could cause uneven settlement under the building. We need to keep the building as far south and west as possible to minimize the risk of building over the existing buildings and undocumented fill.*"

Staff: There is a potential physical characteristic unique to the property that has been noted to potentially impact the available building area. The applicant has outlined that there is concern with the fill used when the previous foundations were removed from the location of the previous Mac's Bar. The engineering expertise outlines that the fill type is unknown. The engineer professional goes on to state that the potential of differing soil properties could cause uneven settlement under the new building. Based on this professional assessment of the site, the building needs to be kept as far south and west as possible to minimize the risk of building over the existing buildings and undocumented fill.

3. **Essential Character-** Under this factor, the Council should consider whether the resulting structure will be out of scale, out of place, or otherwise inconsistent with the area. For example, when thinking about the variance for an encroachment into a setback, the focus is how the particular building will look closer to the lot lie and if it fits within the character of the area.

Applicant: Yes; The proposed use and variance request will maintain the character of the locality. It represents a low-intensity, community-oriented use that complements nearby residential development. When evaluated alongside existing land uses in the area, the youth wrestling facility will not burden city services or alter neighborhood character.

Staff: The neighborhood is a mix of existing residential properties and existing industrial properties. Directly across Spruce Street to the north and northwest are industrial-looking and use structures, some located very near the property line along Spruce Street, intermixed with residential homes. Located to the west of the proposed structure across the alley is an existing facility that was previously the location of House of Hope. Located to the east across 2nd Avenue is an industrial parking lot and further to the east are industrial structures. Given the existing placement and character of the industrial structures within the neighborhood, the proposed facility will be consistent with the essential character of the neighborhood.

4. **Harmony with the Intent of Zoned Area as set forth in the Ordinance:** In addition to the three-factor practical difficulties, city staff has made findings during the evaluation of the variance on the harmony with the proposal and the intent of the ordinance and consistency with the comprehensive plan.

Applicant: Yes, The proposed setback allows for development of a reasonably sized youth wrestling facility that is appropriate for the intended community use and in harmony with the ordinance. The variance will not overburden public utilities or infrastructure and does not pose a public health or safety risk. It will be professionally managed, regularly maintained, and designed with safety as a priority.

Staff: The intent of the R-3 ordinance is to create a standard for properties and dwellings, including setbacks where non-residential type structures are constructed. In this case, given the previous use of the site and the undocumented fill, the code-required setback is difficult to achieve the non-residential setback. Further, the ordinance outlines allowable permitted and conditional uses, and the proposed recreational use is considered a conditional use within the R-3 zoning district, in contrast to the previous use of the site, which was a bar and café.

5. **Consistencies with Uses set forth in the Comprehensive Plan.**

Applicant: Yes. The request aligns with the goals and intentions of the City of Mankato's Comprehensive Land Use Plan and the R-3 Limited Multiple-Family Dwelling District by revitalizing and redeveloping an area where improvements are warranted. The request allows for adaptive reuse of underutilized properties to serve community needs.

Staff: The comprehensive plan addresses the intent of how the city is planned and use of the properties in those zones. The land use plan, having been recently updated, designates the land use as Medium Density Residential. The zoning district rezone changed the zoning of the subject parcel to R-3, Limited Family Residential, where non-commercial recreational uses are considered conditional uses and, for these reasons, the proposed use is consistent with the uses set forth in the comprehensive plan.

Findings

Staff respectfully submits the following findings of fact with respect to the conditional use permit to allow a non-commercial, recreational use in the R-3 zoning district:

1. The proposed use, a non-commercial recreational use, is considered a conditional use in the R-3 zoning district.
2. The request is in keeping with the comprehensive planning policies of the City as the underlying land use plan identifies this parcel as "Medium Density Residential", and in that district this proposed use is identified in Code as a conditional use.
3. The proposal does not interfere with or diminish the use of property in the immediate vicinity.
4. The proposed development will be served by public utilities.
5. The proposal will not cause undue traffic congestion, according to the trip generation memo provided. A condition is included herein that in the event that traffic impacts occur, the applicant will be required to study and implement mitigation strategies.
6. There are no known historical or architectural resources on the site.
7. There are no known environmentally sensitive areas on the site.
8. It will not cause a negative cumulative effect and effect on the City as a whole.
9. To the extent known, the development, when considered with the recommended conditions, conforms with all other applicable regulations of the district, and other applicable ordinances.
10. The proposal will not jeopardize the public's health, safety, or general welfare.

Staff respectfully submits the following findings of fact with respect to the variance to reduce the rear yard setback from 49.5' to 25.36'.

1. The use allowed by the variance is a reasonable use.
2. The necessity of the variance arises out of the unique conditions of the lot not created by the property owner. The site was the location of a previous demolition building site, and the unknown fill types present challenges to locating the new structure over those previous building site locations.
3. The variance achieves the essential character of the neighborhood. In addition to existing residential homes, there are existing industrial buildings located in the neighborhood, some of which are located at, or very near, the property line.
4. The variance is in harmony with the intent of the ordinance because the new use is considered a conditional use within the district, and there are existing industrial-type structures and uses in the neighborhood.
5. The variance is consistent with the comprehensive plan because the land use is considered "medium density" and the zoning is proposed to be R-3, Limited Multiple Family Dwelling District. The applicant is proposing to use the property in a manner allowed a conditional use within the subject zoning district, and is requesting flexibility from the setbacks in the R-3 district.

Recommendation

Staff recommends approval of the conditional use permit to allow the operation of a private recreational use and of the variance to reduce the rear yard setback from 49.5' to 25.36' with the following conditions of approval.

1. The operation shall be, and remain, private and shall be non-commercial.
2. If traffic issues arise associated with the development, at the discretion and request of the City of Mankato Engineering Department, the applicant/property owner will be responsible for having a more in-depth traffic study prepared, and will be a willing petitioner for the costs associated with any recommended geometry or traffic control improvements.
3. All existing, unused public utility services shall be removed and vacated at the service main.
4. The exterior finishes shall conform to the franchise coloring standards contain in Mankato City Code.
5. Prior to the fabrication or installation of any signage at the site, a sign permit shall be issued. All signage shall conform to the standards in the Mankato City Code.
6. Exterior lighting shall conform to Mankato City Code standards. All exterior light fixtures shall achieve Mankato City Code standards and a photometric plan shall be provided that demonstrates conformance with the Mankato City Code.
7. The development shall conform to Mankato City Code noise standards and to Minnesota Rule 7030 noise standards. In the event that noise issues arise, the applicant will be required to provide a noise study that demonstrates site conformance and implement any recommended mitigation strategies for site conformance to the noise standards.
8. Any refuse and recyclable material containers stored outdoors shall be fully enclosed in accordance with Mankato City Code standards.
9. The facility will be used for private recreational practices. Tournaments, meets, or other events that involve spectators and additional occupants will require an amendment to the conditional use permit, which will allow a review of necessary additional parking for additional occupants.
10. All future uses operating at the facility will be required to adhere to the standards of the R-3 zoning district.

Attachments

General Location Map
Aerial Plan
Site Plan
Existing Site Conditions and Removal Plan
Grading Plan
Site Restoration Plan
Landscaping Plan
Photometric Plan
Floor Plans
Narrative
Traffic Memo

General Location Map



Date: May 2025

Author:

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Aerial Map



Date: May 2025

Author:

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PRELIMINARY NOT FOR CONSTRUCTION

PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE WALK
	TURN DOWN CONCRETE WALK

SITE SUMMARY		
PROJECT ADDRESS/LOCATION:	1430 2ND AVENUE MANKATO, MINNESOTA 56001	
ZONING:	R-3 LIMITED MULTIPLE DWELLING DISTRICT	
SITE/LOT AREA:	40,572 SF	(0.9 AC)
REQUIRED SETBACKS		
	PARKING	BUILDING
FRONT YARD	6'	25'
CORNER FRONT YARD	6'	12.5'
SIDE YARD	6'	15.8'
REAR YARD	6'	49.5'
PARKING SURFACE REQUIREMENTS IN SETBACKS		
	MAX COVERAGE	PROPOSED COVERAGE
FRONT YARD	3,942 SF x 35.00% = 1,380 SF	1,164 SF / 3,942 SF = 29.53%
CORNER FRONT YARD	1,544 SF x 35.00% = 541 SF	504 SF / 1,544 SF = 32.64%
SIDE YARD	N/A	N/A
REAR YARD	7,803 SF x 35.00% = 2,731 SF	2,332 SF / 7,803 SF = 29.88%
BUILDING REQUIREMENTS		
MAX STRUCTURE GROUND COVER	31,215 SF x 35.00% = 10,925 SF	
PROPOSED STRUCTURE GROUND COVER	7,008 SF / 31,215 SF = 22.45%	
MAX BUILDING HEIGHT	35'	
PARKING DATA		
LAND USE CLASSIFICATION	GYMNASIUM	
PARKING SPACES REQUIRED (CODE)	ONE PARKING SPACE FOR EACH FOUR PERSONS OF THE MAXIMUM OCCUPANT LOAD	
GOVERNING INFORMATION	MANKATO CITY CODE OF ORDINANCES	
PARKING SPACES REQUIRED	108 OCCUPANTS / 4 = 27 SPACES	
PARKING STALLS PROVIDED		
STANDARD	26	
ACCESSIBLE	2	
TOTAL	28	

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NATHAN J. HERMER

DATE: _____ LIC. NO. 54848

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PROJECT

WRESTLING BROTHERHOOD

WRESTLING FACILITY

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

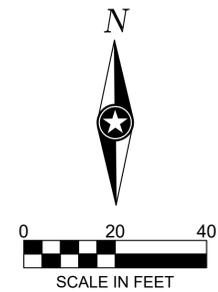
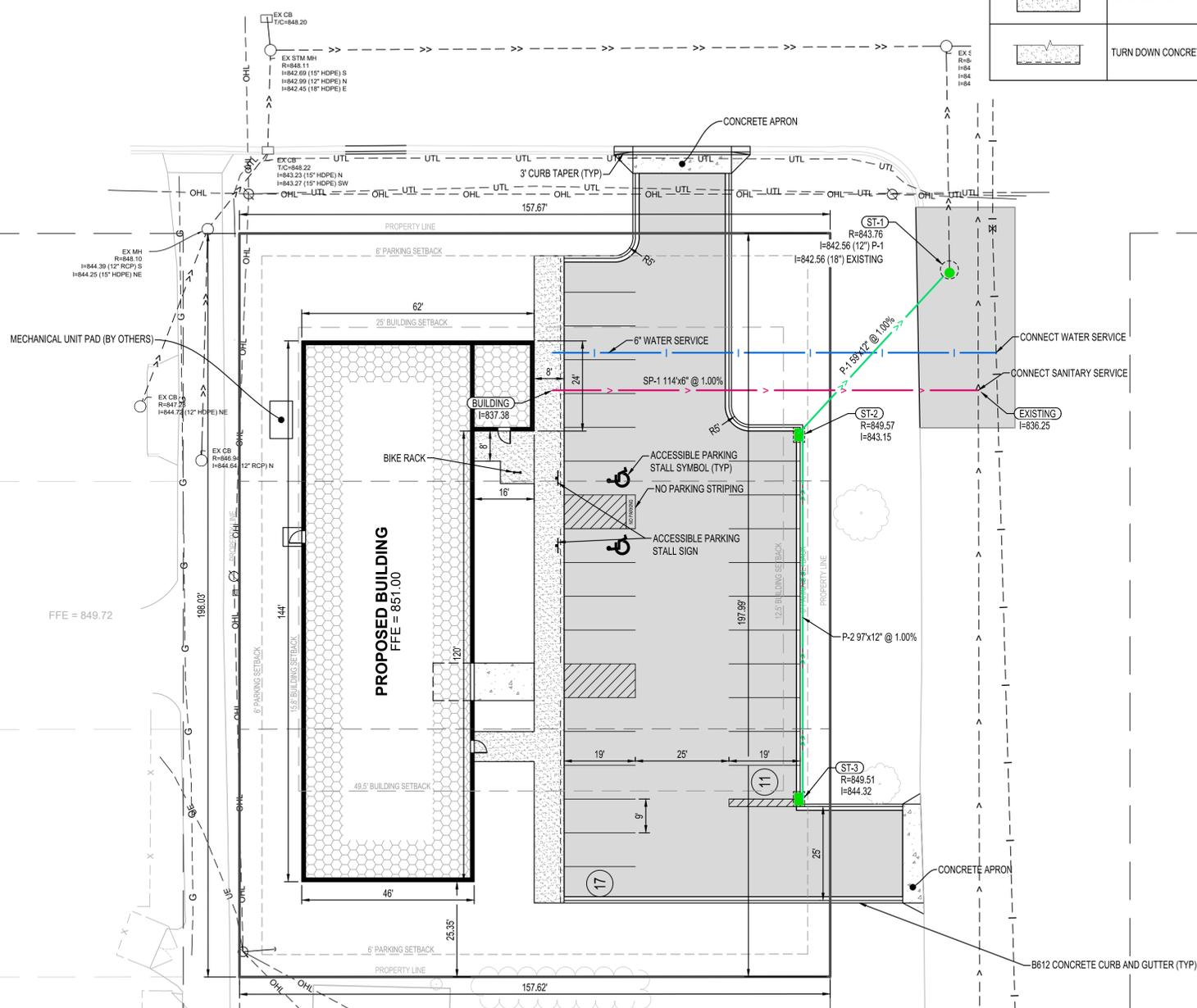
PROJECT NO.	25-32225
FILE NAME	32225 C3-SITE
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE

SITE AND UTILITY PLAN

SHEET

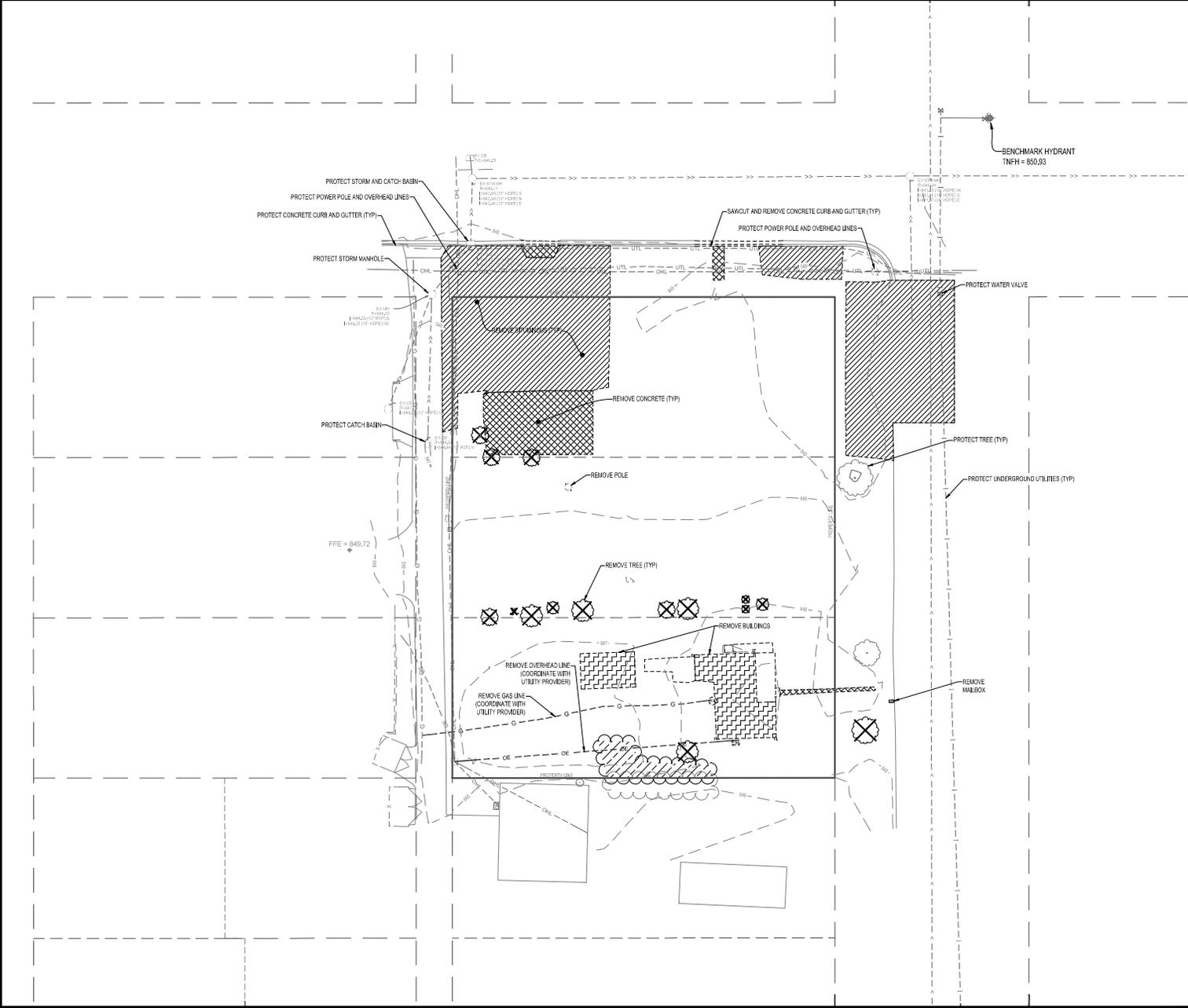
C3-10





REMOVAL LEGEND	
SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE PAVEMENT
	DEMOLISH BUILDING
	CLEAR AND GRUB TREES AND UNDERBRUSH
	REMOVE DECIDUOUS TREE (CLEAR AND GRUB)

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.



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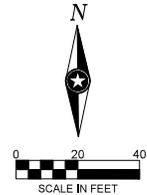
PROJECT
WRESTLING BROTHERHOOD
WRESTLING FACILITY
 MANKATO MINNESOTA

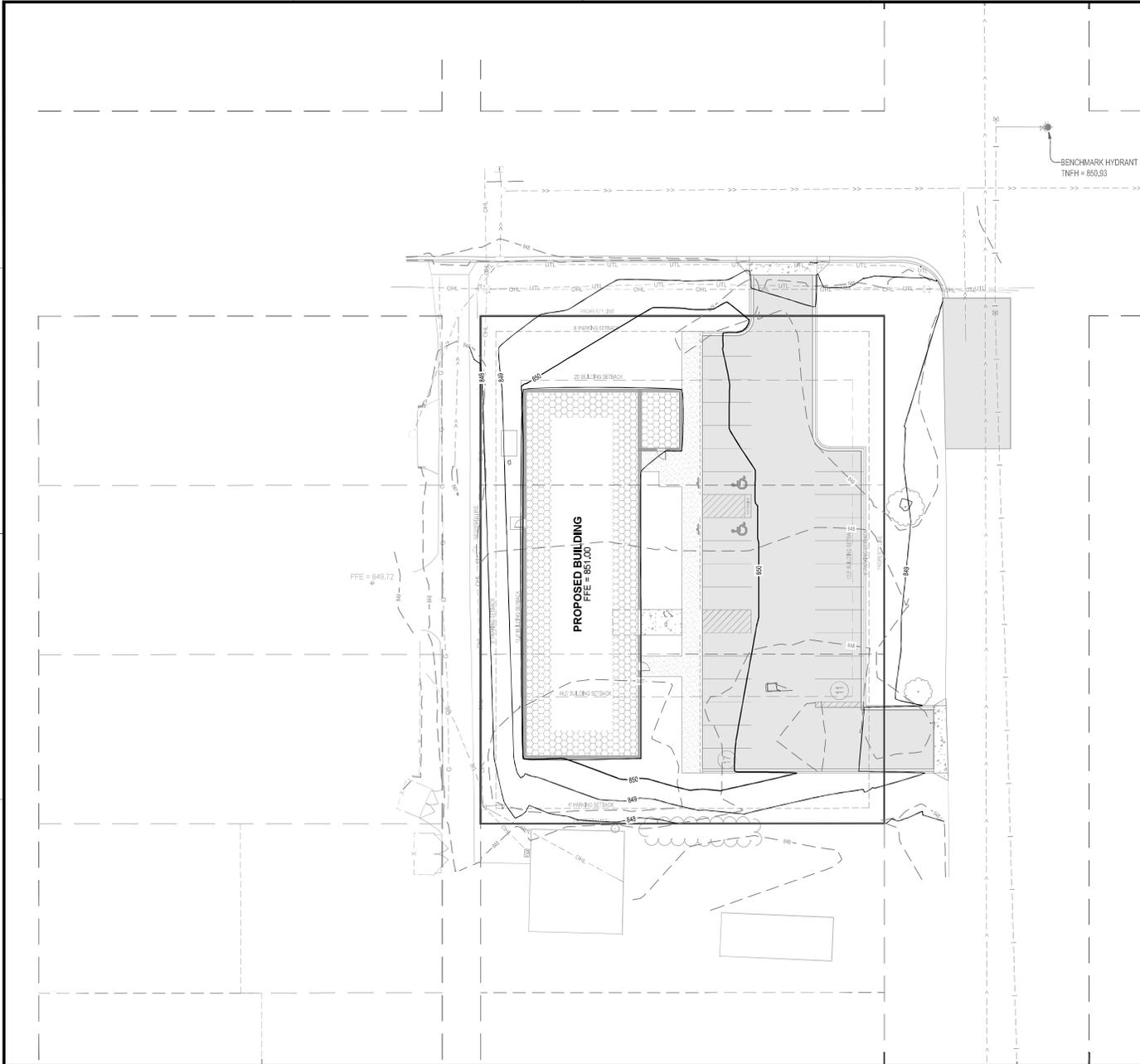
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-32225
 FILE NAME 3225 C-EXRBT
 DRAWN BY AAG
 DESIGNED BY AAG/NJH
 REVIEWED BY NJH
 ORIGINAL ISSUE DATE 11/11/24
 CLIENT PROJECT NO. -

TITLE
EXISTING SITE AND REMOVAL PLAN

SHEET
C2-10





GRADING LEGEND	
--- 101 ---	EXISTING CONTOUR (MINOR INTERVAL)
--- 100 ---	EXISTING CONTOUR (MAJOR INTERVAL)
— 101 —	PROPOSED CONTOUR (MINOR INTERVAL)
— 100 —	PROPOSED CONTOUR (MAJOR INTERVAL)
• 862.5	PROPOSED SPOT ELEVATION
• 862.0	PROPOSED TOP BACK OF CURB ELEVATION
▲ 862.0 ▲ 861.0	PROPOSED TOP OF RETAINING WALL (TW) AND BOTTOM OF RETAINING WALL (BW)
→ -0.5%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES
 PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HO. D. DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.



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PROJECT
WRESTLING BROTHERHOOD
WRESTLING FACILITY
 MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.: 25-32225
 FILE NAME: 3225 C4-GRADE
 DRAWN BY: AAG
 DESIGNED BY: AAG/NJH
 REVIEWED BY: NJH
 ORIGINAL ISSUE DATE: 11/1/24
 CLIENT PROJECT NO.: -

TITLE
GRADING PLAN

SHEET
C4-10

PRELIMINARY NOT FOR CONSTRUCTION



LANDSCAPE SCHEDULE		
SYMBOL	QTY	BOTANICAL / COMMON NAME
GROUND COVERS		
	2,153 SF	ROCK MULCH 3/4" LIMESTONE ROCK MULCH
SCD		
	17,832 SF	KENTUCKY BLUE GRASS BLEND SOD
LANDSCAPE EDGING		
	579.3 LF	STEEL LANDSCAPE EDGER FINISH BLACK

BENCHMARK HYDRANT
TNFH = 860,93

FFE = 849,72

PROPOSED BUILDING
FFE = 861,01

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NATHAN J. HERMER

DATE: _____ LIC. NO. 54848

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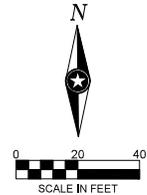
PROJECT
WRESTLING BROTHERHOOD
WRESTLING FACILITY
MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-32225
FILE NAME 32225 CS-LAND
DRAWN BY NA
DESIGNED BY NA
REVIEWED BY NA
ORIGINAL ISSUE DATE 11/1/24
CLIENT PROJECT NO. -

TITLE
SITE RESTORATION PLAN

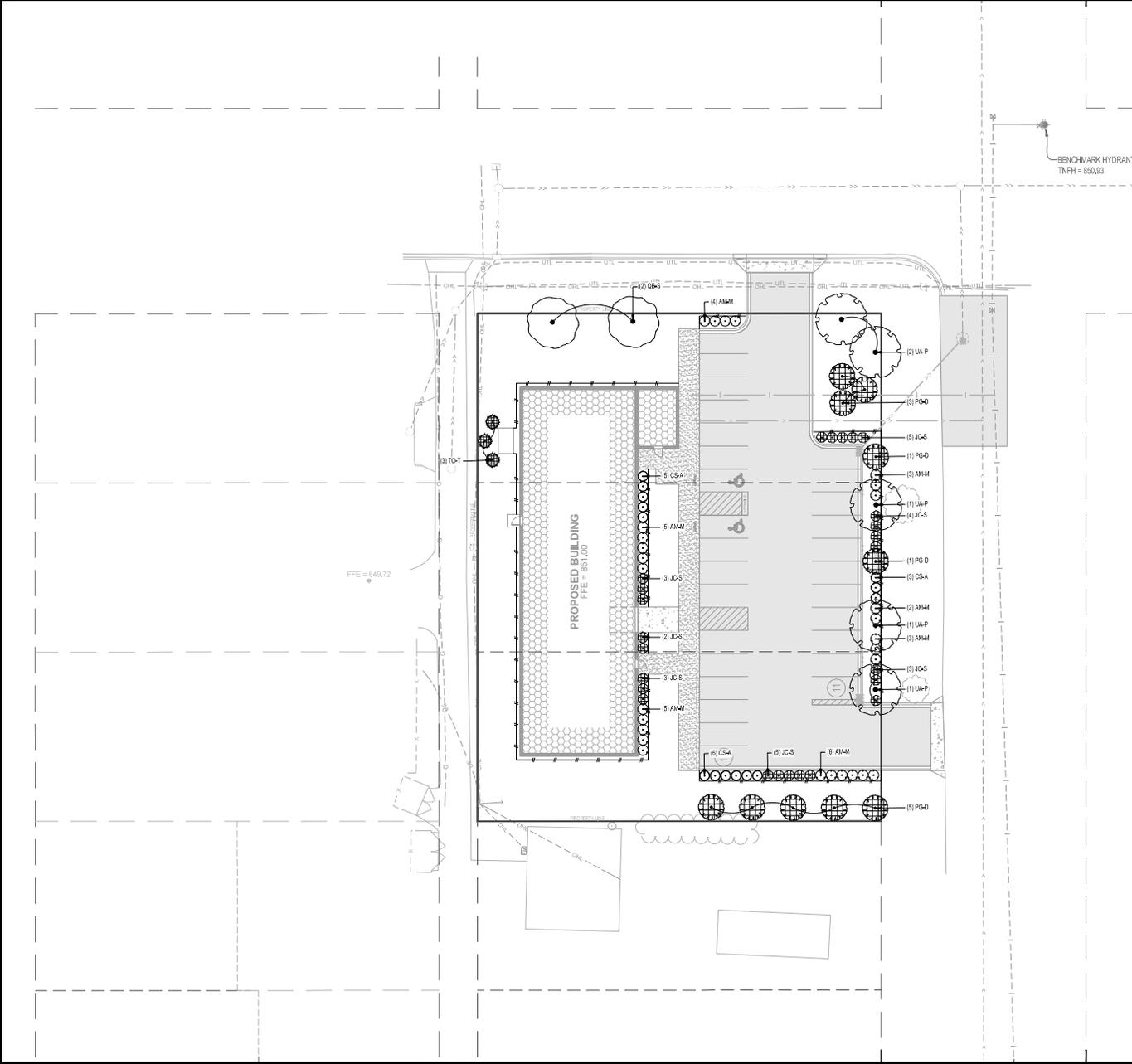
SHEET
C5-10



PRELIMINARY NOT FOR CONSTRUCTION



PRELIMINARY NOT FOR CONSTRUCTION



PLANT SCHEDULE					
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
DECIDUOUS TREES					
	QD-S	2	QUERCUS BICOLOR SWAMP WHITE OAK	2.5" CAL	B & B
	UA-P	5	ULMUS X PATRIOT [®] PATRIOT ELM	2.5" CAL	B & B
EVERGREEN TREES					
	PG-D	10	PICEA GLAUCA DENSATA [®] BLACK HILLS WHITE SPRUCE	6 HT MN	B & B
	TO-T	3	THUJA OCCIDENTALIS TECHN [®] TECHNY ARBORVITAE	6 HT MN	B & B
DECIDUOUS SHRUBS					
	AMM	28	ARONIA MELANOCARPA MORTON [®] ROQUAIS BEAUTY™ BLACK CHERRYBERRY	#5	CONT
	CS-A	14	CORNUS STOLONIFERA FARROW [®] ARCTIC RIBES RED TWIG DOGWOOD	#5	CONT
EVERGREEN SHRUBS					
	JCS-S	25	JUNIPERUS CHINENSIS SEA GREEN [®] SEA GREEN JUNIPER	#5	CONT

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NATHAN J. HERMER

DATE: _____ LIC. NO. 54848

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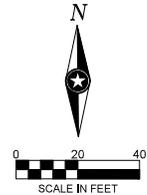
PROJECT
WRESTLING BROTHERHOOD WRESTLING FACILITY
MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-32225
FILE NAME 32225 CS-LAND
DRAWN BY NA
DESIGNED BY NA
REVIEWED BY NA
ORIGINAL ISSUE DATE 11/1/24
CLIENT PROJECT NO. -

TITLE
SITE PLANTING PLAN

SHEET
C5-20



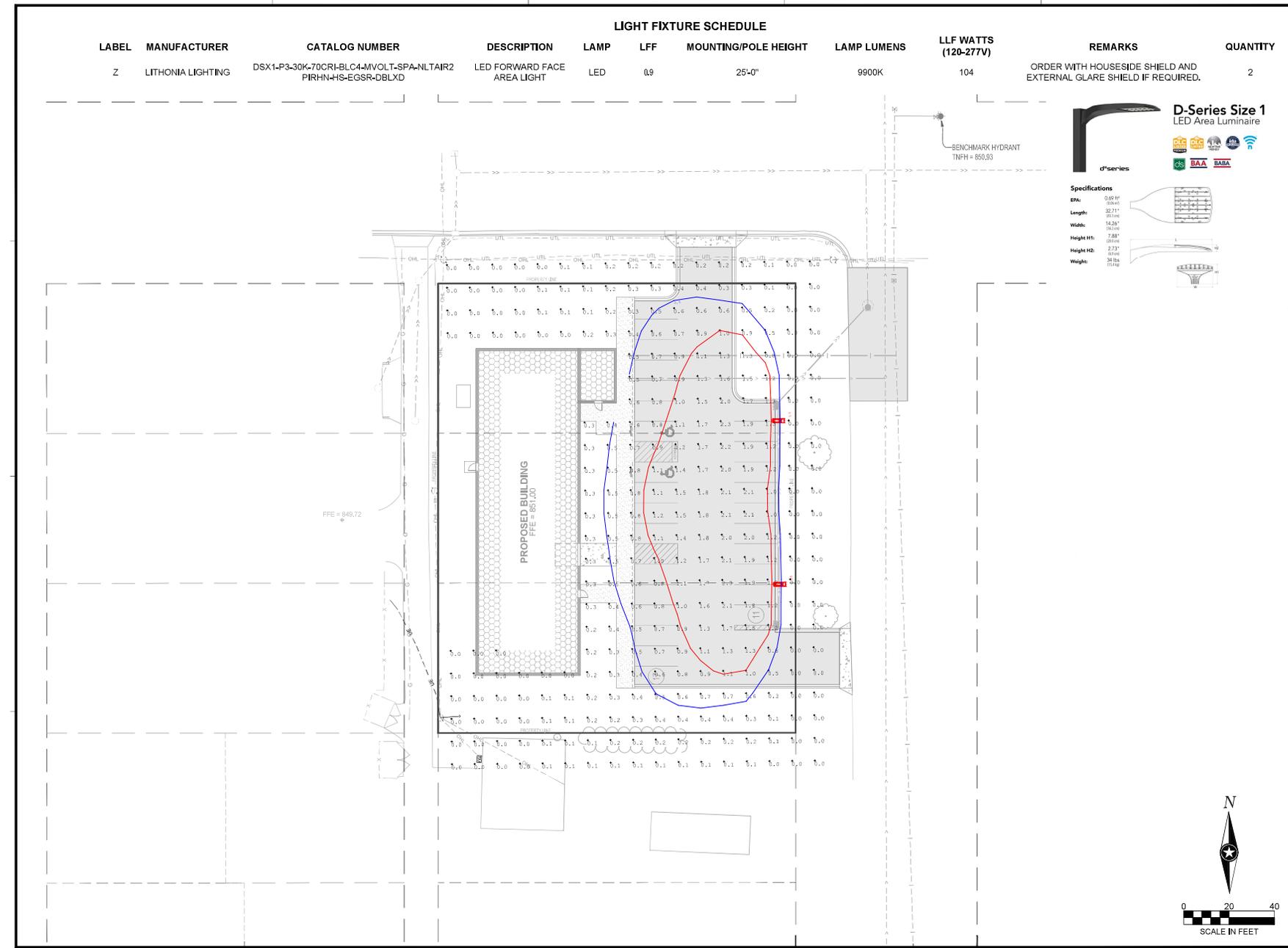


LIGHT FIXTURE SCHEDULE										
LABEL	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	LFF	MOUNTING/POLE HEIGHT	LAMP LUMENS	LLF WATTS (120-277V)	REMARKS	QUANTITY
Z	LITHONIA LIGHTING	DSX1-P3-30K-70CRI-BLC4-MVOLT-SPA-NLTAIR2 PIRHN-HS-EGSR-DBLXD	LED FORWARD FACE AREA LIGHT	LED	0.9	25'-0"	9900K	104	ORDER WITH HOUSESIDE SHIELD AND EXTERNAL GLARE SHIELD IF REQUIRED.	2

**D-Series Size 1
LED Area Luminaire**

Specifications

- EPA: 0.99 ft²/1000
- Length: 22.71" (581mm)
- Width: 14.26" (362mm)
- Height H1: 7.88" (200mm)
- Height H2: 2.73" (69mm)
- Weight: 24.16 lbs (10.9 kg)



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NATHAN J. HERMER

DATE: _____ LIC. NO.: 54848

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PROJECT

WRESTLING BROTHERHOOD

WRESTLING FACILITY

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.: 25-32225

FILE NAME: 32234-EPHOTO.METRICS

DRAWN BY: AAG

DESIGNED BY: AAG/NJH

REVIEWED BY: NJH

ORIGINAL ISSUE DATE: ---

CLIENT PROJECT NO.: -

TITLE

SITE PHOTOMETRICS PLAN

SHEET

E2-00

PRELIMINARY NOT FOR CONSTRUCTION



strangedesign

530 n riverfront dr , mankato mn 56001
phone 507.351.5340
adam@mystrangedesign.com

PROJECT TITLE:

WRESTLING BROTHERHOOD

NEW BUILDING

**SPRUCE ST
MANKATO , MN
56001**

RDS ARCHITECTS

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Name, Richard D. Storlien
Reg. No. 21258
Date. _____

GENERAL CONTRACTOR:

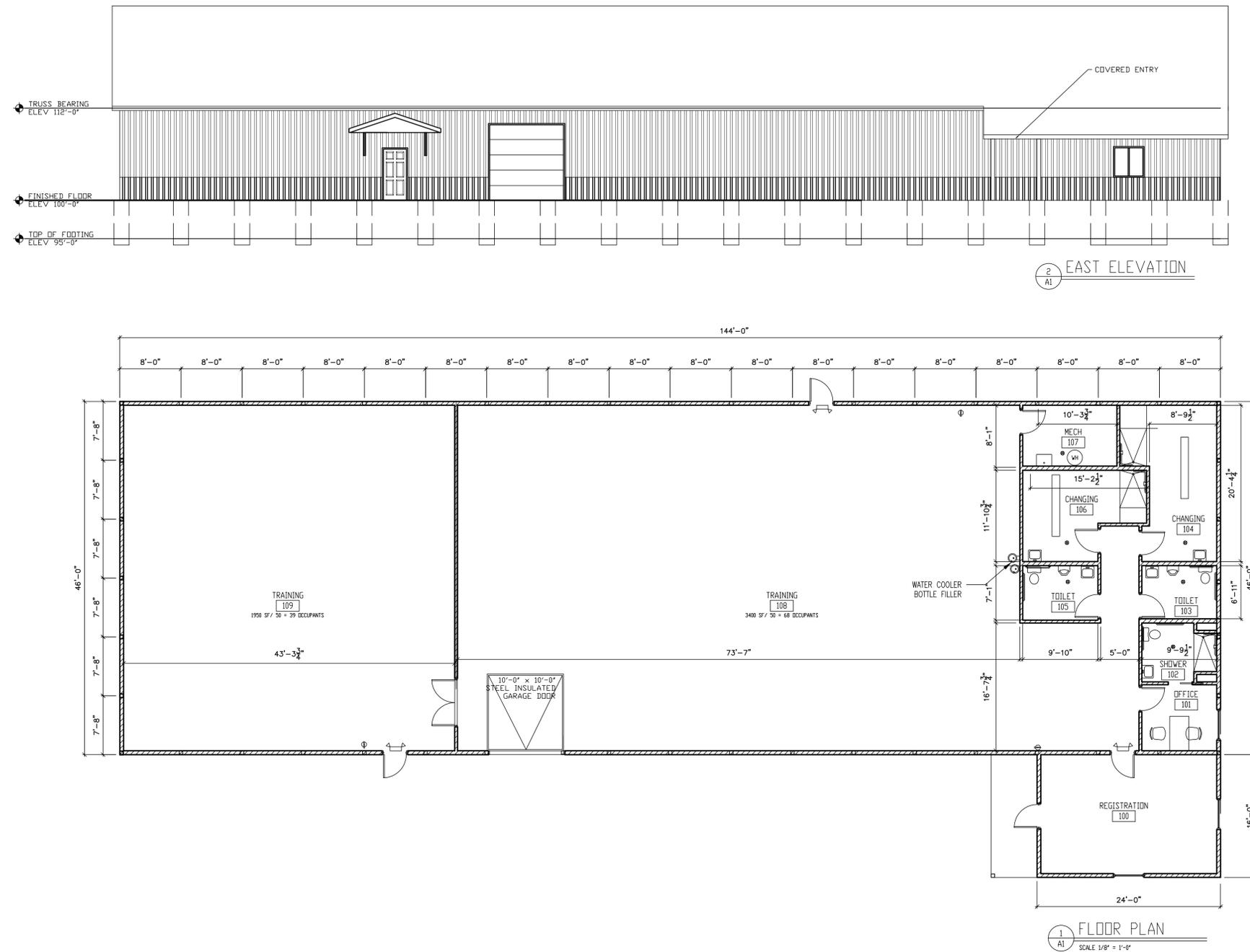
No.	SUBMISSIONS & REVISIONS	Date
1	DESIGN DOCUMENTS	02-26-2025

DISCLAIMER - Project is design build. Due to the lack of "on site" consultation & supervision, and control over the actual construction process, and because of the various local building code requirements & weather conditions, the drafter/designer/architect ASSUMES NO RESPONSIBILITY in the use of these plans for any damages. This includes structural failures due to any deficiencies, omissions, or errors in the design or blueprints. It is recommended you consult with a local building official and/or inspector prior to the start of construction. General Contractor shall verify all existing dimensions and field conditions prior to ordering or fabricating any materials. Notify designer/architect if conditions, materials, sizes or dimensions are different from what is shown on documents. Cross reference plans with all other consultant sets. All construction materials shall be installed in accordance with manufacturers current specifications and industry standards. All construction components shall meet adopted code requirements.

PROJ. NO.: C2514
DATE: 02-26-2025
DRAWN BY: AMS
CHECKED BY:

FLOOR PLAN

A1



July 22, 2025

Molly Westman
Planning & Zoning Administrator
City of Mankato
10 Civic Center Plaza
P.O. Box 3368
Mankato, MN 56002-3368
mwestman@mankatomn.gov



**RE: Conditional Use Permit & Variance Request
Mankato Wrestling – 1422 2nd Avenue, Mankato, MN 56001**

Molly,

Thank you for reviewing the attached materials in support of a Conditional Use Permit and Variance request being submitted.

PROJECT NARRATIVE

KD2 Properties LLC. is pursuing a Conditional Use Permit and Variance Request to allow for development of a wrestling facility.

The proposed wrestling facility will house a gymnasium for classes and training for participants and will operate as a private recreational use within the R-3 zoning district, as defined by Mankato’s zoning regulations. This facility will primarily serve local youth wrestling programs and will be used for training, practice, and skill development for children and teenagers. It will not function as a commercial gym or open recreational center. Instead, the facility will be reserved for scheduled practices and training sessions. Participation will be limited to registered members of the youth wrestling program, and the facility will not be open to the general public for drop-in use. The intended purpose of the facility is to provide a safe, structured environment for physical fitness, character development, and training. No retail operations, commercial services, or for-profit activities will occur at the site.

The three subject parcels are west of 2nd Avenue, north of Maxfield Street, and south of Spruce Street. Together, the three parcels are 0.72 acres. The intended development will have access to and from the site along Spruce Street and 2nd Avenue.

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 use is one of the conditional uses listed under the R-3 Limited Multiple-Family Dwelling District as stated in Sec. 10-166 (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 redevelopment aligns with the goals and intentions of the City of Mankato’s Comprehensive Land Use Plan and the R-3 Limited Multiple-Family Dwelling District by revitalizing and redeveloping an area where improvements are warranted. The use allows for adaptive reuse of underutilized properties to serve community needs.

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

The proposed use is compatible with the overall character of the surrounding area. The introduction of a wrestling facility aligns well with adjacent land uses and creates a more cohesive development pattern. The facility would serve as a valuable community asset, complementing nearby developments and ensuring an appropriate transition between

land uses. Given the nature of the proposed use, traffic patterns and noise levels would be well within acceptable limits for the area.

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

The proposed redevelopment 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 use 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 and a traffic circulation plan will be implemented to ensure safe ingress and egress.

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

The site does not contain any designated historical or architecturally significant structures. No adverse impacts to such resources are anticipated as part of this request.

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

The site is not located within or adjacent to any environmentally sensitive areas. Any site planning will comply with local environmental regulations, and stormwater management practices will be implemented to preserve the site.

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 use will not cause a negative cumulative impact. It represents a low-intensity, community-oriented use that complements nearby residential development. When evaluated alongside existing land uses in the area, the youth wrestling facility will not burden city services or alter neighborhood character.

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 project will comply with all applicable zoning, building, fire, and safety codes. Any additional reviews will be coordinated with City staff. Site design will adhere to local development guidelines for parking, lighting, and signage.

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

The facility promotes public health by encouraging physical activity and youth engagement. It will be professionally managed, regularly maintained, and designed with safety as a priority. The use will be a positive addition to the neighborhood, serving local families and contributing to community well-being.

VARIANCE

KD2 Properties LLC. is seeking a variance from Section 10-169 (3) which requires a rear yard setback for other principle buildings and uses of 25% of the lot depth which would result in a building setback of 49.5 ft. However, a variance to allow a rear yard setback of 25 ft is requested. The proposed variance will meet all the criteria of Sec. 10-1941 (1-8) as described below.

1. **General standard. No variance shall be granted unless the applicant shall establish that conforming to the strict letter of the provisions of this article would create a unique and particular hardship.**

Strict compliance with the rear yard setback requirement would create a unique and particular hardship for the subject property, as it would significantly limit the buildable area of the site and impede the ability to develop a reasonably sized youth wrestling facility that is appropriate for the intended community use.

2. **Unique and particular hardship. Unique and particular hardship is defined as the property is exceptional as compared to other property subject to the same provisions by reason of a unique physical condition, including the presence of an existing use or structure, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot. The hardship shall amount to more than a mere inconvenience to the owner and the hardship shall relate to the physical situation of the lot rather than the personal situation of the current owner of the lot.**

The project site has a unique physical condition due to its exceptional depth (approximately 198 feet). Applying the 25% rear yard setback standard results in a required rear setback of 49.5 feet, which exceeds the minimum 25 feet required in R-3 zoning and consumes a disproportionate amount of usable lot area. This excessive rear yard setback, combined with other required setbacks and site design standards (e.g., parking, stormwater, landscaping), restricts reasonable development potential. The hardship relates to the physical dimensions of the lot rather than any personal or financial circumstance.

3. **Not self-created. The unique physical condition and hardship shall not be the result of any action or inaction of the property owner or its predecessors in title. The unique physical condition shall have existed at the time of the enactment of the provisions from which a variance is sought or was created by natural forces or was the result of governmental action, other than the adoption of the ordinance from which this chapter is derived.**

The hardship is not the result of any action by the current property owner. The lot was created prior to the current ordinance, and its depth was established through previous subdivision or platting decisions. The hardship arises from the dimensional standards imposed on a pre-existing lot configuration and not from a development decision made by the applicant.

4. **Denied substantial rights. The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other property subject to the same provisions.**

Enforcement of the strict letter of the ordinance would deprive the owner of a substantial right to reasonably develop the property, especially for a recreational use. The request to establish the rear yard setback at 25 feet, consistent with the minimum allowed, ensures the applicant can make reasonable and functional use of the property without creating unnecessary limitations.

- 5. *Not merely special privilege. The alleged hardship shall not include the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision. The alleged hardship shall not include the inability of the property owner to realize a greater profit than if the variance were not granted.***

This variance request does not seek to obtain a special privilege or enhanced development right not available to other property owners. The proposed 25 foot setback still meets the minimum allowable rear yard distance per the zoning ordinance and is consistent with the scale and pattern of development in the neighborhood.

- 6. *No other remedy. There are no means other than the requested variance by which the alleged hardship can be avoided or remedied to a degree sufficient to permit a reasonable use of the lot.***

There are no feasible alternatives that would eliminate or reduce the hardship to a reasonable degree without the requested variance. The layout and programming of the wrestling facility require a design to accommodate youth access and safety, and relocating or rotating the structure would conflict with other site constraints such as required parking, stormwater management, and access circulation.

- 7. *Variance less than requested. A variance less than or different from that requested may be granted when the record supports the applicant's right to some relief but not to the relief requested.***

The applicant is requesting the minimum variance necessary to enable reasonable use of the lot and would accept a variance condition that allows for a 25 foot rear yard setback, which aligns with the minimum permitted rear setback distance in the R-3 district. The request does not exceed what is reasonably necessary to relieve the hardship.

- 8. *Essential character of the area. The variance would not result in a development on the lot that:***

- a. *Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity.***

The wrestling facility is designed to be compatible with adjacent uses and will not be detrimental to public welfare or nearby properties.

- b. *Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity.***

The proposed setback allows for adequate spacing between structures and preserves light and air access.

- c. *Would substantially increase congestion in the public streets due to traffic or parking.***

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 and a traffic circulation plan will be implemented to ensure safe ingress and egress.

- d. *Would unduly increase the danger of flood or fire.***

The project will meet fire and stormwater safety and code requirements. Any site planning will comply with local environmental regulations, and stormwater management practices will be implemented to preserve the site.



e. *Would unduly tax public utilities and facilities in the area.*

The variance will not overburden public utilities or infrastructure. The proposed redevelopment will be adequately served by existing public infrastructure, including roadways, water, sewer, and emergency services. Any necessary upgrades will be coordinated with City staff.

f. *Would endanger the public health or safety.*

The wrestling facility does not pose a public health or safety risk. The facility promotes public health by encouraging physical activity and youth engagement. It will be professionally managed, regularly maintained, and designed with safety as a priority.

g. *Would not be in harmony with the general and specific purposes of this article and the comprehensive planning policies and objectives of the city.*

The request aligns with the goals and intentions of the City of Mankato's Comprehensive Land Use Plan and the R-3 Limited Multiple-Family Dwelling District by revitalizing and redeveloping an area where improvements are warranted. The use allows for adaptive reuse of underutilized properties to serve community needs.

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
Emily.Nepp@ISGInc.com

Sincerely,

Nathan Hermer, PE
Civil Engineer
Nathan.Hermer@ISGInc.com

Memorandum

Brotherhood Wrestling Facility Trip Generation Memo



To: City of Mankato
From: Corona Woychik, PE, PTOE
Date: May 19, 2025
Subject: Brotherhood Wrestling Facility Trip Generation Memo

The following is a Trip Generation Memorandum for the proposed Brotherhood Wrestling Facility to be located along 2nd Avenue in Mankato, Minnesota. This memorandum has been prepared to assess the trip generation potential for the proposed Wrestling Facility located at 1430 2nd Avenue in Mankato.

Vehicular access to the proposed development along 2nd Avenue will be provided via the following existing streets:

- 2nd Avenue
- Spruce Street

Refer to the attachments for a copy of the preliminary site plan. In addition to providing the trip generation comparison for the site, this letter also assesses the potential traffic impacts of the proposed development.

TRIP GENERATION

The proposed development is assumed to consist of a 6,800 SF building to be used as a wrestling facility. Average daily, AM peak hour, and PM peak hour trips for the proposed development land use options were estimated using the ITE Trip Generation Manual, 11th Edition. **Table 1** provides a summary of the trip generation potential for the proposed wrestling facility.

TABLE 1 TRIP GENERATION

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Health Fitness Club (492)	6,800 SF	225	5	4	28	13

It should be noted that the daily traffic volume generated by the proposed development is expected to be below the thresholds to require a Traffic Impact Study (TIS) based on the Minnesota Department of Transportation (MnDOT) Access Manual.

Previously the site was used as a bar which closed in 2013 and was torn down. The site has been vacant since the existing building was razed. Using the ITE Trip Generation Manual, 11th Edition, for a drinking establishment, they expect that the bar generated 64 trips during the PM peak hour which exceeds the new trips that would be generated by the proposed wrestling facility.

Memorandum

Brotherhood Wrestling Facility Trip Generation Memo



TRIP DISTRIBUTION

The trip distribution used in assigning the site traffic for the proposed development was estimated based on a combination of existing traffic patterns, population centers in the vicinity of the study area, and engineering judgement.

It was assumed that the site trips will be regionally distributed along 3rd Avenue as follows:

- 30% to/from the north via 3rd Avenue
- 70% to/from the south via 3rd Avenue

The site traffic along 3rd Avenue is expected to utilize Spruce Street, Maxfield Street, and 2nd Avenue to access the proposed development. The trip distribution was applied to the anticipated trip generation to assign trips to the network. Refer to the attachments for an illustration of the site's trip assignment.

Based on the low site traffic generated and alternative routes provided to access the site, it is expected that the development will have minimal impacts to the surrounding roadway network.

CONCLUSION

The proposed Brotherhood Wrestling Facility development was reviewed to determine the trip generation potential and the potential traffic impacts from the proposed development. Based on the low trip generation potential and alternative routes provided to access the site, it is expected that the development will have minimal impacts to the surrounding roadway network. Although minimal impacts from the proposed development are anticipated, a more in-depth traffic study would be necessary to determine if the proposed development would introduce any need for intersection geometry or traffic control improvements.

Attachments: Preliminary Site Plan
Site Trip Assignment Figure

I HEREBY CERTIFY THAT THESE CALCULATIONS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.



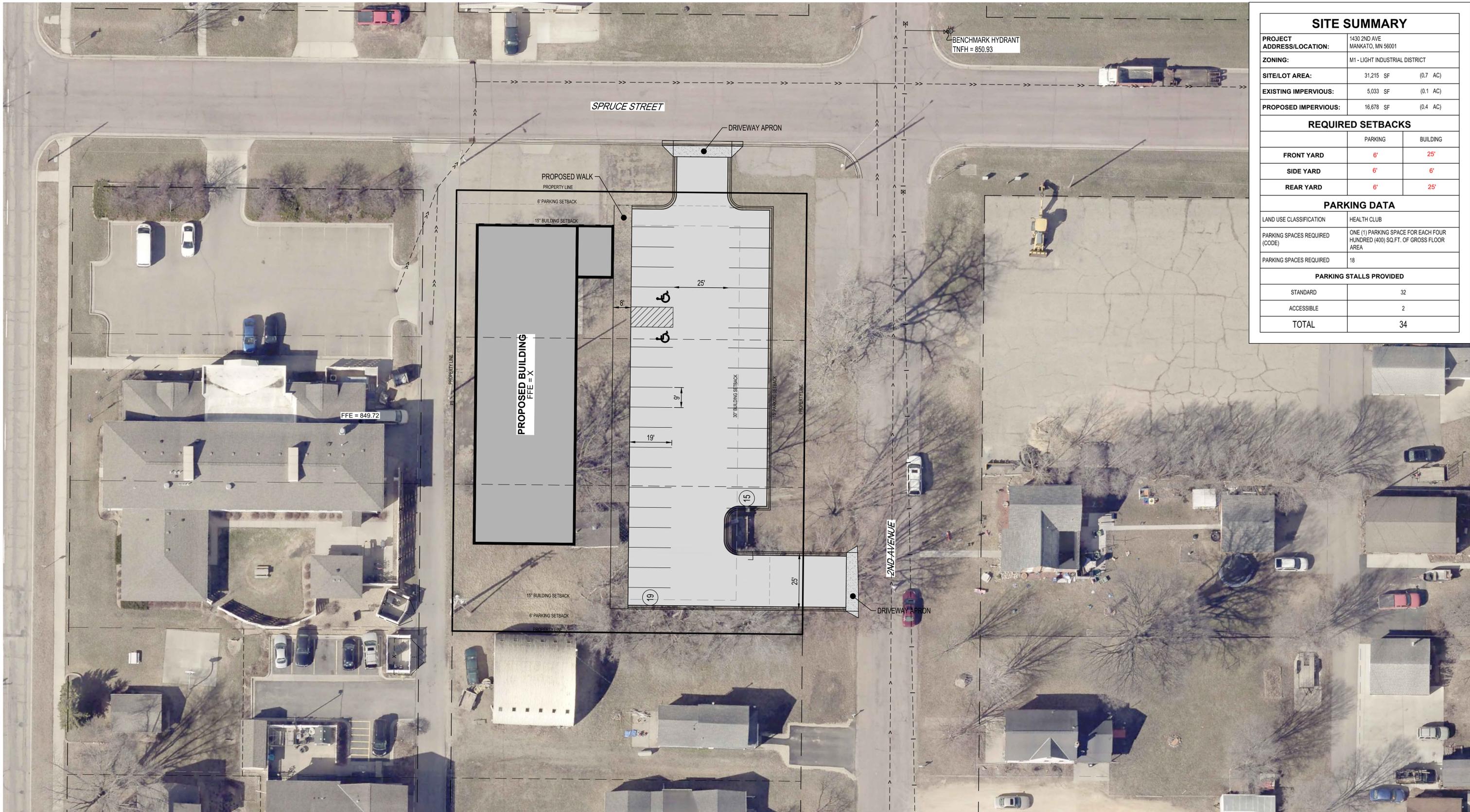
Corona Woychik, **PE, PTOE**
Project Engineer
License No. 59049

Brotherhood Wrestling Facility Trip Generation Memo

Mankato, Minnesota

Engineer's Project Number: 25-32225

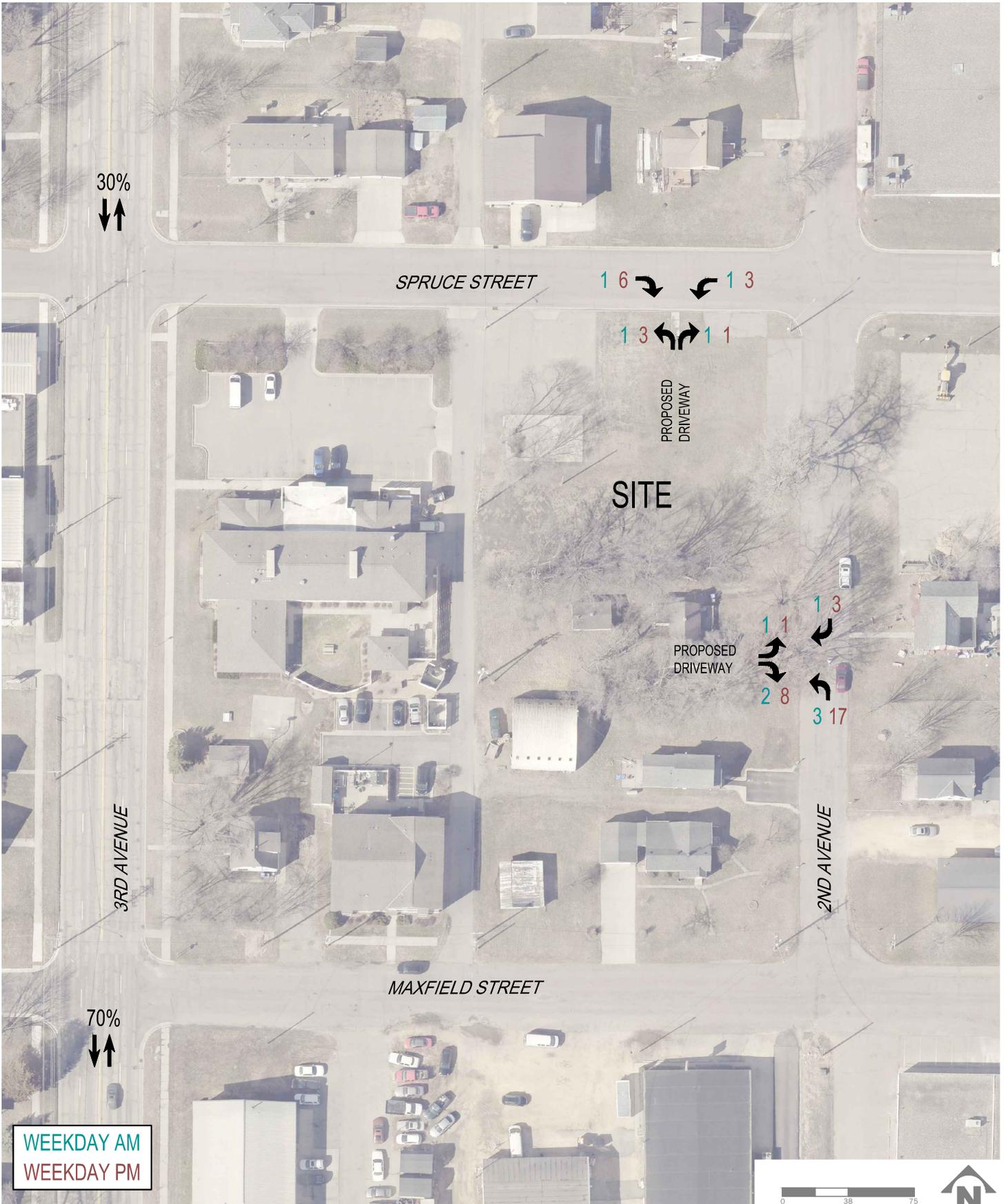
Dated this 19th day of May, 2025



SITE SUMMARY		
PROJECT ADDRESS/LOCATION:	1430 2ND AVE MANKATO, MN 56001	
ZONING:	M1 - LIGHT INDUSTRIAL DISTRICT	
SITE/LOT AREA:	31,215 SF	(0.7 AC)
EXISTING IMPERVIOUS:	5,033 SF	(0.1 AC)
PROPOSED IMPERVIOUS:	16,678 SF	(0.4 AC)
REQUIRED SETBACKS		
	PARKING	BUILDING
FRONT YARD	6'	25'
SIDE YARD	6'	6'
REAR YARD	6'	25'
PARKING DATA		
LAND USE CLASSIFICATION	HEALTH CLUB	
PARKING SPACES REQUIRED (CODE)	ONE (1) PARKING SPACE FOR EACH FOUR HUNDRED (400) SQ.FT. OF GROSS FLOOR AREA	
PARKING SPACES REQUIRED	18	
PARKING STALLS PROVIDED		
STANDARD	32	
ACCESSIBLE	2	
TOTAL	34	

CONCEPT 1





TRIP ASSIGNMENT



Architecture + Engineering + Environmental + Planning
ISGInc.com

Brotherhood Wrestling Facility
MANKATO, MINNESOTA - 05/19/2025
ISG PROJECT NO. 25-32225

Meeting Date: 08/27/2025

Title

CY44-25

Request of the Planning Agency to review Chapter 10 of Mankato City Code related allowing multiple-family dwellings as conditional uses in B-3, Highway Business District and to review the parking standards for multiple-family dwellings.

The anticipated date of City Council action is September 8, 2025.

Review

As part of the City of Mankato’s Strategic Plan and City Housing Needs Analysis, the Mankato Economic Development Authority has directed staff to refine the City’s development processes to better support community growth and address housing needs. This direction focuses on providing flexibility in the zoning ordinance by allowing high-density residential uses in the Highway Business District and by reviewing parking requirements for high-density residential projects.

Proposed Use Amendment

In the past three years, the City has reviewed nine Land Use Plan amendment applications for residential development. Five of these applications required changing the designation from commercial to residential, all of which were approved. The current process—requiring both a Land Use Plan amendment and a rezoning—adds four to five months to the development timeline, which can delay project readiness and increase costs. The City’s Housing Needs Analysis recommends “Fast Track Permitting Programs” to reduce delays and costs in the development process. By adjusting land use and zoning approvals, the City can streamline reviews and reduce the zoning timeline to approximately 60 days, creating a more efficient and predictable process for housing projects. Apartments are currently allowed in the Central Business District, Central Business District–Fringe, Community Business District, and Office Residential Districts, where mixed-use development is encouraged. At present, the B-3, Highway Business District, limits residential uses. The proposed amendment would add apartments as a conditional use within the B-3 District.

This amendment would reduce approval timelines and provide opportunities to infill vacant commercial properties, while maintaining Planning Commission and City Council oversight of individual projects. To ensure compatibility, the amendment would include requirements such as transitional yards, open space, restrictions on outdoor storage, screening of mechanical equipment, and conformance to commercial district design standards.

Parking Amendments

Parking requirements for multifamily housing have been raised in several recent proposals, with applicants citing reduced car ownership, greater transit access, and changing resident needs. The current standard of two stalls per unit may not reflect today’s development patterns.

Based on a review of other communities, staff recommends reducing the requirement for apartment buildings to 1.5 stalls per unit. This adjustment would align with best practices and provide several benefits: more efficient land use, reduced stormwater runoff, lower development costs, and increased housing supply.

Attachments

- Proposed B-3 Amendments
- Proposed Parking Amendments
- Parking Research

Sec. 10-650. Conditional uses.

Except as specifically limited herein, the following uses may be allowed in the B-3 district. Every use, unless expressly exempted below or allowed by a conditional use permit, shall be operated in its entirety within a completely enclosed structure, including the storage of all materials, products, and equipment.

- (1) Any use that exceeds 30,000 square feet of gross floor area.
- (2) Apartments, including grouped housing projects, subject to the requirements set forth in Section 10-659.
- (3) Collection of recyclable materials at temporary locations, subject to the special requirements set forth in article X, division 2, of this chapter.
- (4) Community convention centers.
- (5) Government institutions.
- (6) Light manufacturing and assembly, subject to the special requirements set forth below.
- (7) Shopping malls.
- (8) Self-service storage facility.
- (9) Shipping and outside storage when accessory to a permitted or conditional use. If allowed, such outside storage shall conform to the restrictions of article X, division 2, of this chapter.
- (10) Sport arenas and stadiums.
- (11) Other commercial and residential uses determined by the planning agency to be of the same general character as the permitted and conditional uses above and found not to be detrimental to existing uses and to the general public health, safety, and welfare.
- (12) Indoor firing ranges, per the restrictions of article X, division 2, of this chapter.

(Code 2015, § 10.47(3))

Sec. 10-659. Special Requirements for apartment building in the B-3, Highway Business District.

The following special requirements shall apply to apartment uses conducted in the B-3 district:

- (1) Housing unit density shall conform to the high-density residential standards in the land use plan.
- (2) Shall provide a transitional yard the proposed development and low- and medium residential density uses. The transitional yard shall be 130 feet. For the purposes of this ordinance, a street right-of-way located between the proposed development and low- and medium residential density uses shall satisfy the transitional yard requirements.
- (3) No outside storage shall be allowed.
- (4) The property shall provide open space and recreational amenities. The open space and recreational amenities shall not be located in the front yard.
- (5) Parking shall conform to the requirements set forth for multiple-family dwellings.
- (6) Parking lots shall be hardsurfaced, striped, and screened from adjacent residential properties or rights-of-way.
- (7) All mechanical equipment shall be screened from rights-of-way and residential uses and residential zones

(8) Building materials shall conform to Mankato Site Code Section 10-788.

Sec. 10-1630. Parking requirements.

In any district, whenever a building is erected, converted, enlarged or the use of the building or premises is altered, off-street parking shall be provided as follows:

<i>Use</i>	<i>Parking Spaces Required</i>
Residential	
One-family, two-family	Two spaces per dwelling unit
Other residential:	
<u>Multiple-Family</u>	<u>1.5 parking spaces per dwelling unit</u>
Congregate housing	One-half space per dwelling unit
Fraternity/sorority house	Two spaces per each three occupants
Dormitories	Two spaces per each three occupants
Nursing home, rest home, convalescent facility	One for each four beds, plus one for each three employees
Rental properties	Refer to chapter 7, article IV
Commercial	
General	One space per 200 sq. ft. of retail or sales floor area, unless specifically noted
Special commercial	
Automobile service (no convenience)	Three spaces per service stall, plus one for each employee on major shift and two stalls per pump
Banks	One space per 250 sq. ft. of gross floor area
Bar	One space for every four permitted occupants of the building as determined by the city building official and city fire marshal using the occupancy standards contained in state building and plumbing codes and fire code as adopted by the city and as amended from time to time
Convenience store	Without gas pumps, one space per 200 sq. ft. of sales area
	With gas pumps, one space per 200 sq. ft. of retail sales area, plus two spaces per each pump (parking adjacent to each pump may be used to satisfy retail parking requirement provided stall dimensions are conforming to section 10-1623)
Drive-through facility	Three off-street stacking spaces per drive-through lane
Furniture and appliance	One space per 400 sq. ft. of gross sales floor area, and one space per employee on major shift
Hotel or motel	One space per unit, plus one space per four seats located in an accessory restaurant or lounge and one space per each two employees
Mini-storage	One parking stall for every two storage units; a parking space adjacent to a storage unit may be counted as one parking space
Restaurant and eating and nonalcoholic drinking establishments (Ord. of 3-27-2006)	One space per each four seats, one space for each two employees on major shift, one space for each delivery vehicle, and one space for customer food pick-up
Service Business Uses	
Automobile repair	Three spaces per service stall, plus one for each employee on major shift
Beauty and barbershops	Three spaces per operator station
Carwash	Three off-street vehicle stacking spaces per wash stall and one off-street parking space per employee on major shift
Private club	One space per three persons of the maximum capacity of the facility
Motor vehicle, manufactured home,	One space per employee, one space for each 250 square feet of office area, and five spaces per 1,000 sq. ft. of enclosed sales area

bicycle or motorcycle, and manufactured home sales	
Offices and Related Uses	
General standards	One parking space per each 250 sq. ft. of gross floor area
Other office uses	
Medical and dental offices	One parking space per each 200 sq. ft. of gross floor area.
Recreational Uses	
General standards	One space per four persons of the maximum occupancy load
Specific recreational uses	
Auction house, skating rink, health clubs	One parking space for each 400 sq. ft. of gross floor area
Billiard parlor, dance hall	One parking space per 50 sq. ft. of gross floor area
Bowling lanes	Five spaces per lane, plus 50 percent of the spaces otherwise required for any accessory use (e.g., bars, restaurants)
Golf courses	Five parking spaces per green, plus 50 percent of the spaces otherwise required for any accessory use (e.g., bars, restaurants)
Indoor movie theater	One parking space for each four seats
Stadium, auditorium, gymnasium, community center	One parking space for each four persons of the maximum occupant load
Miniature golf course, archery range, golf driving range	Ten spaces respectively
Industrial Uses	
Manufacturing, testing, research or lab	Four off-street parking spaces, plus one space per employee on the major shift, or one space for each 300 sq. ft. of floor area
Truck terminals	Three off-street parking spaces, plus one per employee on the largest working shift
Warehousing and wholesale business	Three off-street parking spaces, plus one space per employee on the largest working shift
Institutional	
Church and other religious institutional	One space per four seats of maximum seating capacity in largest congregation area
Hospital	One space per each four beds, plus one space per each three employees on the largest shift
Libraries/Museums	
General standards	One space per 250 sq. ft. of floor area or one space per four seats at the maximum occupancy load, whichever is greater, plus one space per employee on the largest work shift
Schools	
Elementary and junior high	One space per staff member, plus one space per each two classrooms
Senior high school	One space per staff member, plus one space per five students
Post secondary	One space per staff member, plus one space per two students. In an instance where the school restricts the number of vehicles used by students and faculty, the parking requirement shall be based on the number of vehicles allowed under the restriction and other uses found on school property
Clinics	

General standards	One space per each 250 sq. ft. of floor area, plus one space per staff member
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(Code 2015, § 10.85(21); Ord. of 2-9-2004)

Sec. 7-88. Parking ratio.

All new rental units licensed after the effective date of the ordinance from which this article is derived shall provide off-street parking according to the following:

- (1) *One- and two-family dwellings in R-1 and R-2 districts.* For rental units licensed after the effective date of the ordinance from which this article is derived, two off-street parking stalls shall be provided for each dwelling unit.
- (2) *One- and two-family dwellings in R-3, R-4, and OR districts.*
 - a. For rental properties licensed after the effective date of the ordinance from which this article is derived, off-street parking spaces shall be provided for each dwelling unit based on the following ratio of square footage of sleeping rooms to required parking stalls:

Square Footage	Parking Stalls
70 to 119	1
120 to 169	2
170 to 219	3
220 to 269	4
270 and greater	5

- b. For a one-family dwelling, not less than two off-street parking stalls shall be provided and not more than five off-street parking stalls shall be required. For a two-family dwelling, not less than four parking stalls shall be provided and not more than ten parking stalls shall be required.
- (3) *Multiple-family dwellings in R-3 districts.*
 - a. For rental properties licensed after the effective date of the ordinance from which this article is derived, off-street parking spaces shall be provided for each dwelling unit based on the following ratio of square footage of sleeping rooms (each bedroom is considered separately) to required parking stalls, plus one guest parking stall per unit:

Square Footage	Parking Stalls
70 to 119	1
120 to 169	2
170 to 219	3
220 to 269	4
270 and greater	5

- b. For multiple-family dwellings, not less than three off-street parking stalls shall be provided and not more than six off-street parking stalls shall be required per unit.
- (4) *Multiple-family dwellings in R-4, OR, B-1 and B3 districts.* For rental properties licensed after the effective date of the ordinance from which this section is derived, ~~two~~ 1.5 off-street parking spaces shall be provided for each dwelling unit.

Multi-Family Requirements:

Marshall, Minnesota

- *Minimum: Require 1 space for efficiency/one bedroom plus 2 spaces per 2+ bedrooms, plus 1 space per 4 units.*
- *Maximum: More than 10% of minimum required spaces*

Moorhead, Minnesota

- *Minimum: Require 1.5 spaces per efficiency unit.*
- *Minimum: Require 2 spaces for one-bedroom & two-bedroom units.*
- *Minimum: Require 2.5 spaces for three or more-bedroom units.*

Madison, Wisconsin

- *Require a minimal or maximum requirement*
- *Require 1 per dwelling for minimal requirement*
- *Require 2.5 per dwelling for maximum requirement*

Ames, Iowa

- *Minimum: Require 1.5 per unit*
- *Minimum: Require 1 space for unit of 2+ bedrooms.*
- *Minimum: Require 1.25 space for units of 2 bedrooms or more.*

Iowa City, Iowa

- *Minimum: Require 1 space for 1 bedroom or efficiency units.*
- *Minimum: Require 2 spaces for 2- & 3-bedroom units*
- *Minimum: Require 3 spaces for 4-bedroom units*
- *Minimum: Require 4 spaces for 5-bedroom units*

Sioux City, Iowa

- *Minimum: Require 1.5 space per studio or one-bedroom.*
- *Minimum: Require 2.5 spaces for 2+ bedroom units.*

Sioux Falls, South Dakota

- *Minimum: Require 1.5 spaces for one bedroom & two-bedrooms*
- *Minimum: Require 2.5 for 2+ bedrooms.*

Duluth, Minnesota

- *Require: Minimum: 1.25 spaces per dwelling unit*
- *Require: Maximum: No more than 150% of the minimum required number of off-street parking*

Fairmont, Minnesota

- *Minimum: Require: 2 spaces per unit*

Milwaukee, Wisconsin

- *Low density zones:*
 - *Minimum: Require 1 space per dwelling unit*
- *High density zones:*
 - *Minimum: Require 2 spaces per 3 dwelling units*

Fargo, North Dakota

- *Minimum: Require 1.25 stalls per efficiency apartment*
- *Minimum: Require 2 stalls per 1-bedroom and larger unit, plus .25 guest spaces per unit for structures with 7+ units or .33 guest spaces per structure with 6 or less units.*

St. Louis Park, Minnesota

- *Minimum: Require 1 space per bedroom with 10% or required stall permitted for guest parking.*

Edina, Minnesota

- *Minimum: Requires 1.25 spaces per dwelling unit*
 - *Maximum: Do not exceed 1.17 spaces per dwelling unit.*
- Minnetonka, Minnesota
- *Minimum: Requires 1 space per bedroom unit plus 10% of units for guests*
- Apple Valley, Minnesota
- *Minimum: Requires 1.5 parking spaces and 1 garage space per unit*
- Coon Rapids, Minnesota
- *Minimum: Requires 2.25 spaces per dwelling unit*
- Crosby, Minnesota
- *Minimum: Requires 2 spaces per dwelling unit*
- Winona, Minnesota
- *Minimum: Requires 2 spaces per dwelling unit*
- La Crosse, Wisconsin
- *Minimum: Requires 1.5 spaces per dwelling unit*
- Green Bay, Wisconsin
- *Minimum: Requires 1 space per dwelling unit & 1 visitors' space per 4 units*
- Stevens Point, Wisconsin
- *Minimum: Requires 1.25 stalls per studio unit*
 - *Minimum: Requires 1.50 stalls per 1-bedroom unit*
 - *Minimum: Requires 1.75 stalls per 2-bedroom unit*
 - *Minimum: Requires 2 stalls per 3+ bedroom unit*
- North Mankato, Minnesota
- *Minimum: Requires 2 stalls per dwelling unit*
- West Saint Paul, Minnesota
- *Minimum: Requires 1.5 stalls per studio, one-bedroom or two-bedroom*
 - *Minimum: Requires 2 stalls per three-bedroom or more*
- South Saint Paul, Minnesota
- *Minimum: Requires 2 spaces per dwelling unit*
- Peoria, Illinois
- *Minimum: Requires 1.5 parking spaces per dwelling unit*
 - *Or Minimum: requires 2 parking spaces per dwelling unit if you look in a different chapter.*
- Virginia, Minnesota
- *Minimum: Requires 1.5 parking spaces per family dwelling unit*
- Forest Lake, Minnesota
- *Minimum: Requires 2 spaces per dwelling unit (1 enclosed) plus ½ space per every 5 dwelling units for visitors.*
- Farmington, Minnesota
- *Minimum: Requires 1.5 spaces per dwelling unit*
- Cottage Grove, Minnesota
- *Minimum: Requires 2 spaces per dwelling unit plus 1.5 spaces per every 10 units for visitors.*
- Red Wing, Minnesota
- *Minimum: Requires 2 spaces per dwelling unit (1 enclosed)*
- Goodhue County, Minnesota
- *Minimum: Requires 1.5 spaces per dwelling unit*
- Hastings, Minnesota
- *Minimum: Requires 2 spaces per dwelling unit*
- Rosemount, Minnesota

- *Minimum: Requires 2 spaces per dwelling unit*
Owatonna, Minnesota
- *Minimum: Requires 1 stall per studio or one-bedroom, 2 stalls per two or more bedrooms.*
Champlin, Minnesota
- *Minimum: Requires 2 spaces per unit, plus 0.25 stalls for every bedroom over one per unit.*
Austin, Minnesota
- *Minimum: Requires 1.5 spaces per unit*
Chaska, Minnesota
- *Minimum: Requires 2 spaces per unit*
Maplewood, Minnesota
- *Minimum: Requires 2 spaces per unit (1 must be enclosed)*
- *Maximum: Shall not exceed minimum by 10% or 2 spaces*
Shakopee, Minnesota
- *Minimum: Requires 1.5 spaces per studio or one-bedroom unit*
 - *2 spaces per two-bedroom unit*
 - *2.5 spaces per three-bedroom unit*
- *Developments within ¼ mile of transit station may reduce total by 5%*
- *Maximum: Shall not exceed more than 20% of minimum, all of which must be pervious pavement.*
Blaine, Minnesota
- *Minimum: Requires 1 space per studio unit (1/2 must be underground)*
 - *Requires 2 spaces per unit exceeding studio (1 must be underground)*
- *Minimum: Requires 1.8 stalls per unit, but may zoning admin may reduce if bicycle or public transit is a factor. (1 must be enclosed)*
Plymouth, Minnesota
- *Minimum: Requires 1 space per unit*
Superior, Wisconsin
- *Minimum: Requires 1 space per bedroom unit*
Eau Claire, Wisconsin
- *Minimum: Requires 2 stalls per dwelling unit*
Oshkosh, Wisconsin
- *Minimum: Requires 1.5 stalls per efficiency unit or one-bedroom unit*
 - *Requires 2 stalls two or more-bedroom unit*
- *Minimum: Requires 1 space per studio or one-bedroom unit*
 - *1.5 spaces per two-bedroom unit*
 - *2 spaces per three or more-bedroom unit*
- *Minimum: Requires 2 stalls per dwelling unit plus 1/10th of a stall for guest parking (1 stall must be in an attached or underground garage)*
- *15% reduction of minimum requirement can be approved by commission.*
Wausau, Wisconsin
- *Minimum: Requires 1.5 stalls per two-bedroom unit or smaller*
 - *Requires additional 0.5 stall per bedroom unit over two-bedrooms*
- *Maximum: 3 stalls per unit maximum*
Menomonee Falls, Wisconsin

- *Minimum: Requires 1 space per bedroom (1 space must be enclosed)*
- *Maximum: 2 spaces per unit with 1 visitors' space per every 2 units.*
- *All minimum requirements can be adjusted by the plan commission based on need, shared-parking, transit, bicycle use, hours of operation etc.)*

Green Field, Wisconsin

- *Minimum: Requires 1.5 spaces per dwelling unit for an efficiency or one-bedroom apartment, plus 0.5 spaces per unit for guests (50% of spaces must be enclosed).*
 - *Requires 2 spaces per dwelling unit for a two-bedroom apartment, plus 0.25 for guests (50% of spaces must be enclosed)*
 - *Requires 2 spaces per dwelling unit for a two-bedroom apartment, plus 0.5 for guests (50% of spaces must be enclosed)*

Beloit, Wisconsin

- *Minimum: Requires 1.5 spaces per dwelling unit*
- *Maximum: The number of required parking spaces plus 50%*

Oak Creek, Wisconsin

- *Minimum: Requires 1 enclosed space per dwelling unit*
- *Plan Commission may adjust the minimum parking requirement based on transportation and shared parking.*

Manitowoc, Wisconsin

- *Minimum: Requires 2 spaces per dwelling unit with 2 or less bedrooms, add 0.5 space per each bedroom greater than 2 per unit, plus 1 guest space per each 4 units.*
- *Plan Commission may reduce minimum parking requirements based on availability of bicycle and motorcycle parking spaces.*

Meeting Date: 08/27/2025

Title

CYL45-25

Request of Brian Keenan, on behalf of MNCSG 2019-57 LLC, with permission of the property owner, for an amendment of a current Interim Use Permit, IUP, to allow an extension of the timeframe for an additional 12 months for the work to begin on the project. The subject property is described as The Northeast Quarter of the Northwest Quarter, except railroad right of ways, and the Northwest Quarter of the Northeast Quarter, both in Section 29, Township 109, Range 26, excepting from said Northwest Quarter Northeast Quarter that part of said Northwest Quarter Northeast Quarter described as, beginning at a point 1315.8 feet South of the Northeast corner of Section 29-109-26, thence West 1808.8 feet to the East line of the Right of Way of the Chicago & Northwestern Railway, thence southwesterly along the said Right of Way line, 1264.6 feet, thence East 1692.3 feet to the East line of said Section 29, thence North along the section line 1249.8 feet to the place of beginning. A strip of land one (1) rod wide now used as a road, extending from East to West upon, over and across the North side of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 29, Township 109 North of Range 26 West, beginning at or near the Northeast corner of said NW1/4 NW1/4 of Sec. 29, and thence West along or near the North line of said NW1/4 NW1/4 of said Sec. 29, to the public highway known as the Mankato and St. Peter Road. The East 302.00 feet of the Northwest Quarter of the Northwest Quarter of Section 29, Township 109, Range 26, Blue Earth County, Minnesota, except the South 16.5 feet thereof. Except therefrom: Part of the Northwest Quarter of the Northwest Quarter and part of the Northeast Quarter of the Northwest Quarter of Section 29, Township 109 North, Range 26 West, Blue Earth County, Minnesota described as: Commencing at the Southeast corner of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 41 minutes 42 seconds West (bearings are based on Blue Earth County Coordinates NAD83, 1996 Adjustment) on the south line of said Northwest Quarter of the Northwest Quarter, a distance of 78.00 feet; thence North 12 degrees 41 minutes 56 seconds East, a distance of 16.89 feet to the north line of the south 16.5 feet of said Northwest Quarter of the Northwest Quarter and the point of beginning; thence North 12 degrees 41 minutes 56 seconds East, a distance of 589.95 feet to the westerly right of way of the abandoned Chicago, Milwaukee, St. Paul and Pacific Railroad Company; thence South 05 degrees 40 minutes 37 seconds West on said westerly right of way, a distance of 558.85 feet to the east line of said Northwest Quarter of the Northwest Quarter; thence South 00 degrees 11 minutes 26 seconds West on said east line, a distance of 19.81 to the north line of the south 16.5 feet of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 41 minutes 42 seconds West on said north line, a distance of 74.34 feet to the point of beginning. (23759 3rd Avenue; Blue Earth County PID R400429200017).

The anticipated date of Lime Township Board action is September 9, 2025.

Applicant

The applicant, MNCSG 2019-57 LLC, with permission of the property owner John Bohrer.

Request

Brian Keenan of MNCSG 2019-57 LLC has submitted an application seeking an extension to the time allowed to make use of the previously approved Interim Use Permit, IUP, in Lime Township. The previous IUP was approved by the Lime Township Board on September 10, 2024. Besides the extension of time, the applicant has indicated that there are no other changes from the original approval associated with this current amendment request.

Location

The subject property is zoned Rural Conservation and is legally described as The Northeast Quarter of the Northwest Quarter, except railroad right of ways, and the Northwest Quarter of the Northeast Quarter, both in Section 29, Township 109, Range 26, excepting from said Northwest Quarter Northeast Quarter that part of said Northwest Quarter Northeast Quarter described as, beginning at a point 1315.8 feet South of the Northeast corner of Section 29-109-26, thence West 1808.8 feet to the East line of the Right of Way of the Chicago & Northwestern Railway, thence southwesterly along the said Right of Way line, 1264.6 feet, thence East 1692.3 feet to the East line of said Section 29, thence North along the section line 1249.8 feet to the place of beginning. A strip of land one (1) rod wide now used as a road, extending from East to West upon, over and across the North side of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 29, Township 109 North of Range 26 West, beginning at or near the Northeast corner of said NW1/4 NW1/4 of Sec. 29, and thence West along or near the North line of said NW1/4 NW1/4 of said Sec. 29, to the public highway known as the Mankato and St. Peter Road. The East 302.00 feet of the Northwest Quarter of the Northwest Quarter of Section 29, Township 109, Range 26, Blue Earth County, Minnesota, except the South 16.5 feet thereof. Except therefrom: Part of the Northwest Quarter of the Northwest Quarter and part of the Northeast Quarter of the Northwest Quarter of Section 29, Township 109 North, Range 26 West, Blue Earth County, Minnesota described as: Commencing at the Southeast corner of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 41 minutes 42 seconds West (bearings are based on Blue Earth County Coordinates NAD83, 1996 Adjustment) on the south line of said Northwest Quarter of the Northwest Quarter, a distance of 78.00 feet; thence North 12 degrees 41 minutes 56 seconds East, a distance of 16.89 feet to the north line of the south 16.5 feet of said Northwest Quarter of the Northwest Quarter and the point of beginning; thence North 12 degrees 41 minutes 56 seconds East, a distance of 589.95 feet to the westerly right of way of the abandoned Chicago, Milwaukee, St. Paul and Pacific Railroad Company; thence South 05 degrees 40 minutes 37 seconds West on said westerly right of way, a distance of 558.85 feet to the east line of said Northwest Quarter of the Northwest Quarter; thence South 00 degrees 11 minutes 26 seconds West on said east line, a distance of 19.81 to the north line of the south 16.5 feet of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 41 minutes 42 seconds West on said north line, a distance of 74.34 feet to the point of beginning. (23759 3rd Avenue; Blue Earth County PID R400429200017).

Existing Land Use

The parcel is made of 84.22 acre and is currently used for agricultural purposes.

Zoning

The property is located in Lime Township and is zoned Rural Conservation.

Environmentally Sensitive Areas

There are National wetland inventories located throughout the parcel containing a consistent stream within the NWI.

City Code

The Lime Township Ordinance can be found at this link: [Lime Township Ordinances](#)

Site Plan Review Comments

The Site plan and Traffic Advisory Committee reviewed the item at their August 12th, 2025, meeting and provided the following comments:

- a. If not already complete, applicant shall log in to the online portal and make notification fee payment.

Review

Brian Keenan of MNCSG 2019-57 LLC has submitted an application seeking an extension to the time allowed to make use of the [previously approved Interim Use Permit](#), IUP, in Lime Township. The Interim Use permit allowed the construction of a one mega watt solar site and included a condition of approval that stated, “This interim use permit shall become invalid unless a land development permit authorizing the work has been issued within 12 months after the final approval by the Lime Township Board.” The previous IUP was approved by the Lime Township Board on September 10th, 2024. The applicant has not yet obtained some of the necessary approvals for their project, so they have stated that an extension is necessary.

The previous request that was approved in September 2024, was for a 1-megawatt solar garden that would utilize 7.2 acres of said 84.22 acres. The approved site plans conform with the previous ordinance as well as the recently amended Lime Township Solar Ordinance.

Besides the extension of time, the applicant has indicated that there are no other changes from the original approval associated with this current amendment request.

Findings

Staff respectfully submits the previously approved findings from the September 2024 report:

1. Use. - The proposed US Solar community solar is listed as an interim use located on Parcel Identification Number R400429200017.
2. Prohibitions. - The property is not located in shoreland, floodplain, or habitat areas. The site does contain wetlands, but a wetland delineation was conducted, and the project will not impact wetlands. The site is outside of any areas identified as flight zones.
3. Maximum Size and Capacity. - The proposed community solar facility is a 1-megawatt facility. The site encompasses approximately 7.2 acres.
4. Standards for Community Solar Energy Systems. - The site has access via 238th Street off of 3rd Avenue. The applicant uses piles as the foundation. The report documents the use of steel and concrete piles. The applicant conforms to the impervious standards of Lime Township. The submittal for the land development permit will include documentation related to conformance with the building code. The applicant has submitted the appropriate documentation to the Blue Earth County Technical Evaluation Panel and it has been approved.
5. Signage. - The applicant will only be utilizing signage required by the regulatory agency requirements.
6. Power and Communication Lines. - The applicant has an interconnection agreement with Xcel Energy.
7. Waste Disposal. - The applicant will be providing portable waste facilities during construction for contractors and employees.
8. Interconnection. - The applicant has an interconnection agreement with Xcel Energy.
9. Decommissioning Plan. - The applicant has submitted a decommissioning plan. The plan addresses costs for decommissioning totaling \$293,916.93. The applicant will be submitting a cash escrow or irrevocable letter of credit for the amount of approximately \$367,396.16.
10. Noise. - The applicant will conform to the noise standards. Suspected violations will be forwarded to the MPCA for enforcement.
11. Electrical Codes and Standards. - The applicant will work with the State of Minnesota on the enforcement and/or compliance with the electrical code.
12. Minnesota State Building Code. - The applicant will submit documentation of this with the land development permit.
13. Maximum Height. - The proposed modules will range between 8 feet and 12 feet in height.
14. Glare. - The applicant conducted a glare study. The assessment passed the Forge Solar FAA policy adherence.
15. Setbacks. - The site conforms to the rear, side yard, and principal dwelling setback requirements.
16. Security Fencing. - The proposal will have an 8-foot fence with more than a five-inch separation from the ground.
17. Screening. - The applicant is not proposing a vegetative screening due to the natural barrier of trees located on the property.
18. Inspections and Reports. - The applicant will prepare the information for the boards and allow for inspections.
19. Tile Lines. – Tiles lines will be identified on the submittal for the land development permit.

20. Roads. - The applicant will be accessing the site via 3rd Avenue onto 238th Street. The applicant is currently working with Union Pacific for a private road agreement.
21. Vegetation Requirements & Management. – The trees on the site will not be cleared. The proposal indicates that a DNR approved pollinator seed mix will be used for the site.
22. Inspection Fees. - Inspection fees will be paid to the Lime Township Board per the standards in the ordinance.
23. Natural Heritage Information System Review. - The applicant has submitted a review of the cultural features of the site.
24. Utility Notification. - The utility companies were notified with the standard notification process for the interim use permit.

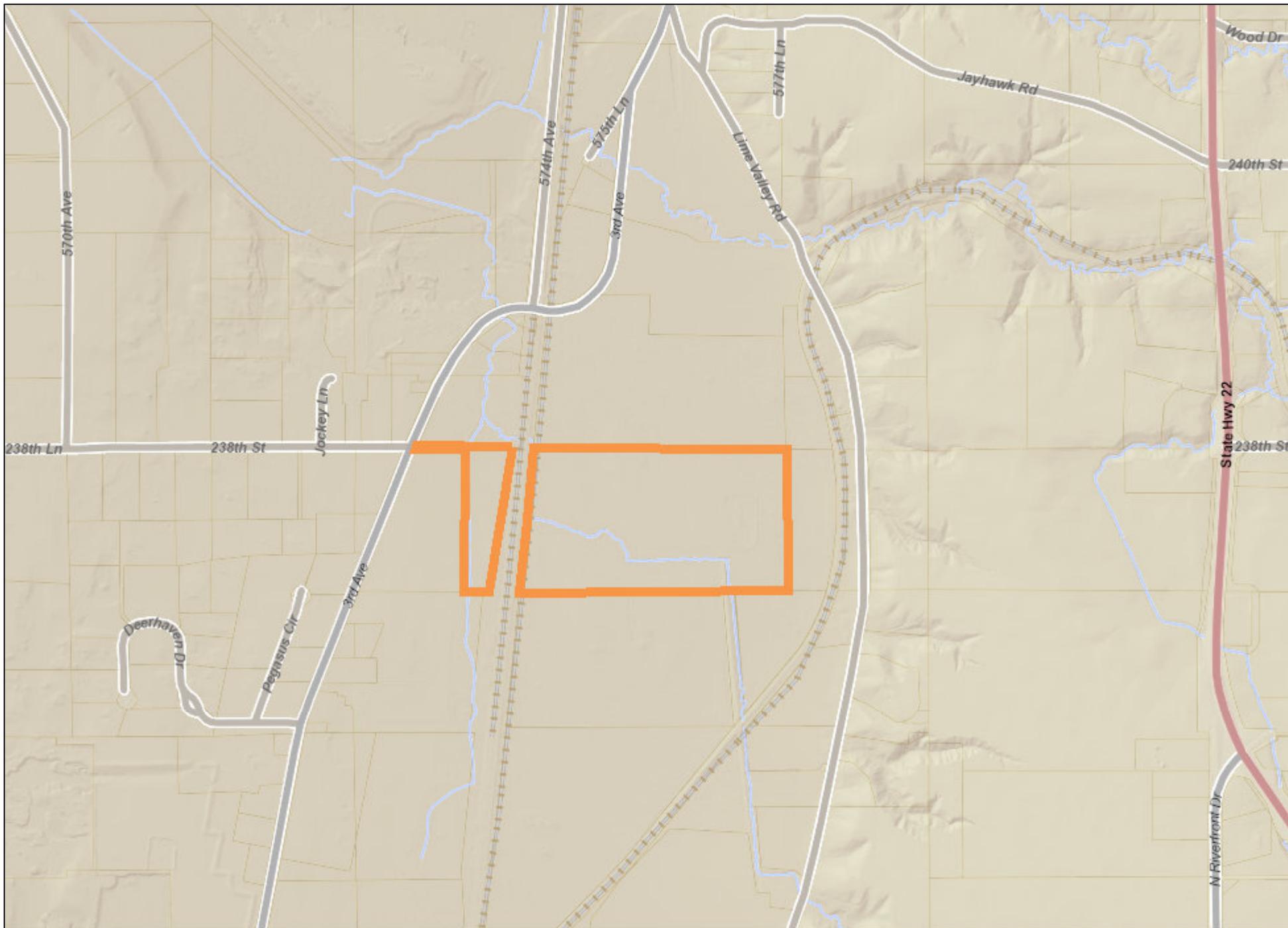
Recommendation

Staff recommends approval of the extension of an Interim Use Permit to allow for a community solar facility in Lime Township with the previously approved conditions found in the September 2024 report.

Attachments

General Location Map
Aerial Map
Site Plan
Project Narrative

General Location Map



Date: February 2024

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.



Aerial Location Map



Date: February 2024

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.





AN ALLETE COMPANY

July 22, 2025

Lime Township Board
3030 N Airport Rd
Mankato, MN 56001

We are requesting to extend the time allowed to make use of our approved IUP with Lime Township. We received approval for a 1MW community solar site as an interim use on September 10, 2024. It includes condition number 27 that reads: "This interim use permit shall become invalid unless a land development permit authorizing the work has been issued within 12 months after the final approval by the Lime Township Board." We are asking for a 12 month extension to that condition. There are two main reasons we are asking for this amendment.

1 The Xcel interconnection application for our solar project is behind the one that Sunvest Solar is working to develop on the same parcel. The IUP application for the Sunvest project was recently denied by the Lime Township Board. Sunvest is working to remedy the shortcomings of their permit application and reapply but cannot do that for 12 months from the denial. Meanwhile their interconnection application with Xcel is still ahead of ours with no forward progress. Our site can't move forward without the approved interconnection, and we can't finalize construction plans without the final approval from Xcel on our design. This makes it impossible for us to apply for a Land Development Permit with Lime Township within the 12 month window.

2 We have also been working with the Union Pacific Railroad to secure the Private Road Crossing Agreement required to satisfy Condition #1. This work has taken far longer than anticipated due to the slow response of the railroad. We are confident that we will obtain the agreement, but it's taken longer than anticipated to get through the railroad process.

Extending the time allowed to make use of the IUP will allow us to fully comply with all conditions. All other aspects of our application and the approved IUP remain unchanged. The amendment of the time allowed to make use of the permit does not affect the Township in any material way. There are no increased costs or burdens being put on the Township.

Thank you,

A handwritten signature in blue ink that reads "Brian Keenan".

Brian Keenan

Sr Project Developer