



SITE PLAN AND TRAFFIC ADVISORY REVIEW COMMITTEE
Internal Staff Meeting
Minnesota Valley Room, First Floor, Intergovernmental Center

1. **SITE PLAN ITEMS**

1.

CY38-25

Request of the Planning Agency for review of the Hilltop Study.

2.

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).

3.

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).

4.

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).

5.

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.

6.

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).

7.

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.

8.

CYL45-25

Request of Brian Keenan, on behalf of New Equity, 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).

9.

SITE PLAN REVIEW ONLY

***Site Plan and Traffic Advisory Committee Review Only. Sibley Park Memorial Bench.

2.

TRAFFIC ITEMS

Site Plan and Traffic Advisory Review Committee

1. 1.

Meeting Date: 08/12/2025

Title

CY38-25

Request of the Planning Agency for review of the Hilltop Study.

Review

This item is only on the agenda for informational purposes only. The report will be sent to the Planning Commission.

Meeting Date: 08/12/2025

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).

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. The developer plans to stay out of 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

Review

The applicant is seeking a preliminary plat review of the Victory Ridge subdivision, which is located at the northeast corner of the intersection of Victory Drive and Dublin Road. The plat shows a new one-lot, one-block subdivision encompassing 14.83 acres.

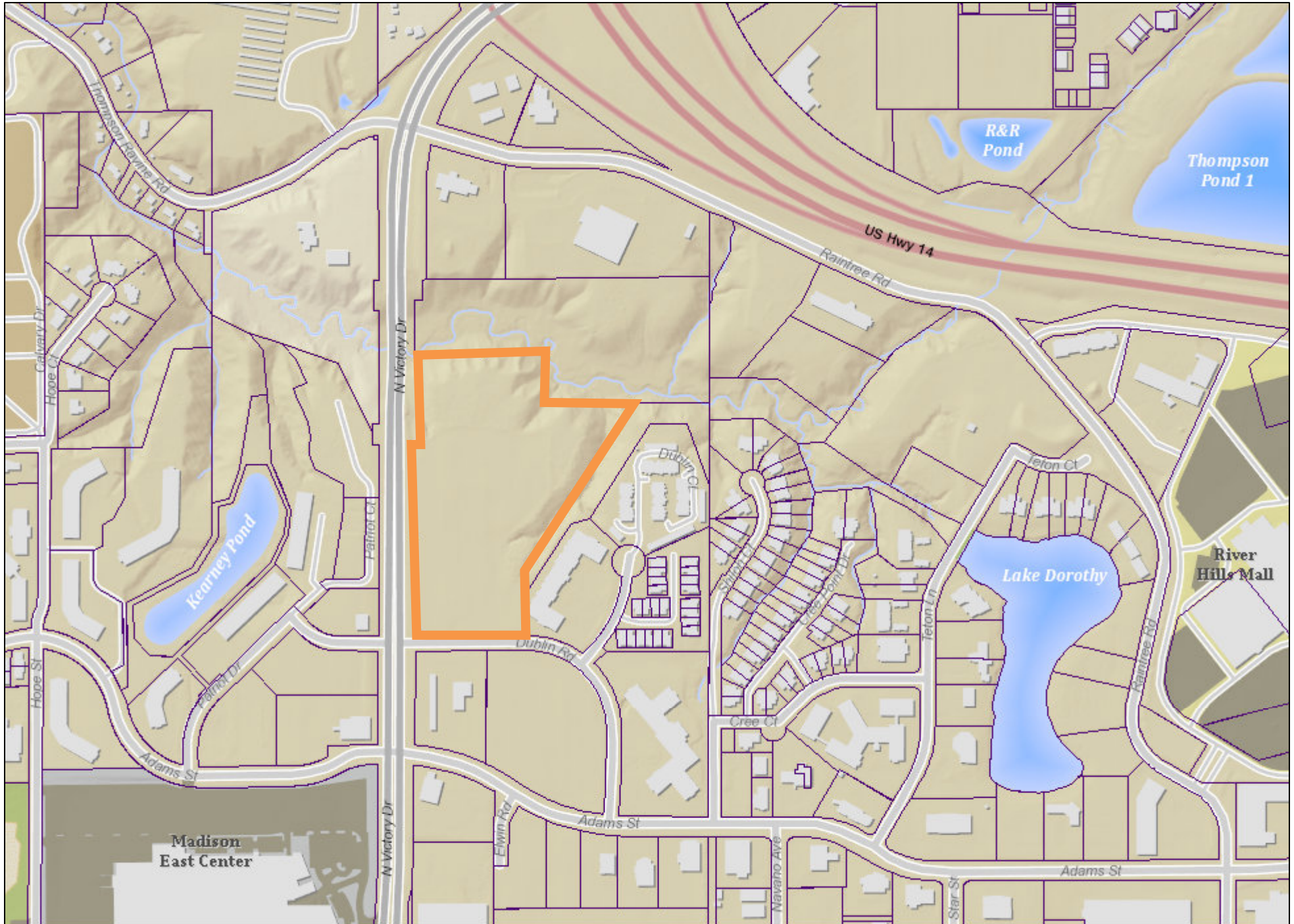
The proposed access for the subject development is shown from Dublin Road.

The applicant's concept plans show a new, grouped housing project that includes 4 apartment buildings containing 180 units. Development plans also show 4 garages, parking to provide 2 parking stalls per new residential unit, and residential amenities. The subject site is currently zoned O-R, Office Residential, where grouped housing projects such as this are considered conditional uses, which will require additional review and approval prior to the project proceeding.

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.

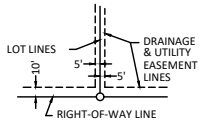
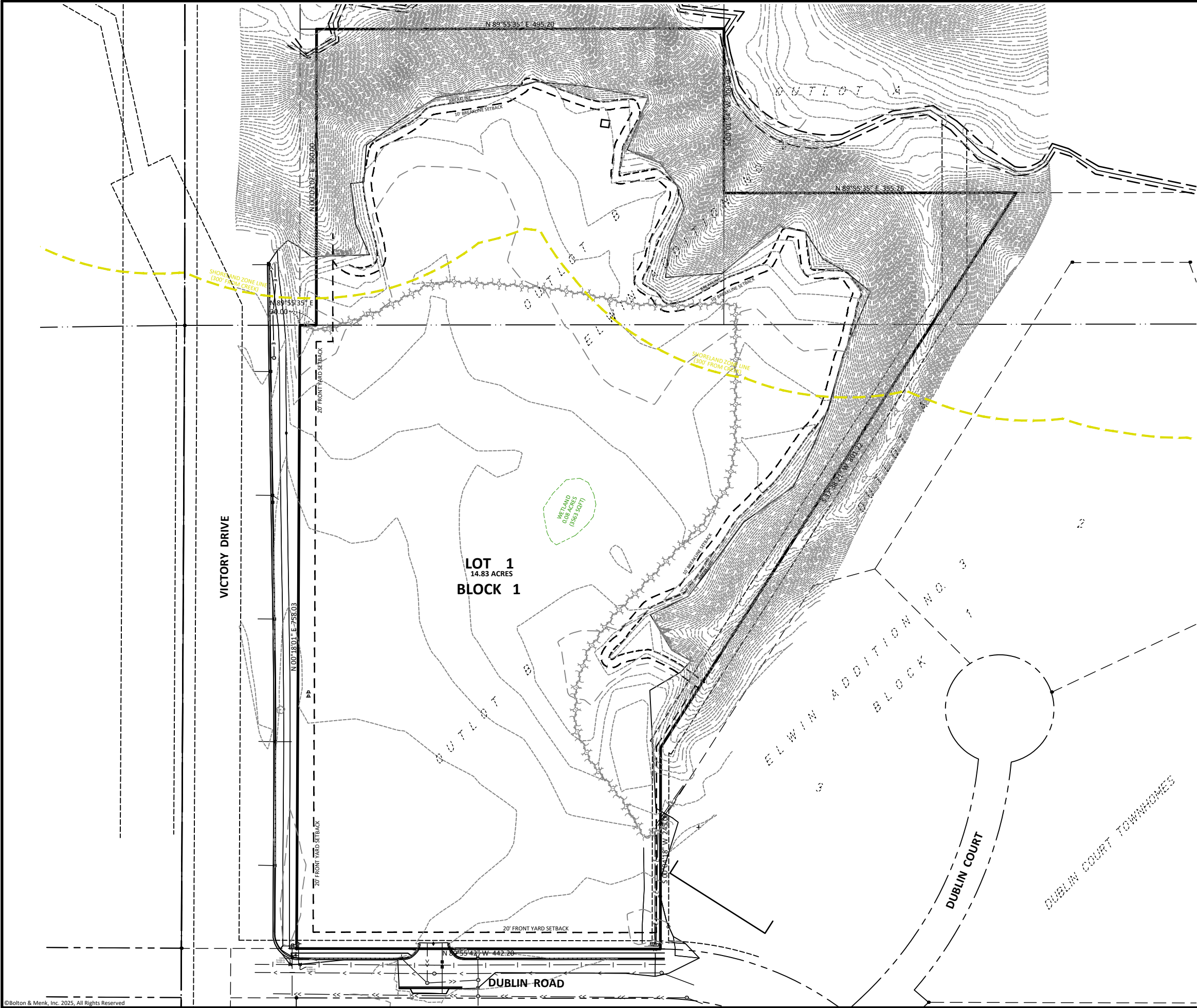
Aerial Map



Date: July 2025

Author:

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 misuser misinterpretation.



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

PRELIMINARY PLAT
MANKATO, MINNESOTA

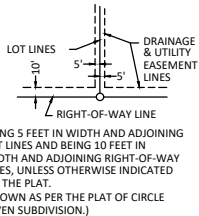
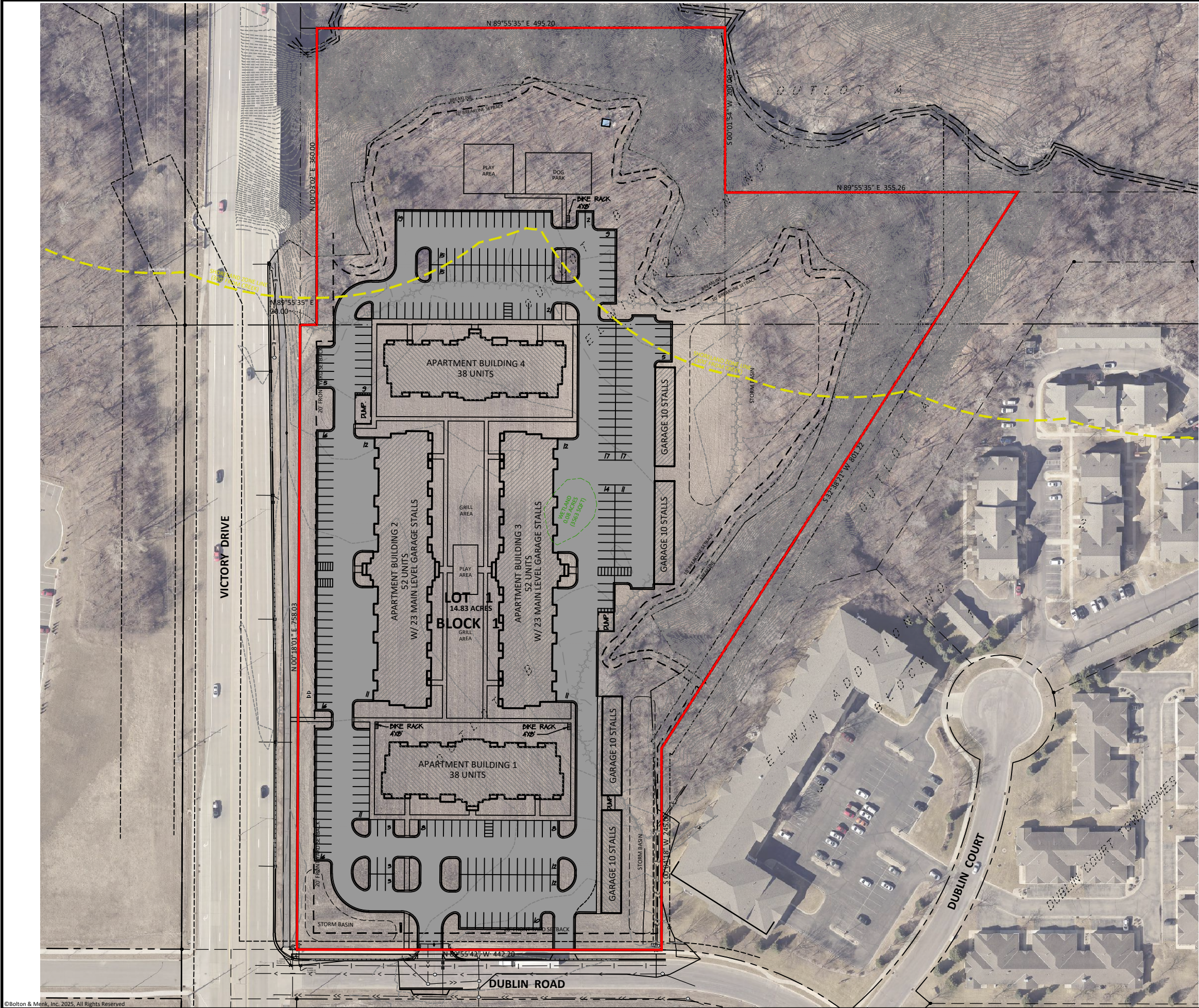


BOLTON & MENK

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

OUTLOT B, KEARNEY ADDITION NO. 2

FOR: KUEPERS, INC.



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
License Number 46564

07/22/2025
Date

VICTORY RIDGE APARTMENTS

PROPOSED SITE PLAN
MANKATO, MINNESOTA



BOLTON & MENK

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

OUTLOT B, KEARNEY ADDITION NO. 2

FOR: KUEPERS, INC.



RENDERINGS ARE FOR CONCEPTUAL USE ONLY

Victory Ridge Apartments | Renderings
MANKATO, MN | 07.14.2025 | #XX-XXXX

Meeting Date: 08/12/2025

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).

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

Review

The applicant is seeking a preliminary plat review of Mankato West High School Subdivision, which is the location of the current Mankato West High School, along with the parking lot located to the south across Pleasant that contains parking and ball fields.

The plat depicts the creation of two new blocks, each having one lot. Because the property is currently unplatted, platting is sought in conjunction with development on the subject site.

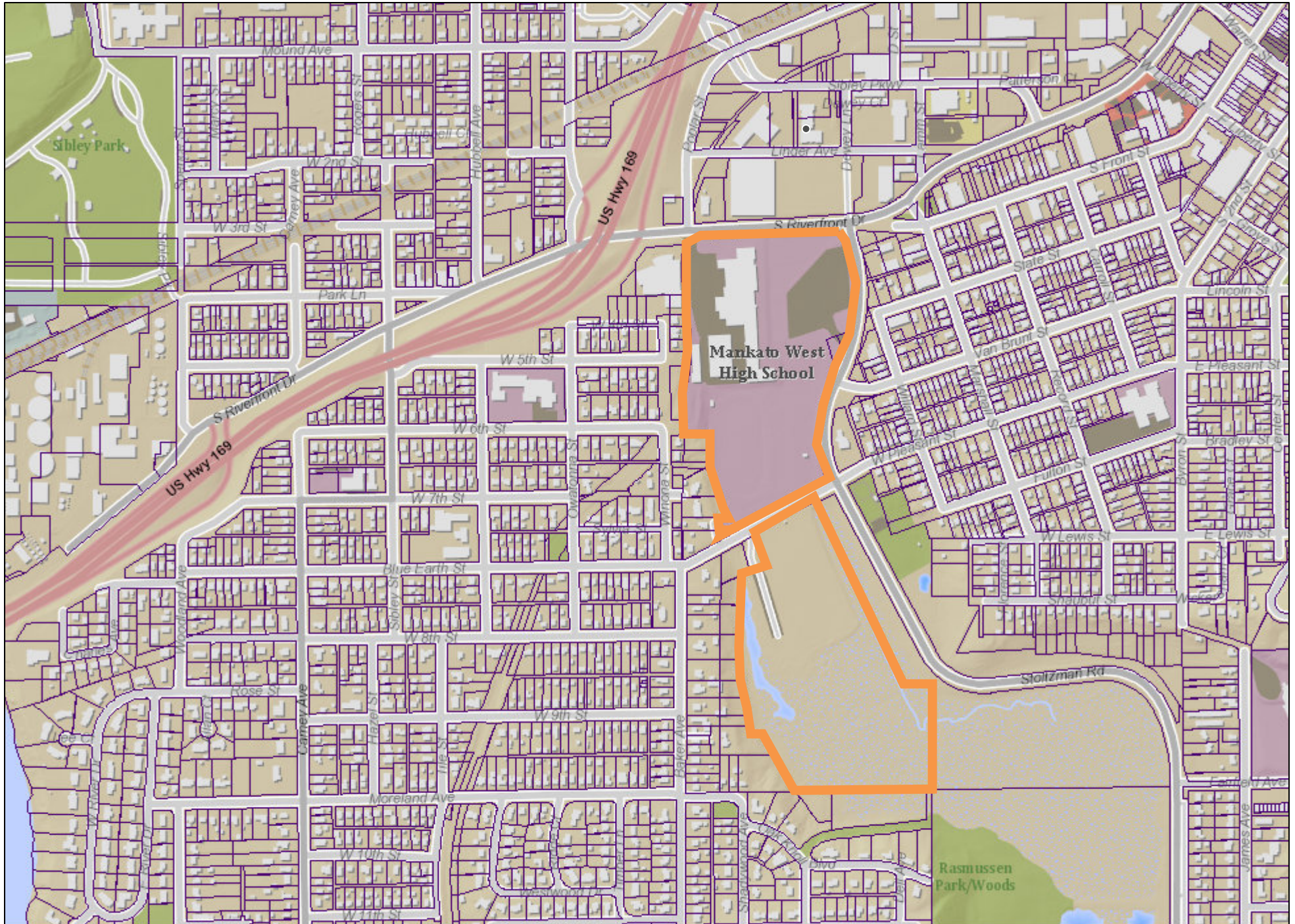
Attachments

General Location Map

Aerial Plan

Preliminary Plat

General Location Map

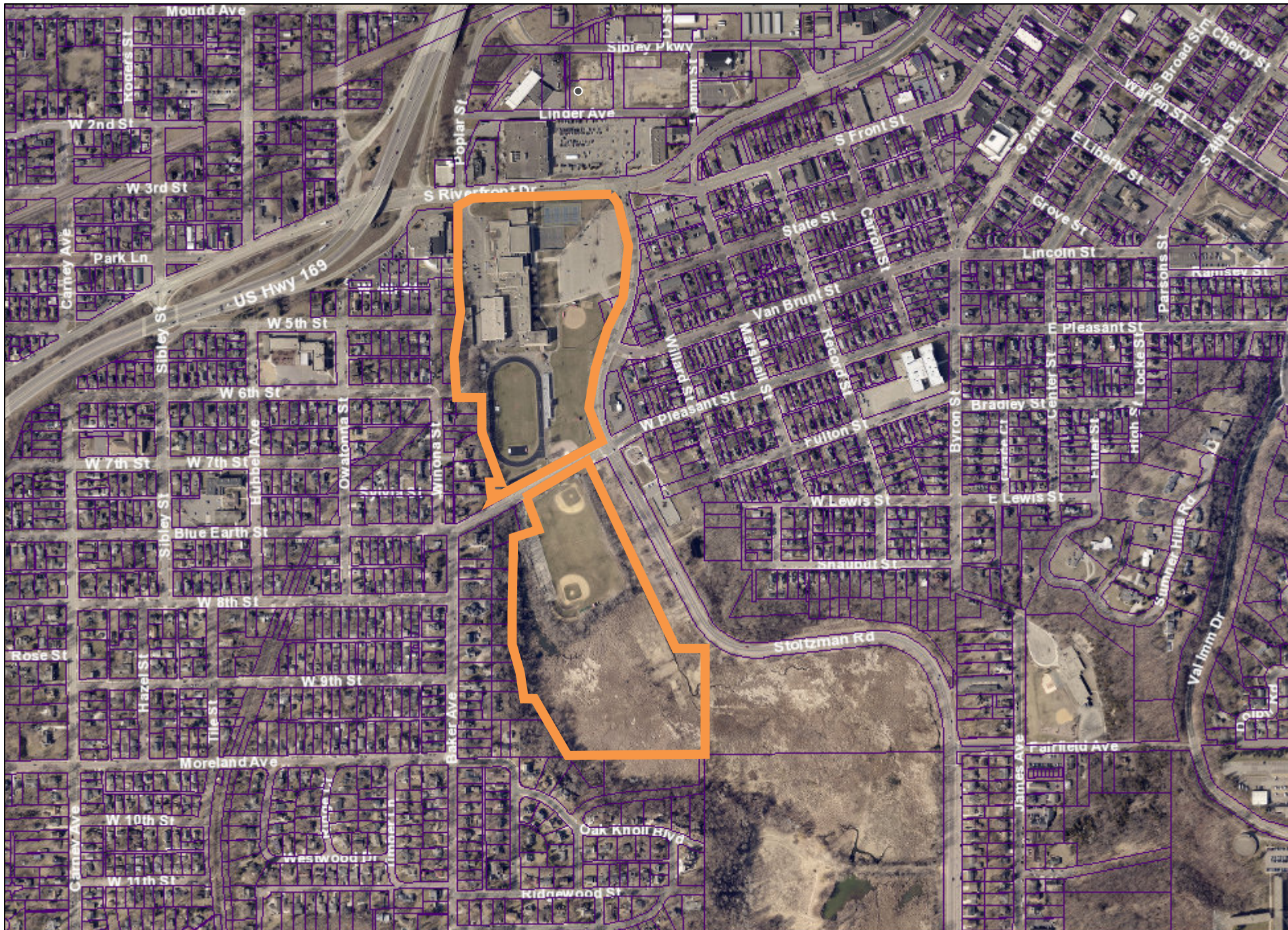


Date: June 2025

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

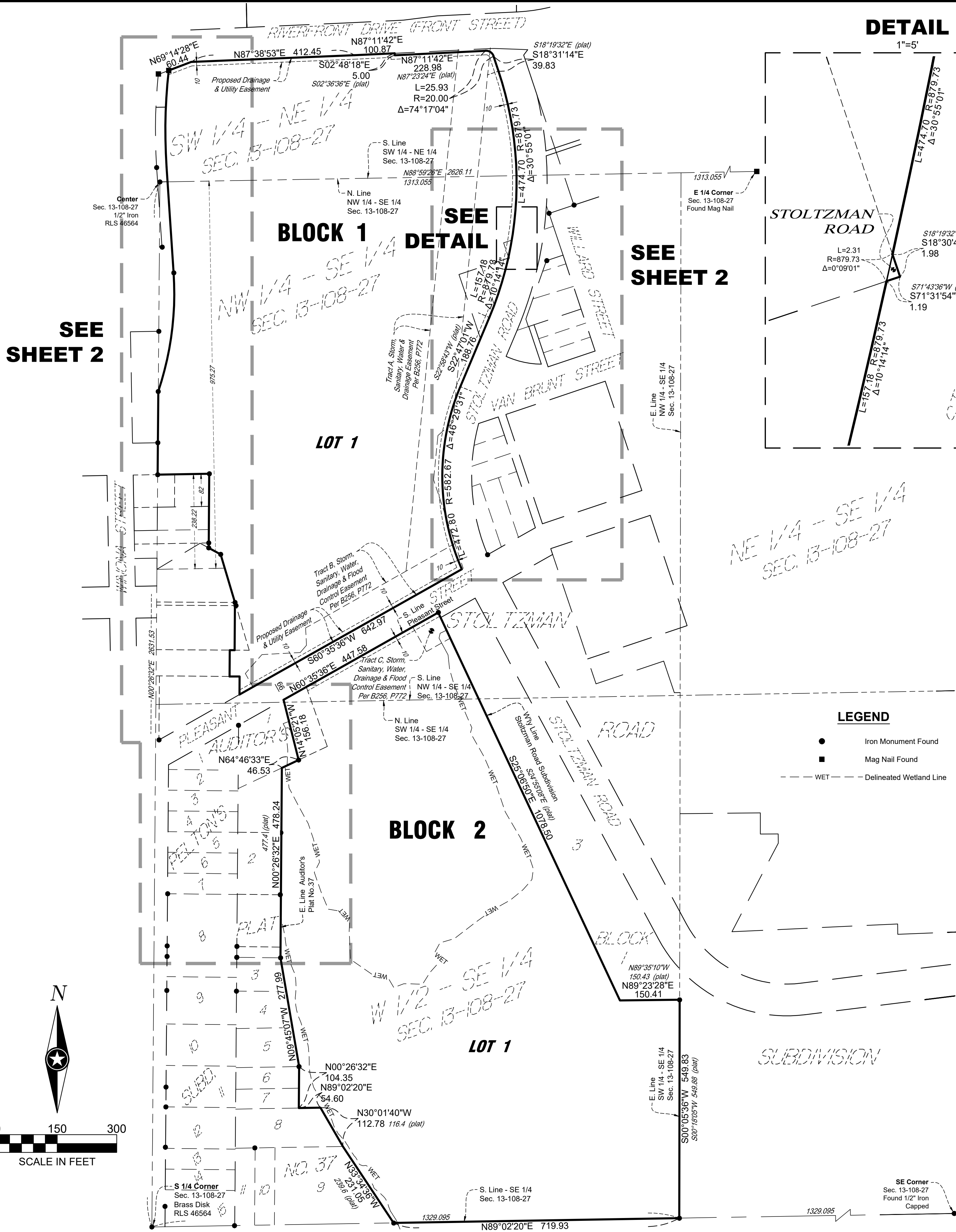


Date: June 2025

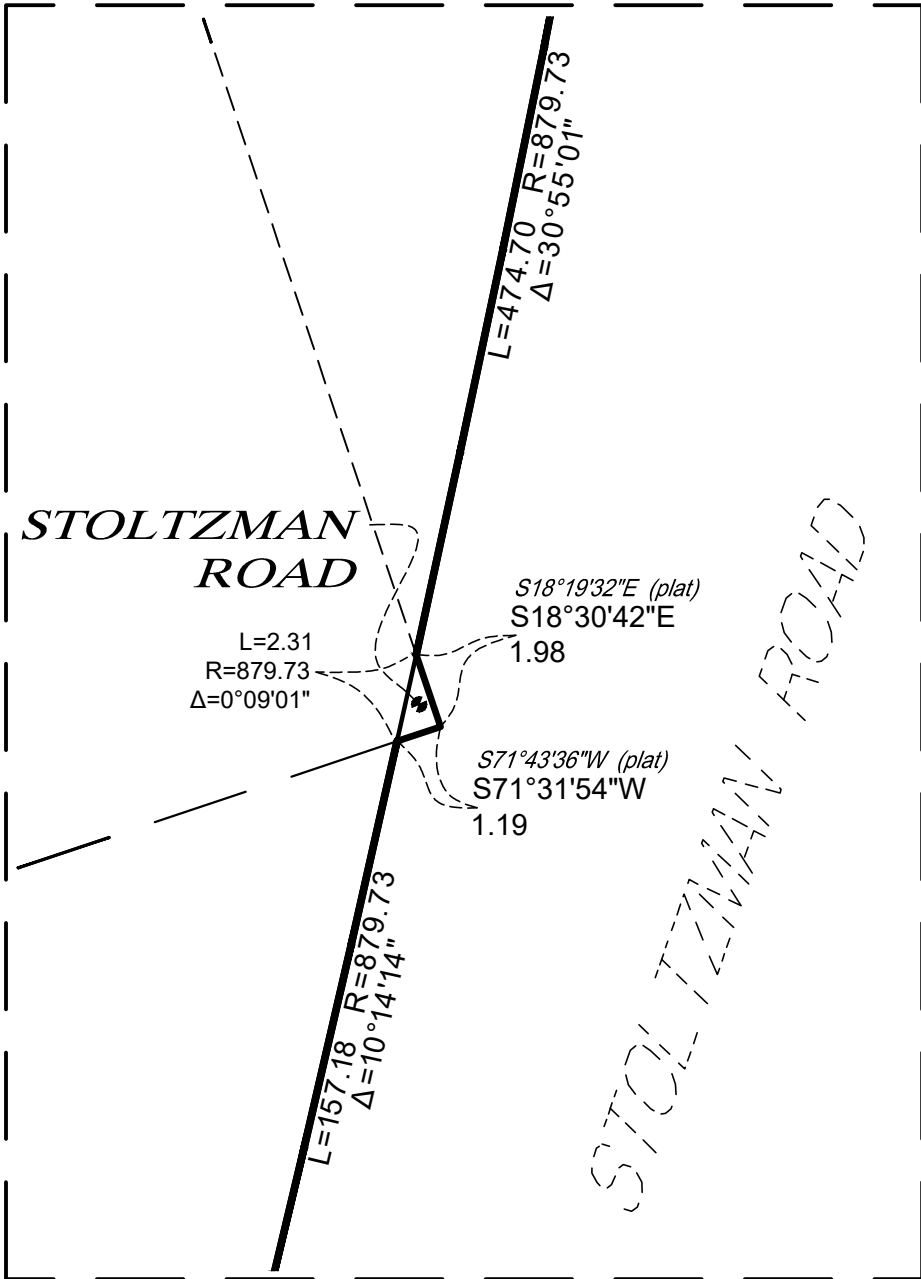
Author:

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.





DETAIL



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 Southwestly at an angle of Eighty-four Degrees Fifteen Minutes (84°15') a distance of Seventy Nine and Fifty Two Hundredths (79.52) feet; thence Northwestly at an angle of One Hundred One Degrees (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:

- West Street Subdivision
- West Mankato Trail
- 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 82°1/2 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 1/4 SE 1/4 of Section 13-108-27, thence North on the West line of said NW 1/4 SE 1/4 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 (NW 1/4) of the Southeast Quarter (SE 1/4), 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 (NW 1/4) of the Southeast Quarter (SE 1/4) 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 East 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 = 25.04 acres
Lot 1 Block 2 = 23.95 acres
Total = 48.99 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.



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

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

MANKATO WEST HIGH SCHOOL ADDITION AND RENOVATION

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

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

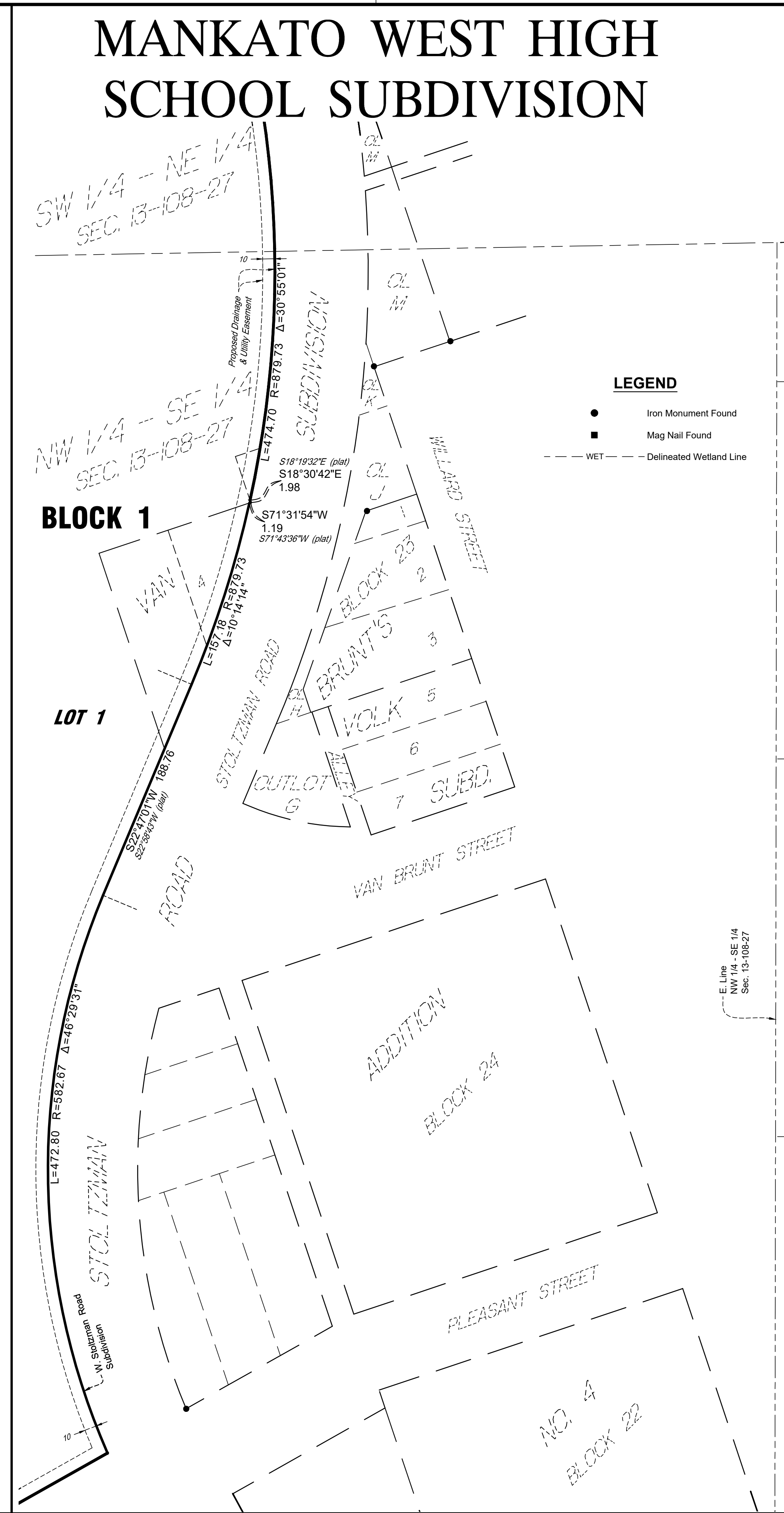
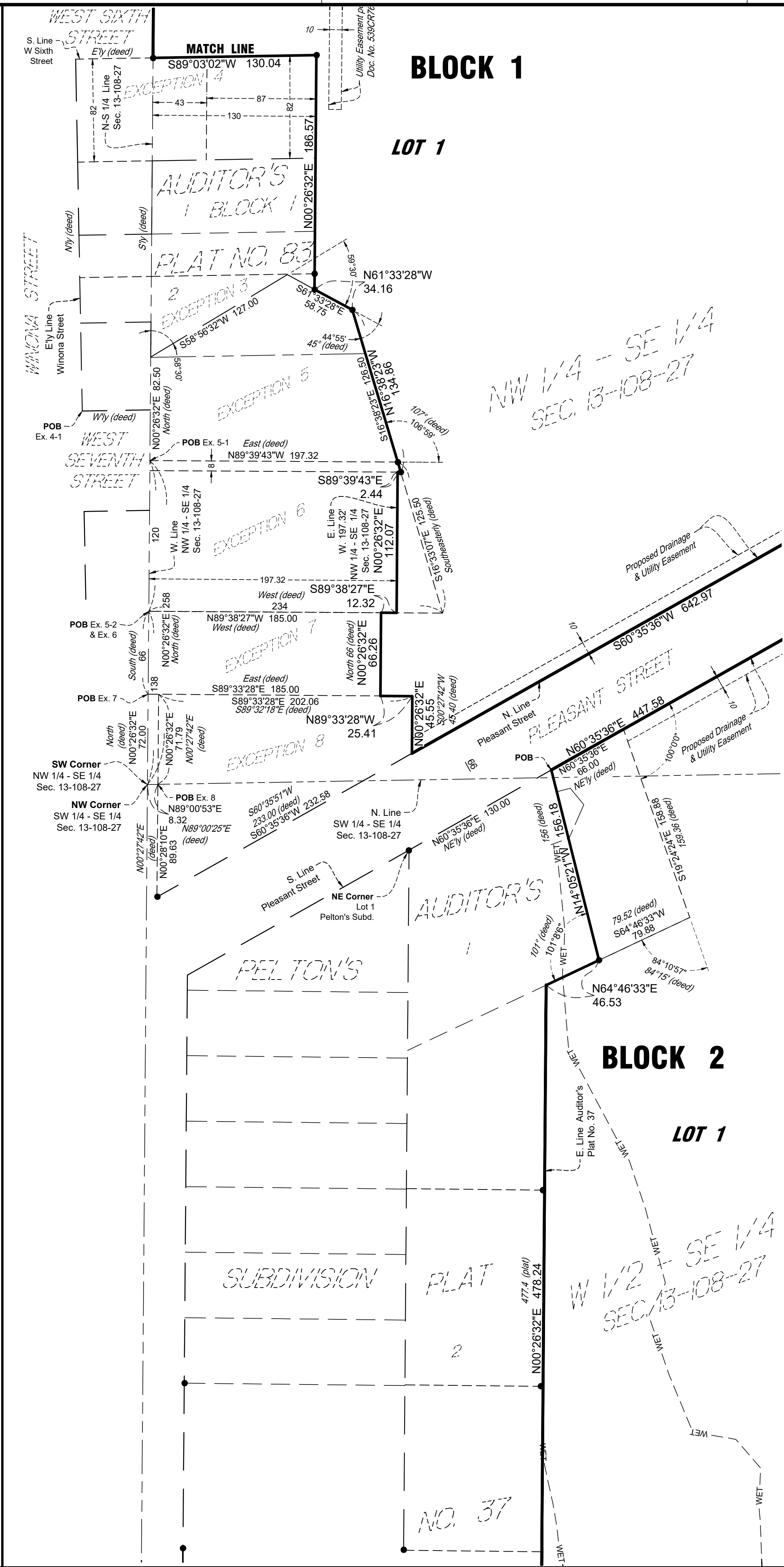
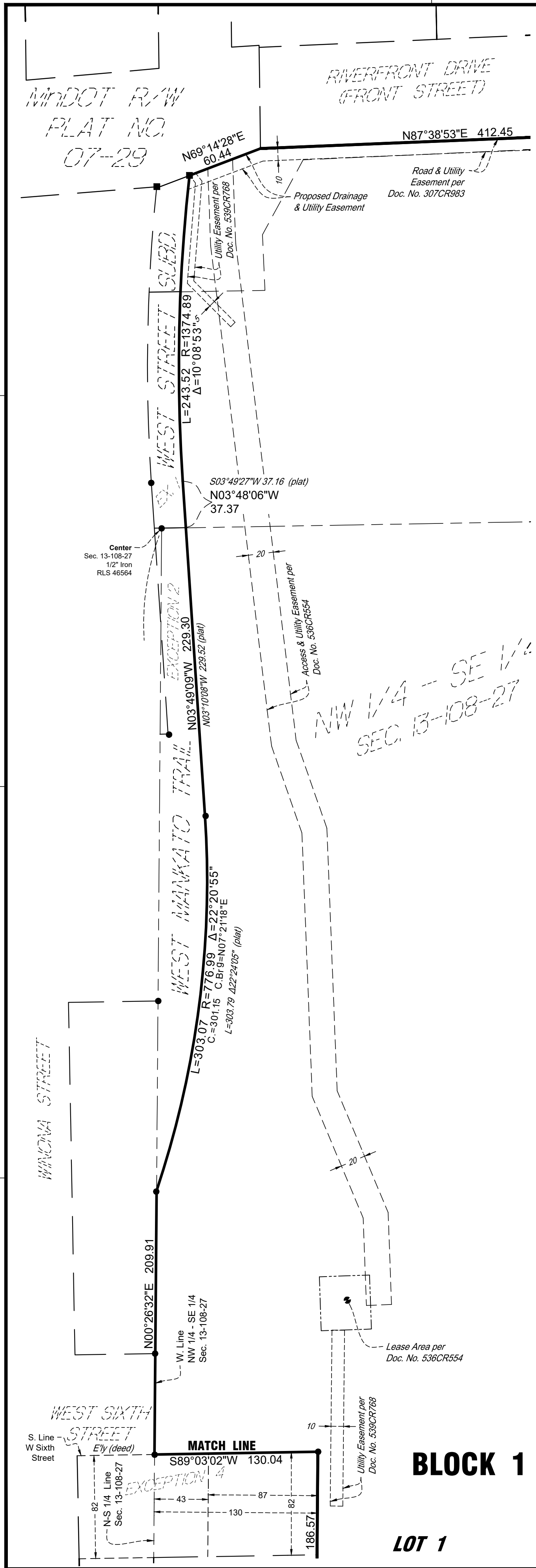
TITLE

PRELIMINARY PLAT

SHEET

1

OF 3



0 60 120
SCALE IN FEET

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

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

MANKATO WEST HIGH SCHOOL ADDITION AND RENOVATION

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

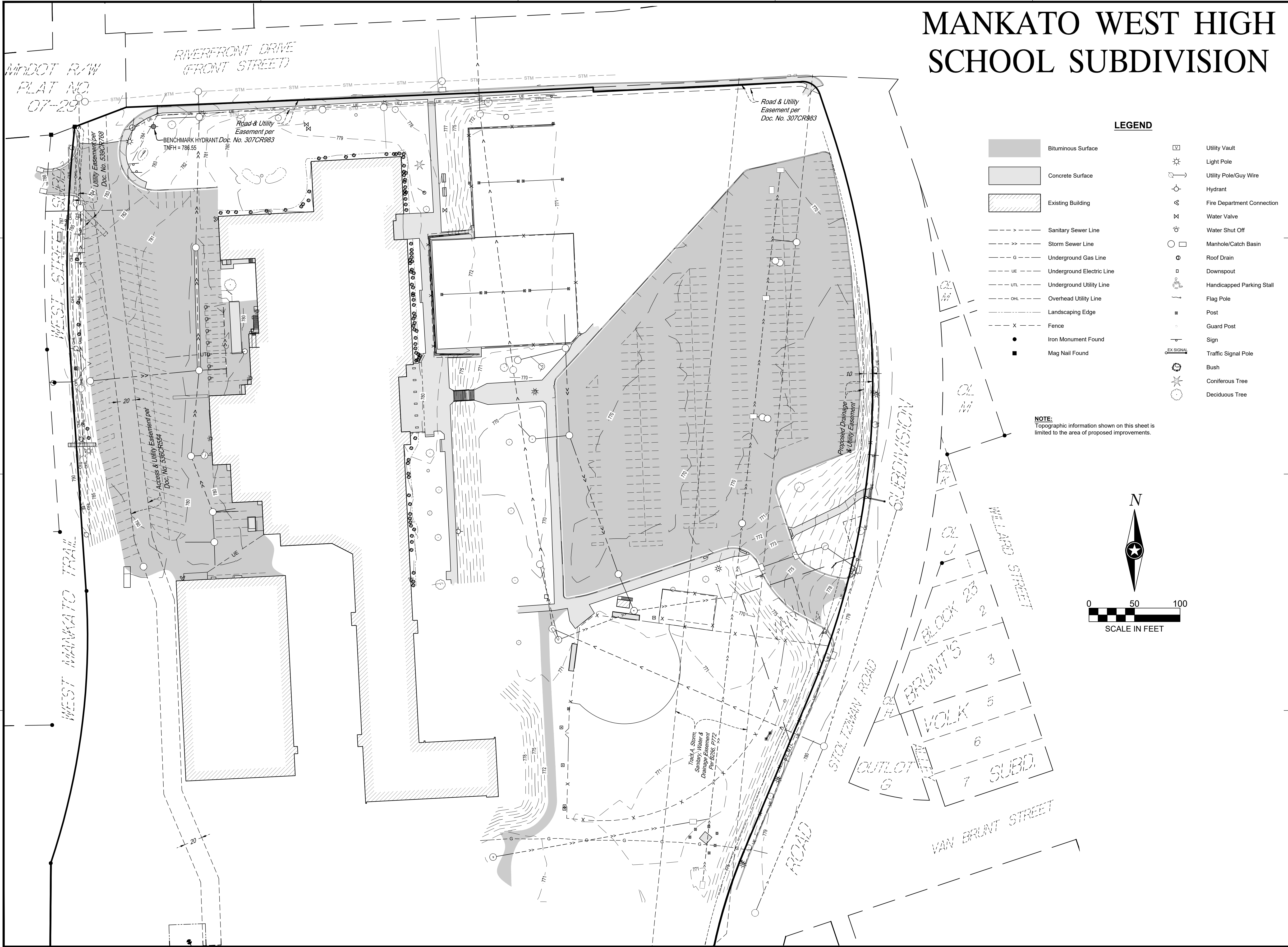
PROJECT NO. 22-27129
FILE NAME 27129 PPLAT
DRAWN BY KH
DESIGNED BY ---
REVIEWED BY ---
ORIGINAL ISSUE DATE 7/22/25
CLIENT PROJECT NO. -

TITLE

PRELIMINARY PLAT

SHEET

2 OF 3



MANKATO WEST HIGH SCHOOL SUBDIVISION

LEGEND

- Bituminous Surface

Concrete Surface

Existing Building

Sanitary Sewer Line

Storm Sewer Line

Underground Gas Line

Underground Electric Line

Underground Utility Line

Overhead Utility Line

Landscaping Edge

Fence

Iron Monument Found

Mag Nail Found
- Utility Vault

Light Pole

Utility Pole/Guy Wire

Hydrant

Fire Department Connection

Water Valve

Water Shut Off

Manhole/Catch Basin

Roof Drain

Downspout

Handicapped Parking Stall

Flag Pole

Post

Guard Post

Sign

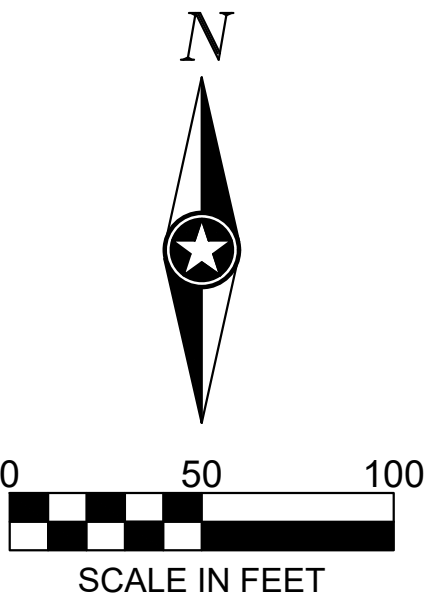
Traffic Signal Pole

Bush

Coniferous Tree

Deciduous Tree

NOTE:
Topographic information shown on this sheet is limited to the area of proposed improvements.



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

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

MANKATO WEST HIGH SCHOOL ADDITION AND RENOVATION

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

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

Meeting Date: 08/12/2025

Title

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).

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.

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, and for the vacation of an existing utility easement that lies under the location of the proposed building.

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

Mankato City Code allows unenclosed storage of material, products and equipment in the PI, Planned Industrial Zoning District, through the issuance of a Conditional Use Permit, as long they conform 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 enclosed outside storage area on the western side of Volk Ave 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 Blvd and one from the west-side of Volk Ave. The existing driveway, apron, and curb from Volk Ave are to be removed and infilled.

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

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

A trash enclosure screened by metal paneling , similar to that of the building, is shown along the rear side of the building,

A fuel station is shown within the unenclosed storage area. Two above-ground storage tanks: one 500-gal tank for the storage of gasoline, and one 1, 000-gal tank for the storage of diesel fuel. The above-ground storage tanks are products of "Midwest Industrial Tanks" and are constructed of double-walled steel elevated from the ground. Due to the volume, contents, and location of the tanks, these aboveground storage tanks must conform with Sec. 10-1503 of the Mankato City Code as well as the MPCA's standards for aboveground storage tanks. Aboveground storage tanks must 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 reviewed and approved, the dispensing of flammable and combustible liquids from one aboveground tank of up to 560-gallon capacity of Class I liquids (gasoline); and up to two tanks of not more than 1,000-gallon capacity per tank of Class II or Class III liquids (diesel fuel) is permitted in the PI, Planned Industrial Zoning District.

The applicant will also need to notify the MPCA, using the correct notification form, of the installation of these proposed tanks. The applicant has agreed to notify the MPCA within the required timeframe. These storage tanks are shown to be enclosed by bollards to protect them from vehicles. 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.

Bollard-mounted power receptacles "*at charging station*" are shown along the northern boundary of the unenclosed storage area.

Exterior elevations have been provided showing the proposed 10,000 Sq. Ft. building.

The front facade / eastern elevation is shown to consist of two-toned pre-finished metal panels, pre-finished 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 flanking each, wall pack lighting, two entry doors, and three windows.

The rear facade / western elevation shows an uninterrupted pre-finished metal panel finish, with a wall pack light.

The northern side elevation mirrors the five 14'x14' overhead doors with bollards flanking each wall pack lighting, three entry doors, and one window.

Exterior finishes are shown to consist of pre-finished metal paneling from Butler-Cote; to be colored "Cool Majestic Blue" and "Cool Igloo White". The PI, Planned Industrial Zoning District allows for an exterior wall

finish of "factory fabricated and finished metal framed panel construction, glass, prefinished metal (except for unpainted galvanized iron), or plastic".

The site plan shows the planting of Black Hills Spruce and Spring Snow Crabapple trees in an alternating pattern every 25' around the boundary of the front yard parking area and southern side-yard outdoor storage area. The applicant will be required to 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 at planting and planting details.

For on-site drainage, a limestone rip-rap swale is shown to be constructed along the northern and northwestern property boundaries. This area is shown to be partially landscaped with ornamental trees, grasses, and shrubbery. Additionally, a "stormwater area" is proposed to be located on the northern extent of the property, west of the driveway from Lundin Blvd. The applicant has stated that they confirmed the swale proposal meets City Code. Plans provided by the applicant show the hard-surfaced areas of the site draining to the north, towards the proposed swale. The applicant will need to provide an engineered drainage plan demonstrating the sufficiency of the proposed on-site drainage.

The site plan shows a portion of curbing along the eastern boundary of the proposed parking area. Mankato City Code requires that developments within planned industrial zones have a six-inch-high insurmountable curb around the perimeter of the parking area and driveway. Plans will need to be amended to show conformance with this requirement.

The proposed site plan shows full cutoff wall packs installed at regular intervals along the elevations of the building. Additionally, light poles with "house side shields" are shown to be placed at regular intervals along the boundaries of the unenclosed storage area, and by the fuel station. A photometric plan demonstrating conformance with Mankato City Code has been provided.

The applicant states that the utilities that will be servicing this property are located along the east side of the property, parallel with Volk Ave, and that they will be connected to the new building and parking lot. The site plan shows the proposed water/sanitary sewer utility connections to occur from Volk Ave to the NE extent of the proposed building. The applicant will be subject to utility connection fees. The site plan provided also shows a "new transformer location" between the eastern extent of the parking area and Volk Ave.

The Site Plan submitted shows "Building-mounted signage" on the front facade of the building, as well as a monument sign along Lundin Blvd. All signage must be reviewed and permitted prior to installation.

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

The applicant states that: *"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. The 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 the number of employees within the community. The outdoor storage will be used to 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."* A detailed narrative that describes the proposed number of employees, the maximum number of employees on a single shift, and the hours of operation will need to be provided.

Vacation

The applicant is also seeking the vacation of an existing 25'-wide utility easement that lies under the location of the new building. This easement overlaps the existing driveway from Volk Avenue onto the subject property.

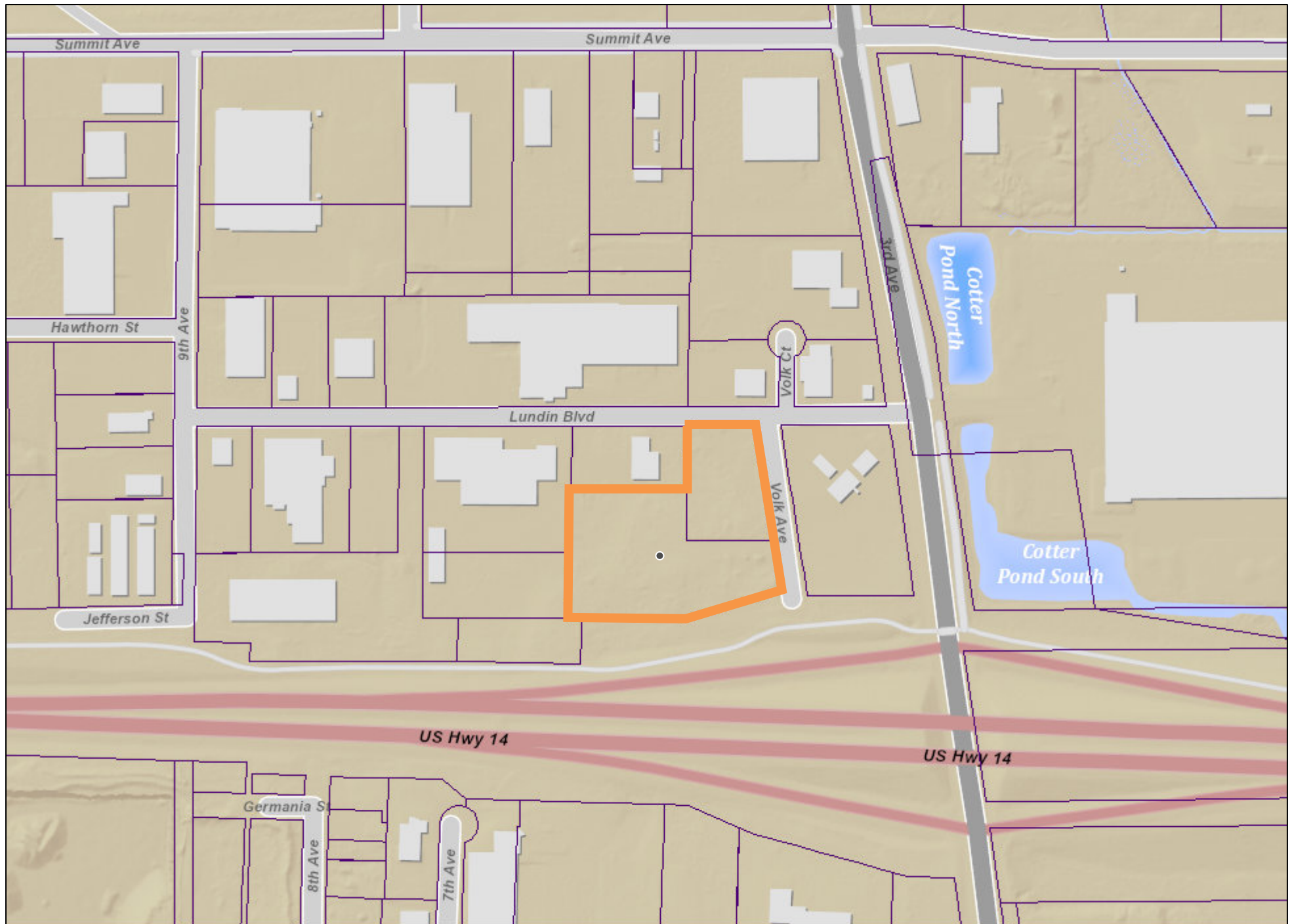
The applicant intends to vacate this easement for the purposes of constructing a 10,000 Sq. Ft. building. Without the vacation of the utility easement, the applicant would not be able to construct the building as proposed. Bolton & Menk, on behalf of the applicant, has created a detailed exhibit displaying the proposed easement vacation area and legal description of said area. This proposed 5,697 Sq. Ft. easement vacation preserves the 10' dedicated utility easement along the eastern property boundary, as required.

Xcel Energy has existing overhead utilities present within the easement. The applicant will need to work with Xcel to remove/relocate these utilities as it appears they would not be able to remain with the proposed project. The applicant stated that they intend to eliminate the overhead power lines at the time of relocation of electricity and connection of the new building.

Attachments

General Location Map
Aerial Map
Site Plan
Exterior Elevations & Floor Plan
Renderings
Landscaping Plan
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

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.

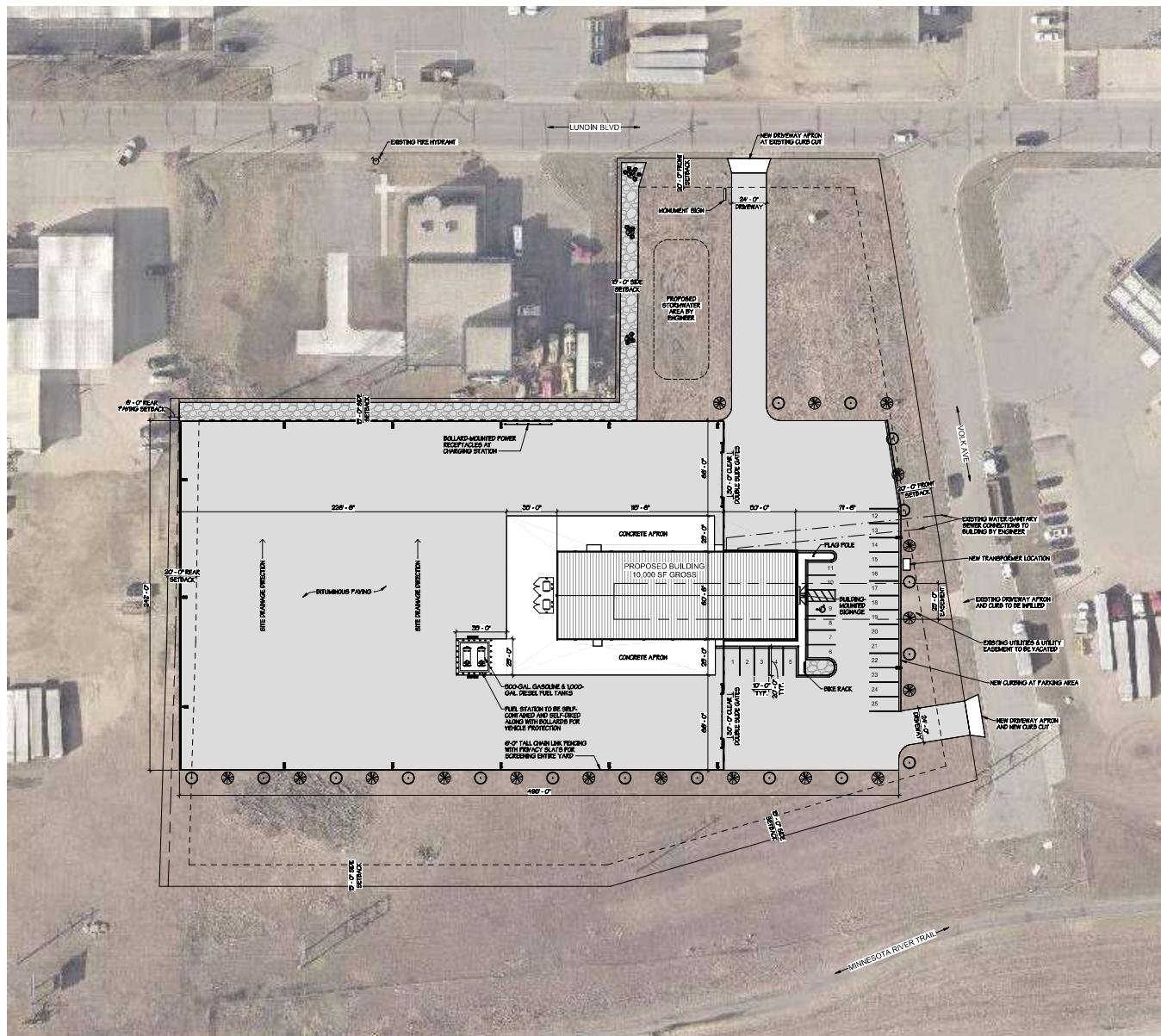
Aerial Map



Date: July 2025

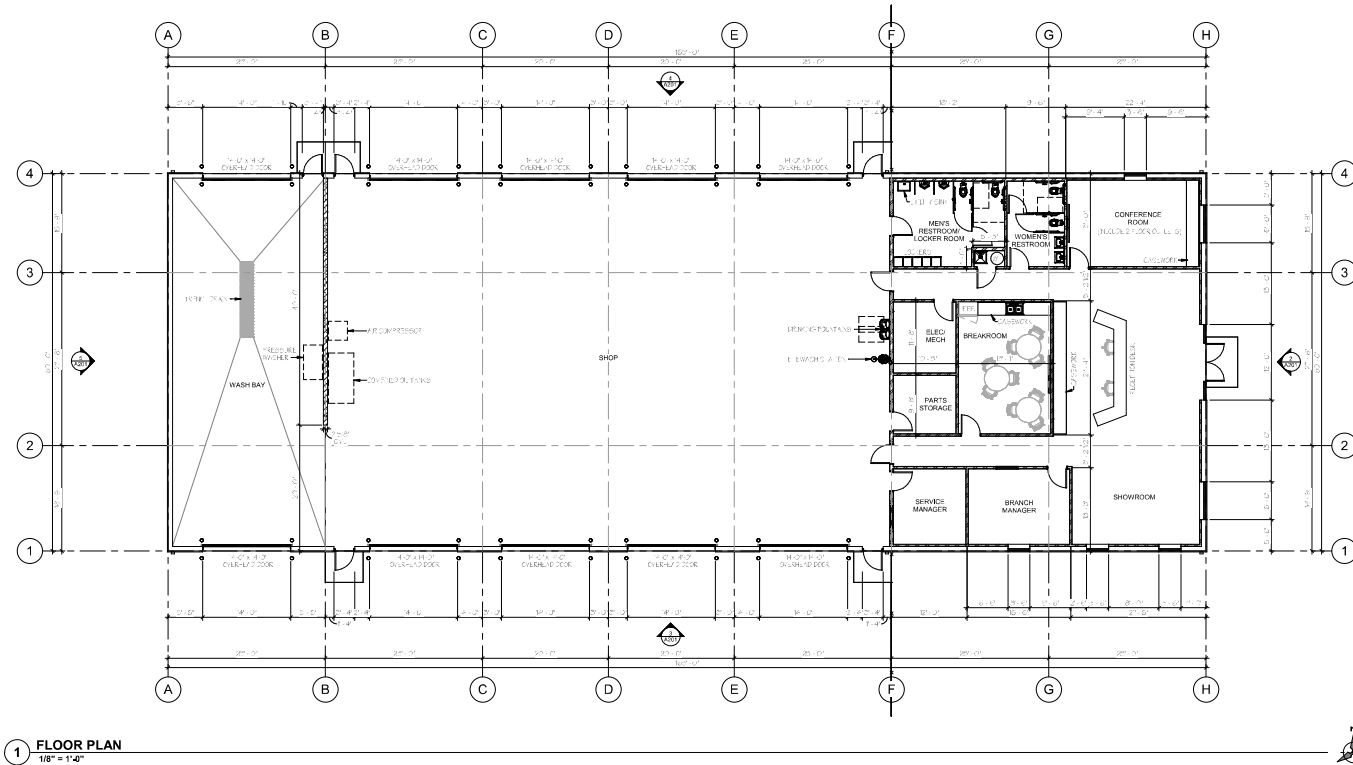
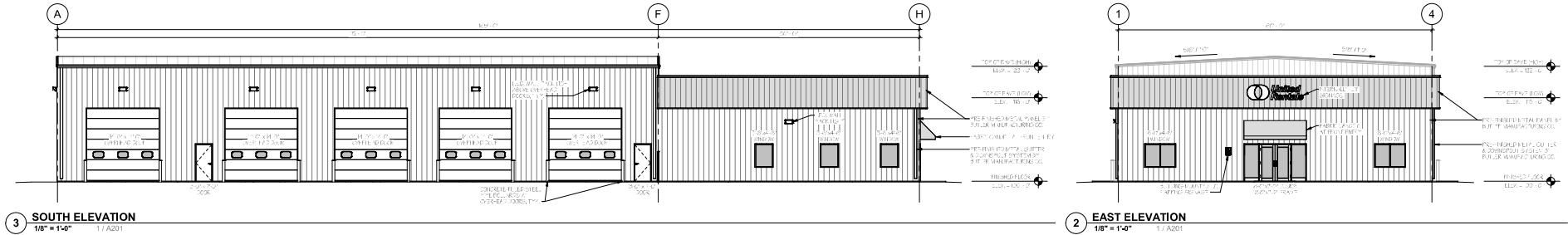
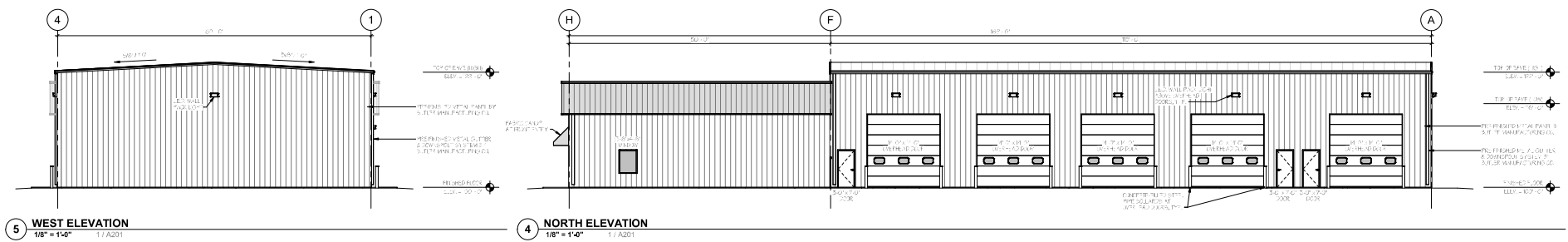
Author:

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 misuser misinterpretation.



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

[illegible]



BUILDING INFORMATION	
BUILDING CONSTRUCTION:	PRE-ENGINEERED METAL BUILDING BY BUTLER MANUFACTURING COMPANY
BUILDING EXTERIOR FINISH:	PRE-FINISHED METAL PANEL
FINISH PANEL COLOR:	COOL ISLAND WHITE
ACCENT PANEL COLOR:	COOL MAJESTIC BLUE
BUILDING HEIGHT:	NO REQUIREMENT PER CITY OF MANKATO
ALL DIMENSIONS:	APPROX. 24" AT TO PEAK OF HIGH ROOF

CONDITIONAL USE PERMIT SET FOR CITY

WESTMAN PROPERTY

UNITED RENTALS FACILITY

2416 VOLK AVE, MANKATO, MN 56001

A201

1A 08.08.23

Copyright: RCH Companies, Inc. All rights reserved.



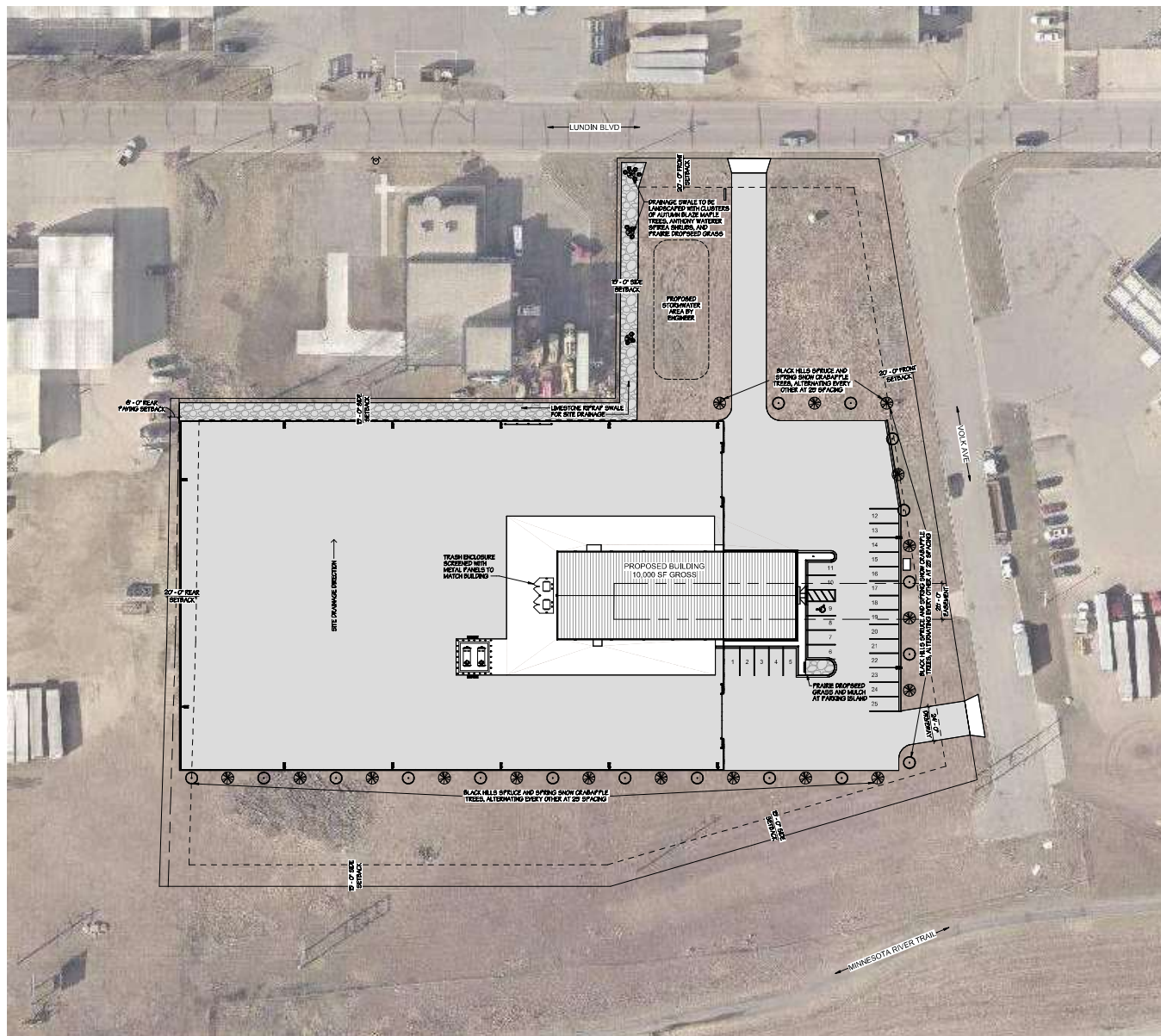
EXTERIOR PERSPECTIVE - FRONT ENTRY



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 OFF-STREET PARKING AREAS:
SHADE TREES EVERY 50 LINEAL FEET
EVERGREEN TREES EVERY 50 LINEAL FEET

LANDSCAPING REQUIRED FOR PONDS AND BASINS:
TO BE LANDSCAPED WITH ORNAMENTAL TREES AND SHRUBBERY

EVERGREEN TREES:
ALL EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT OF 6'-4" AT THE TIME OF INSTALLATION.

SHADE TREES:
ALL SHADE TREES SHALL HAVE A MINIMUM TRUNK DIAMETER OF 2.5" AT OR ABOVE THE FINISHED GROUND LEVEL AT THE TIME OF INSTALLATION.

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)



YOUR TOTAL FENCING SOURCE

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

Beige	Redwood	Black	White
Galvanized	Forest Green	Gray	Dark Brown

Standard Slat Colors

Beige	Redwood	Black	White
Royal Blue	Forest Green	Gray	Dark Brown
Sky Blue			

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

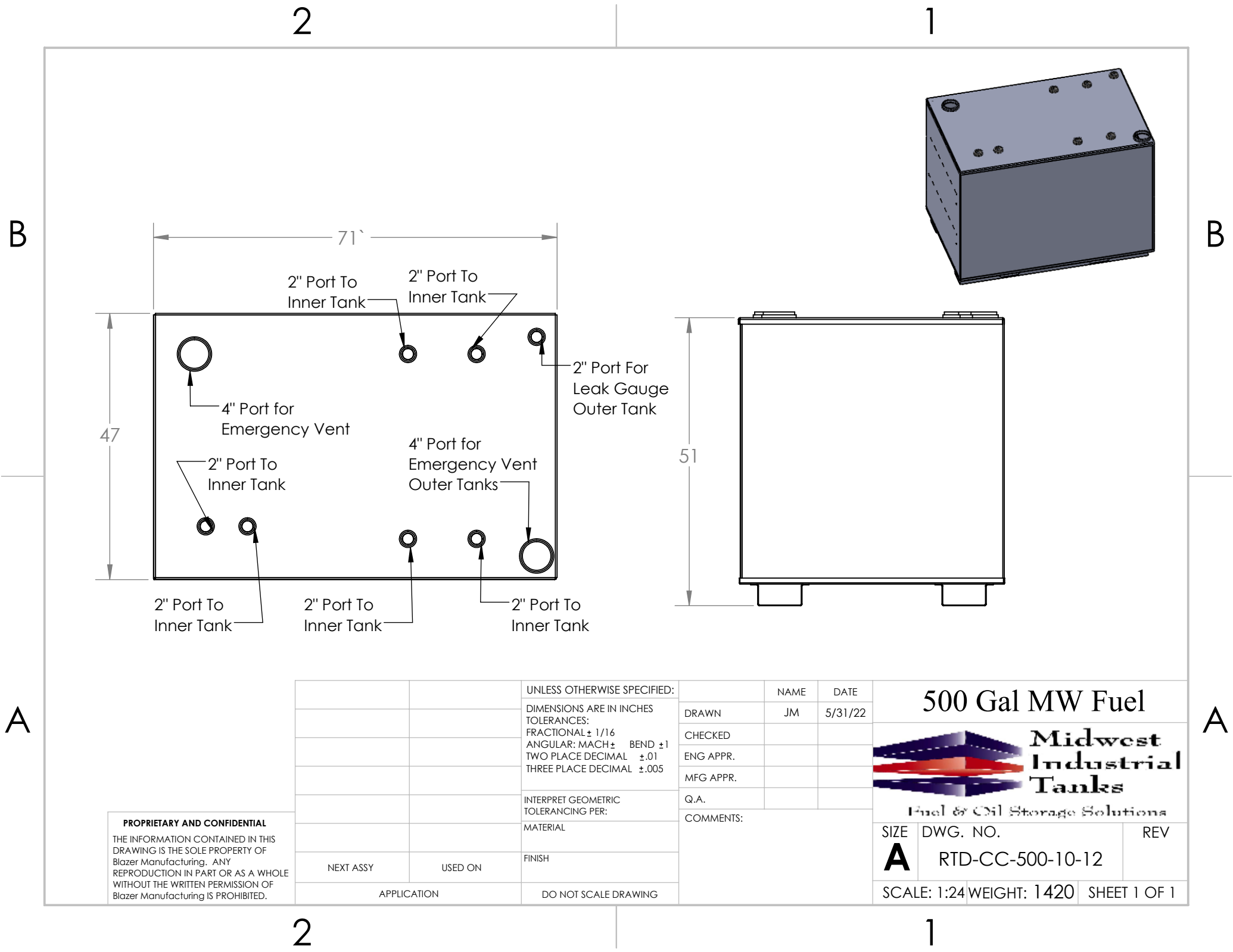
Property	Values
Melt Index	(.35) Optimum extrusion processing conditions for Fence Slats
Density	(.945) Polyethylene ranges anywhere from .914 to .960 in density
Minimum Temp.	(-70° F) Under no stress, HDPE remains flexible at this temperature
Maximum Temp.	(180° F) Under no stress, HDPE will not distort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

1.800.574.1076 • www.eprivacylink.com



A

A

PROPRIETARY AND CONFIDENTIAL
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.

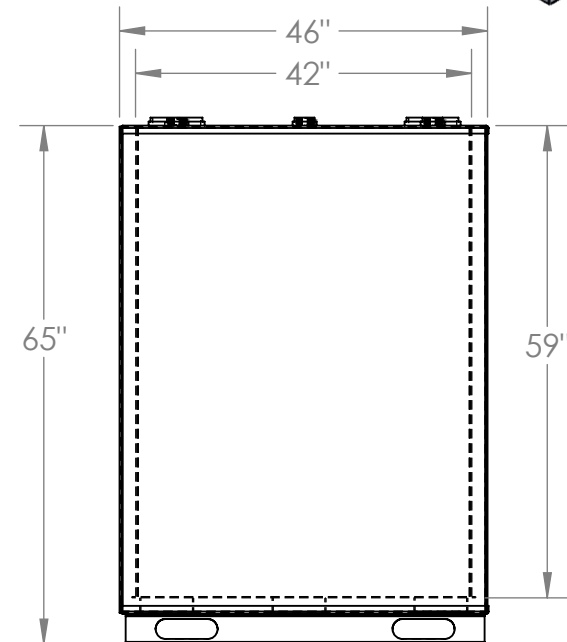
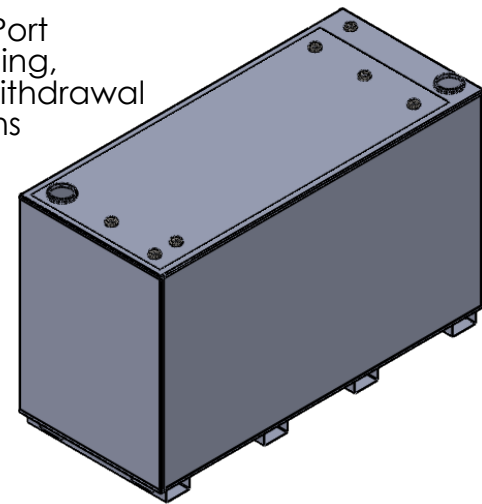
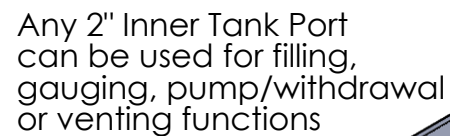
		UNLESS OTHERWISE SPECIFIED:
		DIMENSIONS ARE IN INCHES
		TOLERANCES:
		FRACTIONAL $\pm 1/16$
		ANGULAR: MACH $\pm$ BEND ± 1
		TWO PLACE DECIMAL $\pm .01$
		THREE PLACE DECIMAL $\pm .005$
		INTERPRET GEOMETRIC TOLERANCING PER:
		MATERIAL
		FINISH
NEXT ASSY	USED ON	
APPLICATION		DO NOT SCALE DRAWING

	NAME	DATE
DRAWN	JM	5/31/22
CHECKED		
ENG APPR.		
MFG APPR.		
Q.A.		
COMMENTS:		

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



PROPRIETARY AND CONFIDENTIAL 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	TITLE: 1,000 Gal MW	
			DIMENSIONS ARE IN INCHES TOLERANCES: FRACTIONAL ± 1/16 ANGULAR: MACH ± BEND ± 1 TWO PLACE DECIMAL ±.01 THREE PLACE DECIMAL ±.005	DRAWN	JM	01/25
				CHECKED		
				ENG APPR.		
				MFG APPR.		
			INTERPRET GEOMETRIC TOLERANCING PER:	Q.A.		
			MATERIAL 10 Ga. Steel	COMMENTS:		
			FINISH			
	NEXT ASSY	USED ON				
	APPLICATION		DO NOT SCALE DRAWING			
Midwest Industrial Tanks Fuel & Oil Storage Solutions SIZE A DWG. NO. 1054665-00 REV SCALE: 1:32 WEIGHT: 2,200# SHEET 1 OF 1						



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



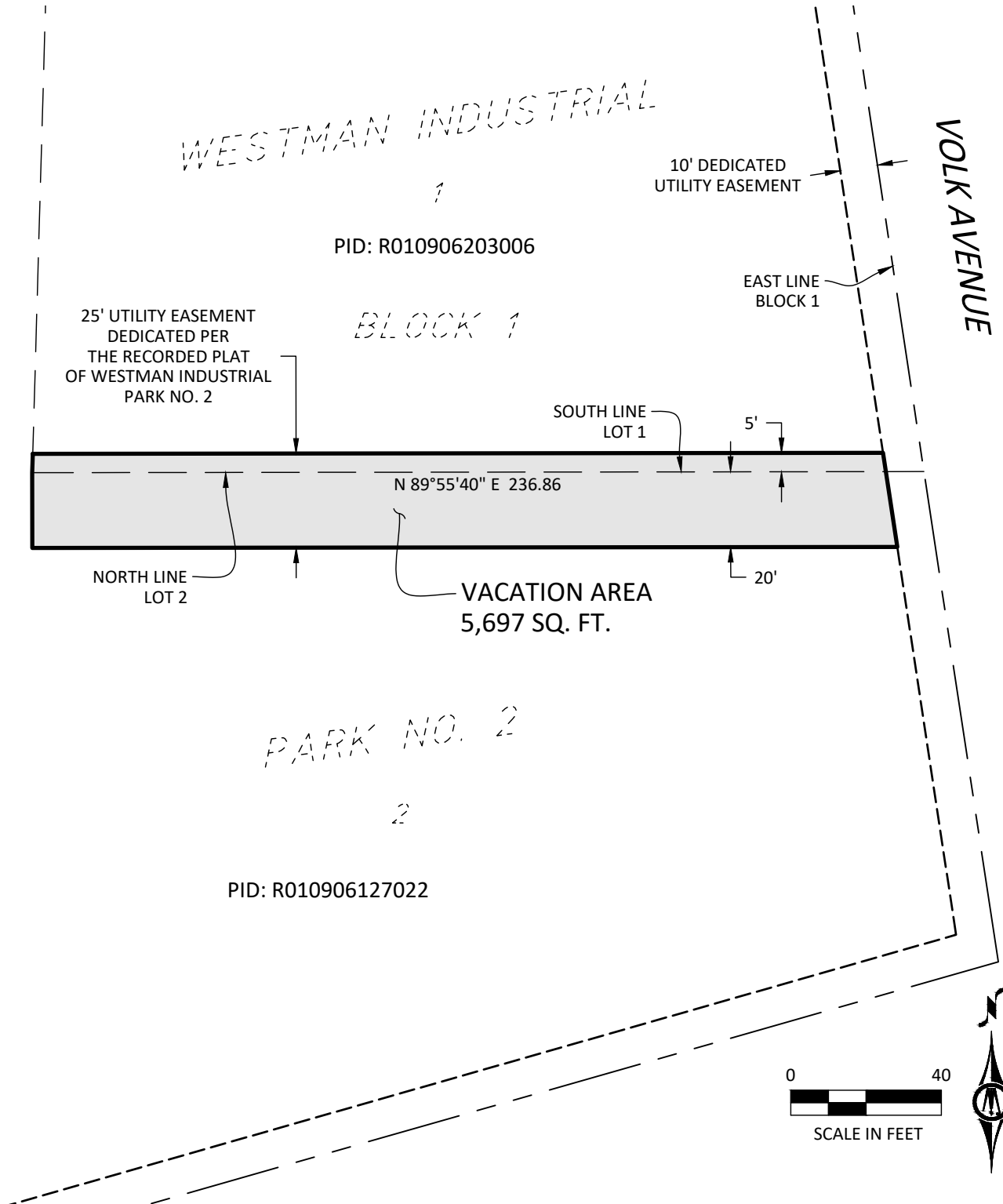
SITE LIGHTING INFORMATION

SITE LIGHTING REQUIREMENTS

ALL LIGHTS TO BE POSITIONED SO THAT THE MAXIMUM ILLUMINATION AT THE PROPERTY LINES DOES NOT EXCEED 1/2 FOOT-CANDLES.

THE LIGHT SOURCE AT THE FUEL STATION TO BE SHIELDED SO AS NOT TO BE VISIBLE FROM THE PROPERTY LINES.

EXHIBIT A



©Bolton & Menk, Inc. 2025, All Rights Reserved

CERTIFICATE OF EASEMENT VACATION MANKATO, MINNESOTA



**BOLTON
& MENK**

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

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

FOR: RICE COMPANIES

JOB NUMBER: 25X.140148.000

FIELD BOOK:

DRAWN BY: CDT

H:\RICECOMP PR\25X140148000\CAD\C3D\140148V-EASE1.dwg 8/6/2025 9:51 AM

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

©Bolton & Menk, Inc. 2025, All Rights Reserved

CERTIFICATE OF EASEMENT VACATION MANKATO, MINNESOTA



**BOLTON
& MENK**

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

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

FOR: RICE COMPANIES

JOB NUMBER: 25X.140148.000

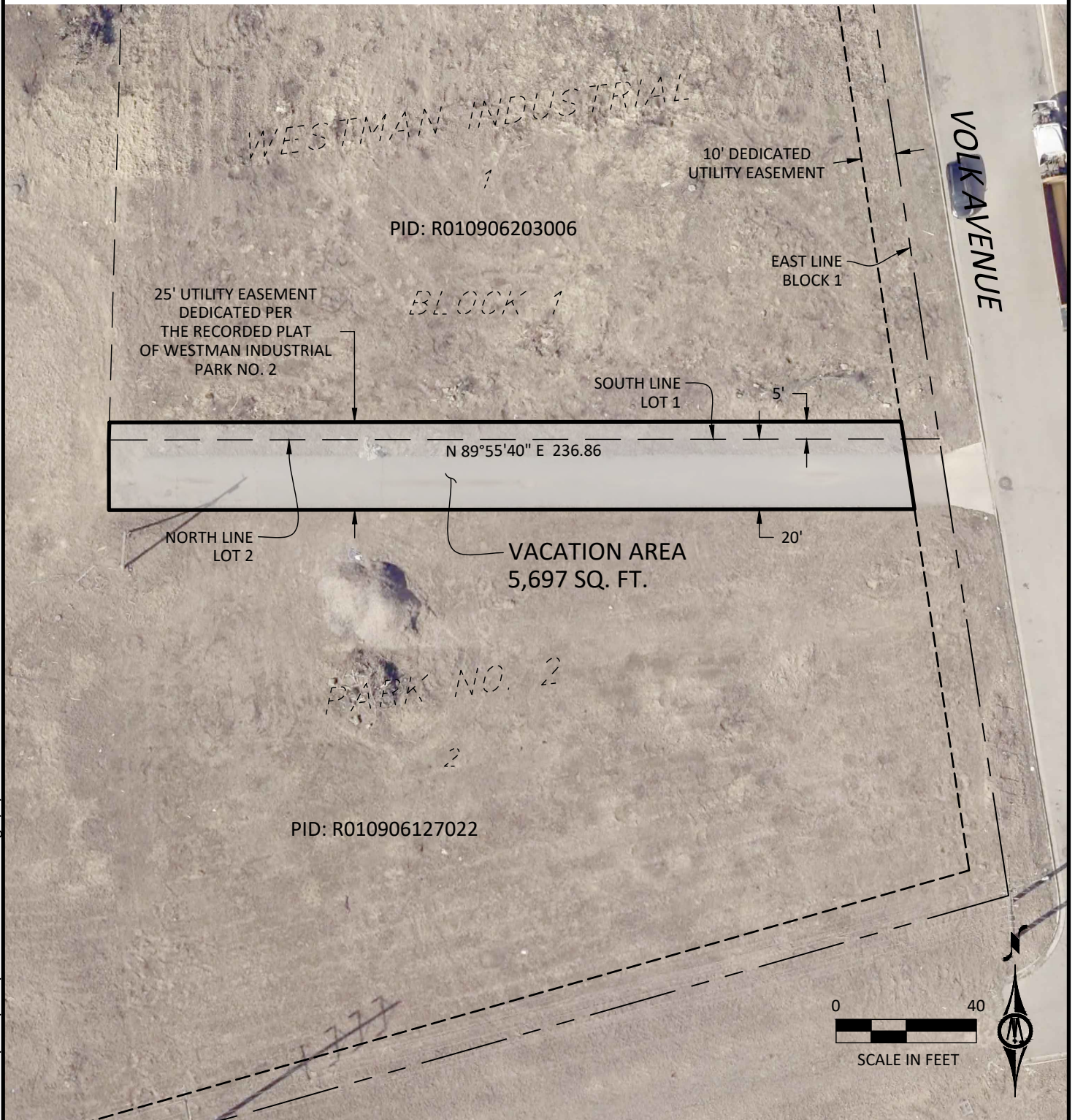
FIELD BOOK:

DRAWN BY: CDT

H:\RICECOMP PR\25X140148000\CAD\140148V-EASE1.dwg 8/6/2025 9:51 AM

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

EXHIBIT C



©Bolton & Menk, Inc. 2025, All Rights Reserved

CERTIFICATE OF EASEMENT VACATION MANKATO, MINNESOTA



**BOLTON
& MENK**

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

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

FOR: RICE COMPANIES

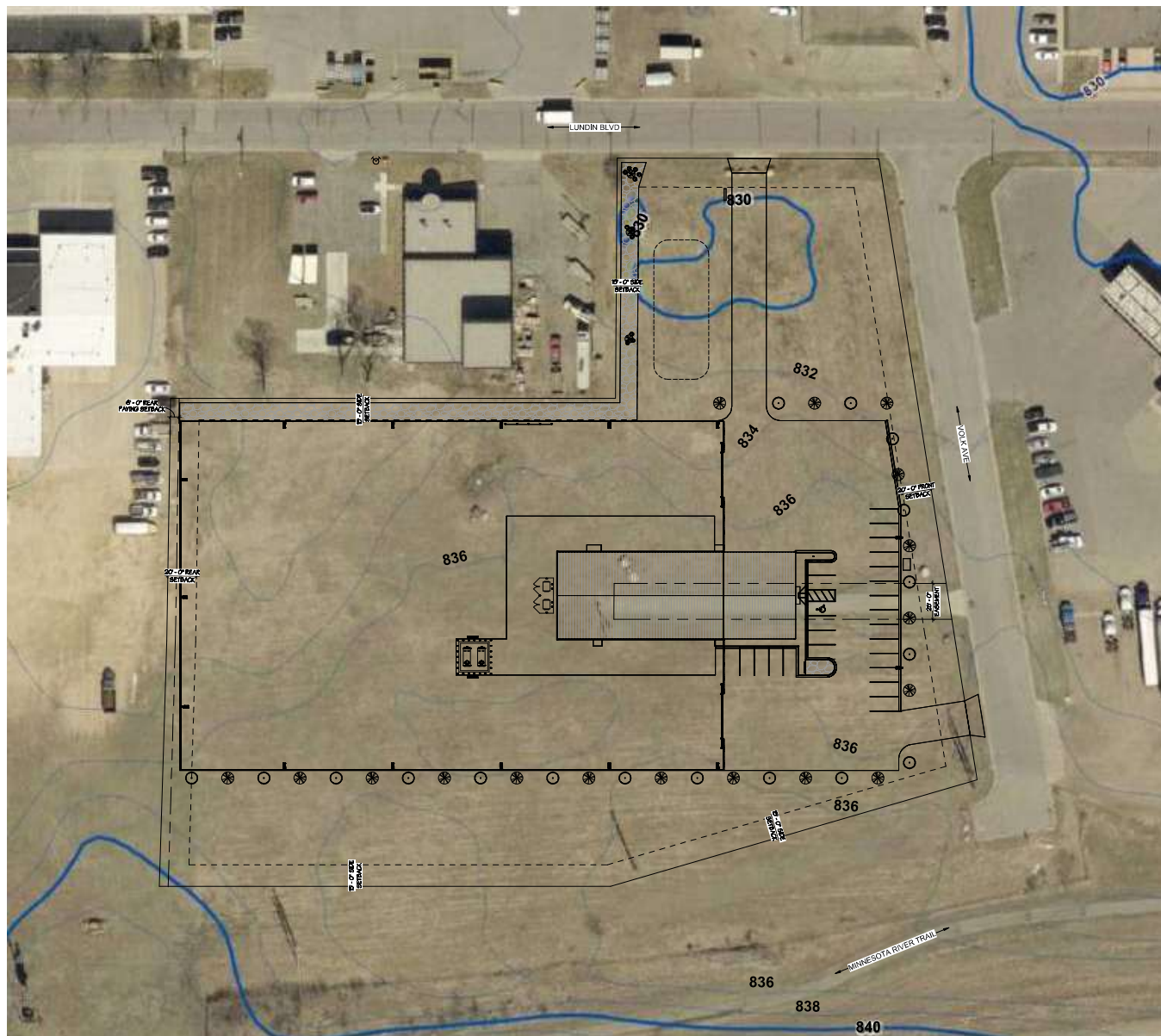
JOB NUMBER: 25X.140148.000

FIELD BOOK:

DRAWN BY: CDT

H:\RICECOMP PR\25X140148000\CAD\C3D\140148V-EASE1.dwg 8/6/2025 9:51 AM

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



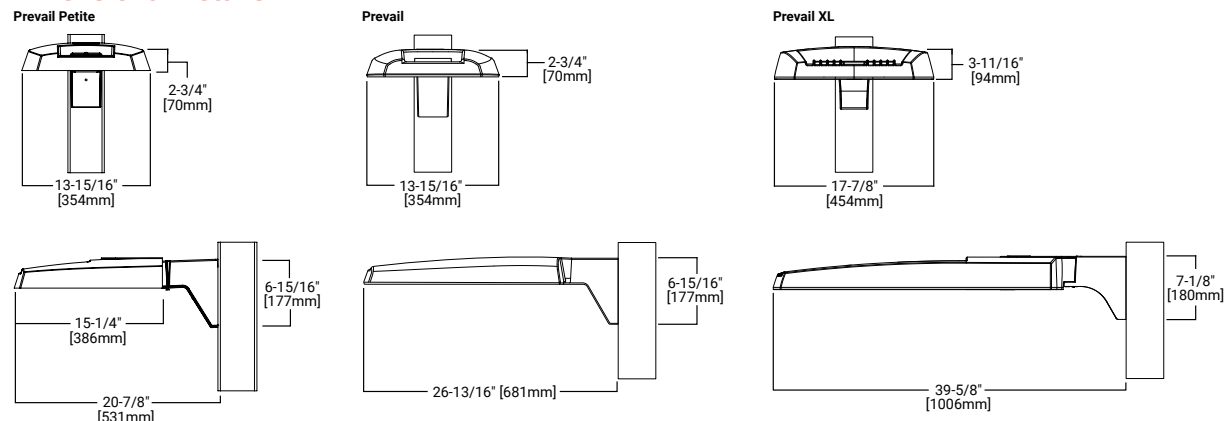
Interactive Menu

- 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

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

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.

Product Certifications



Connected Systems

- WaveLinX

Ordering Information

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

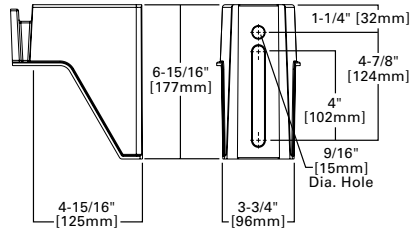
Product Family ^{1,2}	Light Engine		Color Temperature	Voltage	Distribution	Mounting (Included)	Finish			
	Configuration	Drive Current ⁴								
PRV-P =Prevail Petite BAA-PRV-P =Prevail Petite BAA Buy American Act Compliant ³ TAA-PRV-P =Prevail Petite TAA Trade Agreements Act Compliant ³	PA1 =1 Panel, 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 SWQ =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} ZD-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 PRVXLMA-XX =Mast Arm Mounting Kit ¹⁸ PRVXLWM-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			SRVSA-XX =Standard Arm Mounting Kit ²² SRVMA-XX =Mast Arm Mounting Kit ²² SRVWM-XX =Wall Mount Kit ²² SRV-ADJA-XX =Adjustable Arm - Pole Mount Kit ²² SRV-ADJS-XX =Adjustable Arm - Slipfitter Kit ²² SRV-ADJA-WM-XX =Adjustable Arm - Wall Mount Kit ²² SRVXLSA-XX =Standard Arm Mounting Kit ¹⁸ SRVXLMA-XX =Mast Arm Mounting Kit ¹⁸ SRVXLWM-XX =Wall Mount Kit ¹⁸ SRV-XL-ADJA-XX =Adjustable Arm - Pole Mount Kit ¹⁸ SRV-XL-ADJS-XX =Adjustable Arm - Slipfitter Kit ¹⁸ SRV-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	
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.PREFERENCE 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 SWQ 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 per 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)

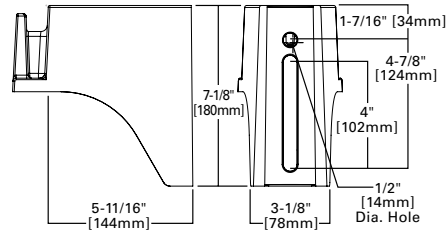
Product Family	Camera Type	Data Backhaul	
L =LumenSafe Technology 	H =Dome Camera, High Res Z =Dome Camera, Remote PTZ	C =Cellular, Customer Installed SIM Card A =Cellular, Factory Installed AT&T SIM Card V =Cellular, Factory Installed Verizon SIM Card	S =Cellular, Factory Installed Sprint SIM Card E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

Mounting Details

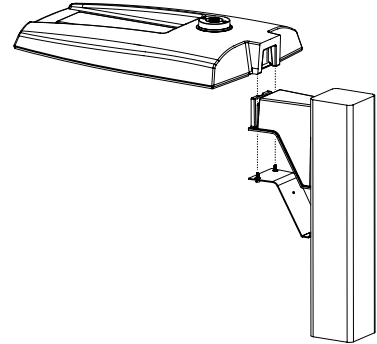
Pole Mount Arm (PRV & PRV-P)



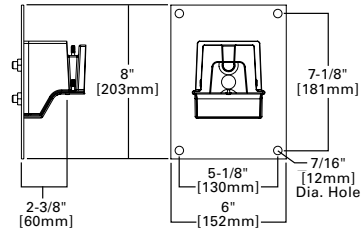
Pole Mount Arm (PRV-XL)



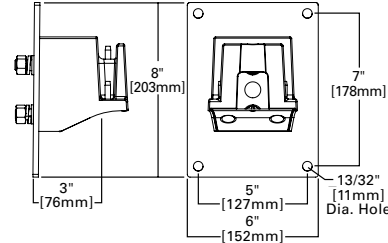
Versatile Mount System



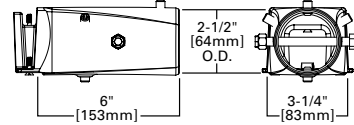
Wall Mount (PRV & PRV-P)



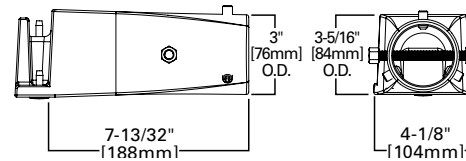
Wall Mount (PRV-XL)



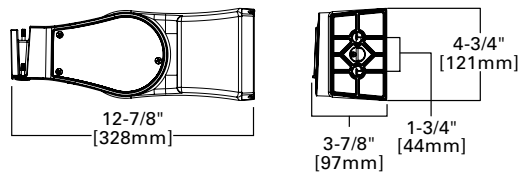
Mast Arm Mount (PRV & PRV-P)



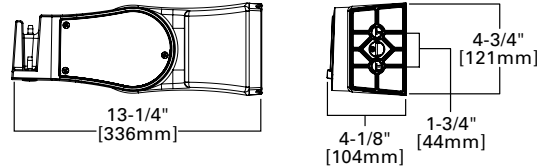
Mast Arm Mount (PRV-XL)



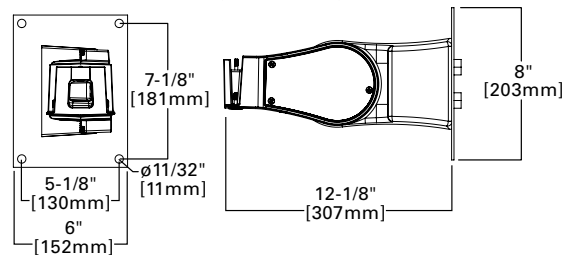
Adjustable Pole Mount Arm (PRV & PRV-P)



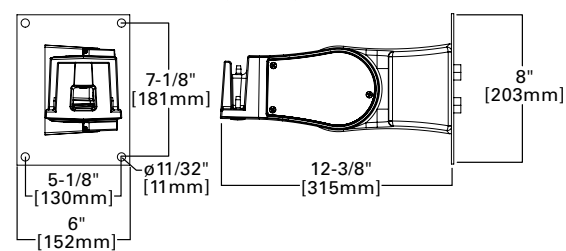
Adjustable Pole Mount Arm (PRV-XL)



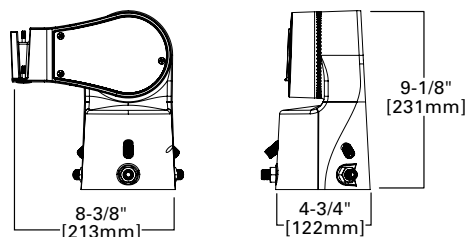
Adjustable Wall Mount (PRV & PRV-P)



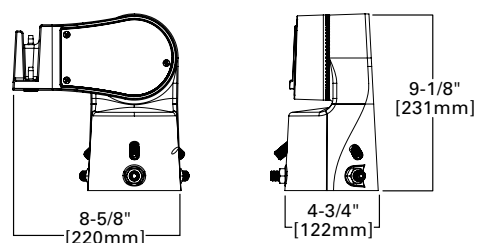
Adjustable Wall Mount (PRV-XL)



Adjustable Slipfitter (PRV & PRV-P)



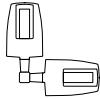
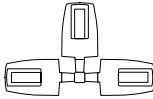
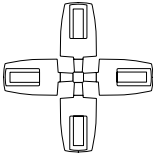
Adjustable Slipfitter (PRV-XL)



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

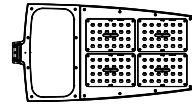
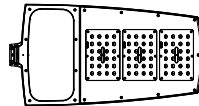
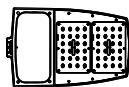
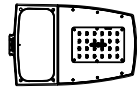
PRV-P-PA1X

PRV-PA1X

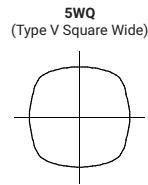
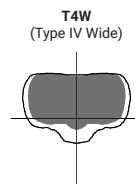
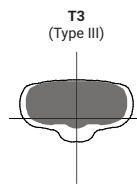
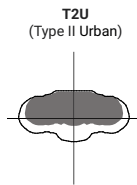
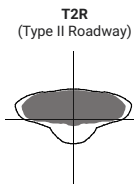
PRV-PA2X

PRV-XL-PA3X

PRV-XL-PA4X



Optical Distributions



■ = Distribution with House Side Shield (HSS)
□ = Optical Distribution

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

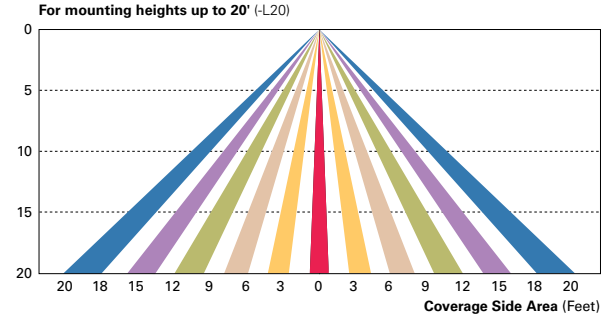
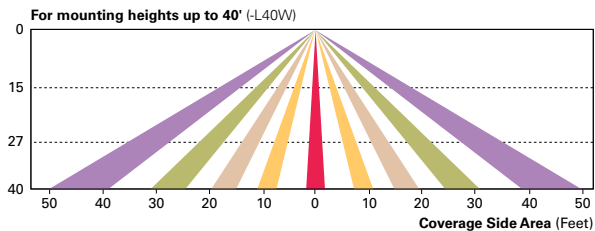
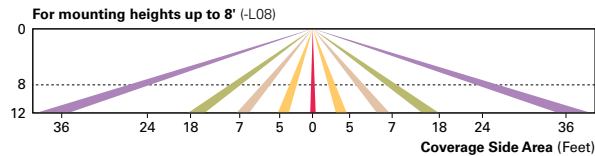
Ambient Temperature	TM-21 Lumen Maintenance (78,000 Hours)	Theoretical L70 (Hours)
Up to 50°C	96.76%	> 896,000

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.

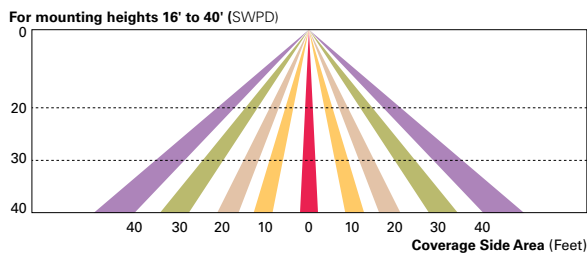
Dimming Occupancy Sensor (SPB, MS/DIM-LXX and MS-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected. When activity is detected, the luminaire returns to full light 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.



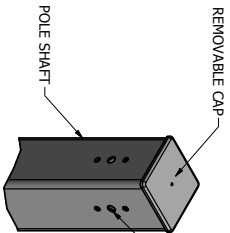
WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required 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'.

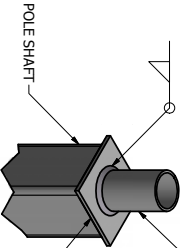


LumenSafe (LD) The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional 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
- 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

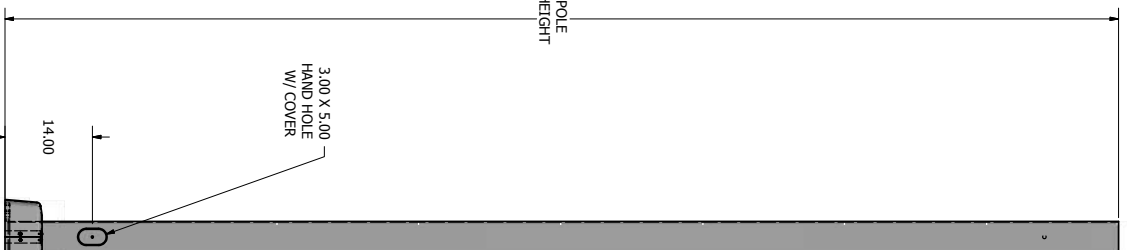
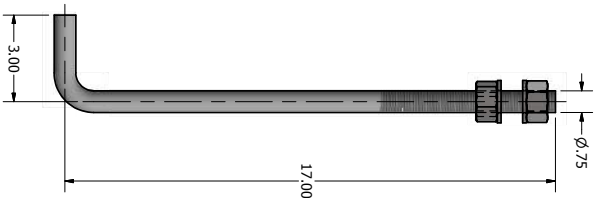
DRILL MOUNT OPTIONS



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

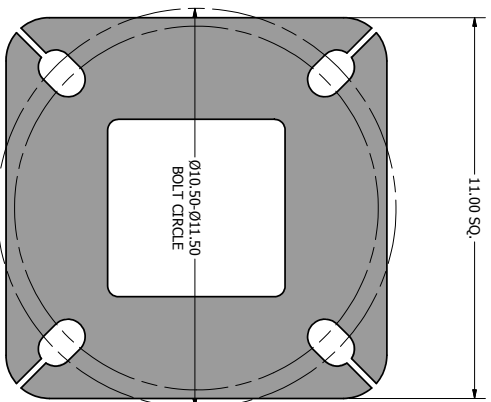
TENON MOUNT OPTIONS



3.00 X 5.00
HAND HOLE
W/ COVER

REMOVABLE
BASE COVER

POLE DETAIL



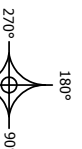
11.00 X 11.00 X .75 THK. BASE PLATE

POLE SPECIFICATIONS					
NO.	COMPONENT	ASTM DESIGNATION		MIN. YIELD (P.S.I.)	
1.	POLE SHAFT	A-500 GR. B		46,000	
2.	BASE PLATE	A-36		36,000	
3.	ANCHOR BOLTS	F1554 GR. 55		55,000	
4.	GALVANIZED HARDWARE		A153		-
FINISH SPECIFICATIONS					
POLES SHALL HAVE A POLYESTER POWDER COAT FINISH IN A STANDARD COLOR.					
POLE DIMENSIONS					
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					
BOLT CIRCLE (IN.)	BASE PLATE DIM. (IN.)	BOLT HOLE (IN.)	PLATE THK. (IN.)		
10.50-11.50	11.00 SQ.	1.00			.75
ANCHOR BOLT DIMENSIONS					
ANCHOR BOLT DIA. (IN.)		ANCHOR BOLT LENGTH (IN.)			
.75		20.00			
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					

*WITH 1.3 GUST FACTOR

Ø.75 X 20.00 ANCHOR BOLT

DRAWN: L. GRUNIS	DATE: 7/16/2019
REVISION:	
QUOTE:	SO. #
APPROVAL SIGNATURE:	



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:	
DWG NO.: RPSQ-30-5-11	SIZE: C
	SHEET 1 OF 1

POLE ORDERING GUIDE

ORDER NUMBER TEMPLATE

Example Order Number

Fixture												
Brand		Product		Number								
Catalog Number					Mounting Type	Fixture Mounting Arrangement	Finish	Options		Accessories		
Design	Mounting Height	Shaft Size	Wall Thickness	AB	T2	DB	Design	Orientation	Height From Base	Design	Orientation	Height From Base
RPSQ	20	4	11	AB	T2	DB	WB-15	@90	10'	FH	@180	9'

Build Your Order Number

Fixture		
Brand	Product	Number

Catalog Number			Mounting Type	Fixture Mounting Arrangement	Finish	Options			Accessories		
Design	Mounting Height	Shaft Size	Wall Thickness			Design	Orientation	Height From Base	Design	Orientation	Height From Base

Mounting Type

AB = Anchor Base
EMB = Embedded (Direct Burial)

Finish

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.

BK = Black
TBK = Textured Black
MG = Moss Green

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
VVD = Vibration Damper
GFCI/NUC = 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*

*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

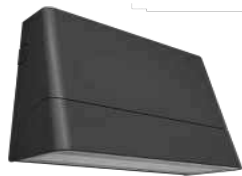
RAB®



SLIM22-S



SLIM22-M



SLIM22-L

Full cutoff wall pack with adjustable forward throw



FIELD
ADJUSTABLE



ADJUSTABLE
THROW



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.

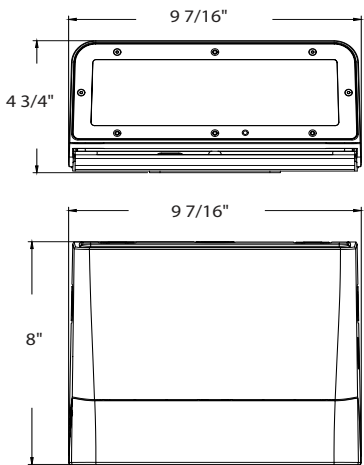
SLIM22 Adjustable Throw Wall Pack



DIMENSIONS

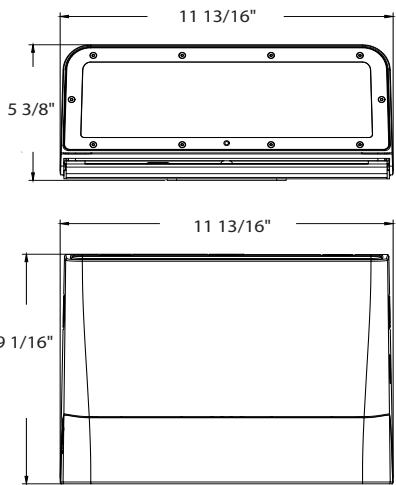
SLIM22-S

Weight: 6.0 lbs



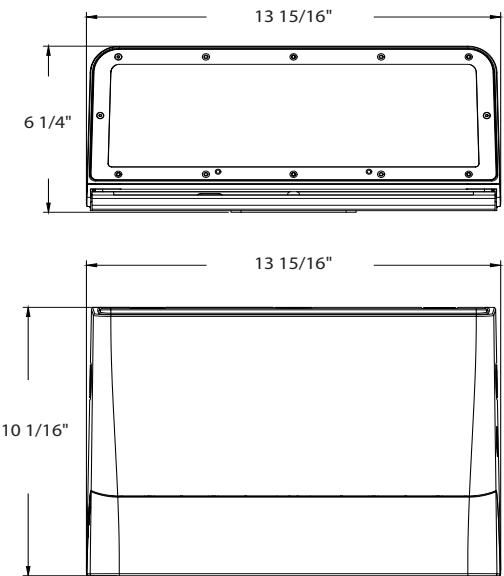
SLIM22-M

Weight: 8.4 lbs



SLIM22-L

Weight: 11.7 lbs



RAB®

SLIM22-S-30

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											

RAB®

SLIM22-S-30

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											

RAB®

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											

RAB®

SLIM22-S-60

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											

RAB®

SLIM22-M-100

SLIM22-M-100 @50W	3000K				4000K				5000K			
FORWARD THROW	45°	30°	15°	0°	45°	30°	15°	0°	45°	30°	15°	0°
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											

RAB®

SLIM22-M-100

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											

RAB®

SLIM22-L-150

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											

RAB®

SLIM22-L-150

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
	M - Medium*	60	60/50/40/30W	W	White	BLANK	0/15/30/45°
	L - Large*	100	100/85/70/50W		Adjustable Throw	BLANK	120V-277V, 0-10V Dimming
		150	150/125/100/75W			/480	480V, 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

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

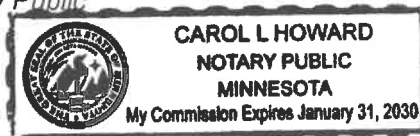
41474 Judson Bottom Rd N Mankato MN
Mailing Address

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	Russ Leedham - email confirmation	Yes	No ☒	☐
Benco Electric		Yes	No	☐
CenterPoint Energy	Chuck Mayers - email confirmation	Yes	No ☒	☐
Charter Communication	Brian Quiatt - email confirmation	Yes	No ☒	☐
Consolidated Communications	Nick Sorenson - email confirmation	Yes	No ☒	☐
Enterprise Products (propane)	Mark Nicholson - email confirmation	Yes	No ☒	☐
Greater MN Gas	David Pinney - email confirmation	Yes	No ☒	☐
Jaguar Communications		Yes	No	☐
Kinder Morgan Cochin Pipeline		Yes	No	☐
Magellan Pipeline	Cynthia Pierce - email confirmation	Yes	No ☒	☐
Mankato Public Works		Yes	No	☐
Northern Natural Gas	Joseph Pellegier - email confirmation	Yes	No ☒	☐
Sprint	Property Management - email confirmation	Yes	No ☒	☐
Verizon Wireless		Yes	No	☐
Xcel Energy	Don Simons - email confirmation	Yes ☒	No	☒
Zayo		Yes	No	☐

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/T-Mobile
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

LEGEND

○ 3/4" IRON PIPE EQUIVALENT SET MARKED BY U.C. NO. 49254

● EQUIVALENT PILING

UPPLY BASEMENT LINES

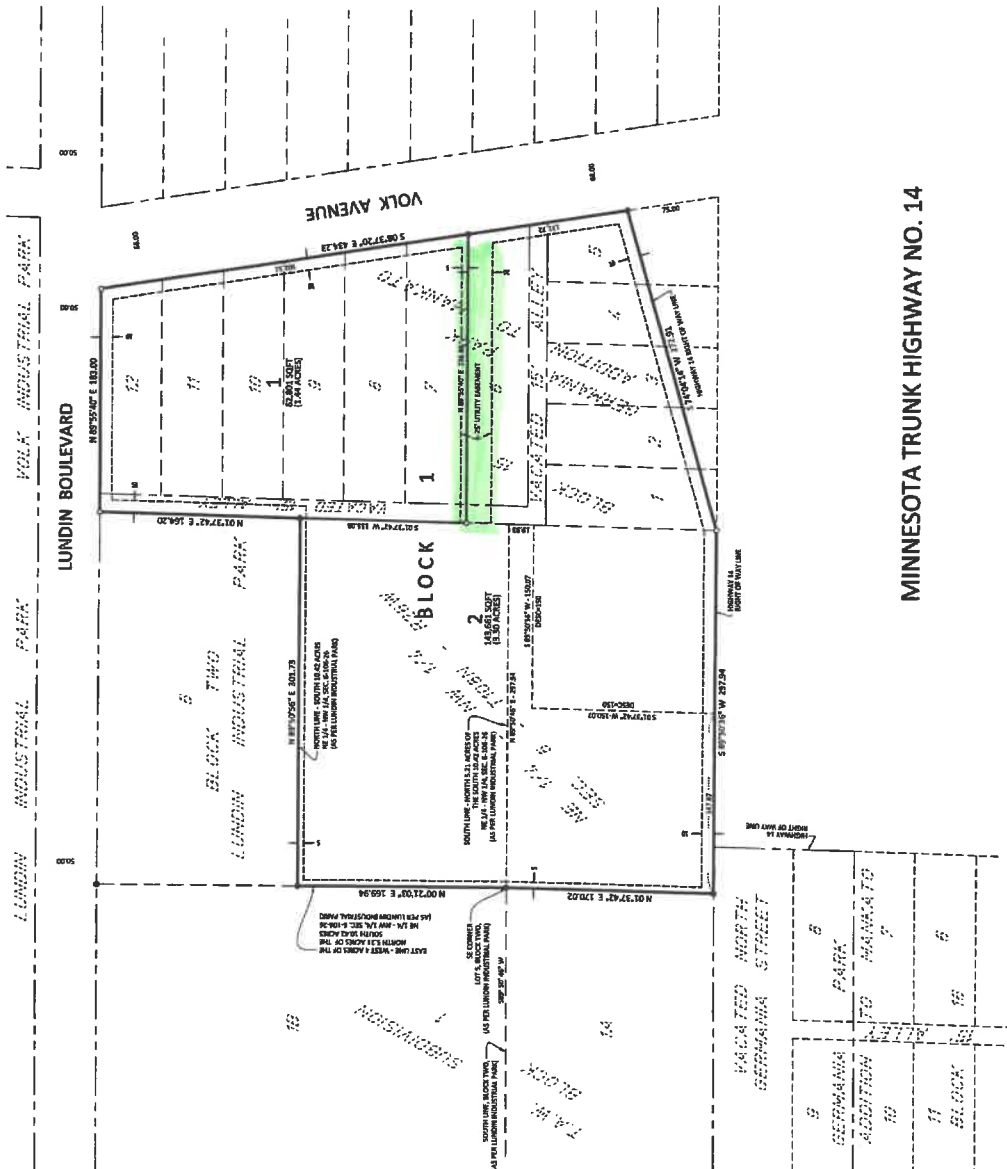
LOT LINES

RIGHT-OF-WAY LINE

RIGHT-OF-WAY ADJOINING LOT LINES AND BEING IN SETTING



Horizontal Datum: HARN 1986 County Coordinate System



MINNESOTA TRUNK HIGHWAY NO. 14

INSTRUMENT OF DEEDICATION

The North S-21 series of the South 10-42 series of the Northeast Quarter of Section 6, Township 10N, Range 2E, section the West Four Iowa Township, Blue Earth County, Minnesota.

AND

Said all or any by those persons that we, Messrs. Investors, L.P., a Minnesota limited liability partnership, the owner of the following described property to

AND

[illegible]

王 强

This part of the Northeast Quarter of Section 6, Township 108 North, Range 26 West, 9th Earth County, Minnesota, described as beginning at the Southeast corner of the parcel 5.31 acres of the NW 1/4 of NW 1/4 of Sec. 6-108-26, thence coming along the South line westward a distance of 150 feet, thence north parallel to the East line of said tract a distance of 150 feet, thence east parallel to the East line of said tract a distance of 150 feet, thence south along the East line of said tract 150 feet to the place of beginning.

UNIT
08-160000-0000

Lake Erie (L1) and Two Ties [2], Black Pelican [12], Greenwinged Teal Addition, City of Hamilton, near Earth's Core; Alamosas, together with the southern half of the recent L5 from which they were located between Las Oro [13] through Five [6] and Six [8]; 404 Black Bites [13], DORRSTON first pair which lay southward of the 15th divided tree; Imperial at the southeast corner of Las One [11], 4444 Black Pelicans [12], Imperial northwards to the east leg of Las Five [9].

Between Lake Erie and Black Pelican [12], about 75 feet northwesterly of the southeast corner thereof; hence continue on the same course for 100 feet and there terminating, was Earth's Core; Alamosas.

0000

[illegible]

1

[illegible]

Lot 8, 1982

We hereby declare that we have caused the above described property to be surveyed and plotted and monuments to be set, that we have reserved said planned easement between Lots 109 (L) through 196 (N) and Lot 16 (N), said Block 15, adjacent thereto and together with the vacated 12 foot wide alley adjacent to the easterly line thereof.

4. **Public**

Randall Lieberman
 1000 17th St., NW
 Washington, D.C. 20036

County of San Diego

On this 2nd day of July, A.D. 2022, before me a Notary Public within and for said County, personally appeared Randall J. Westman, known to me to be the person whose name appears upon the foregoing document, and he acknowledged to me that he executed said document for the purposes and consideration therein expressed.

I, _____, a Notary Public within and for said County, do hereby certify that said document was duly signed by said Randall J. Westman as acknowledged by him to me, and that said document was signed in behalf of said County of San Diego, and I am duly qualified to perform the duties of my office.

In testimony whereof, I have hereunto set my hand and seal of said office at the City of San Diego, California, on the 2nd day of July, A.D. 2022.

My Commission Expires on 7th Jan 2026

Notary Public within and for said County of San Diego

Abstract

[illegible]

RESEARCH DESIGN

Michael M. Eckers
Michael M. Eckers, Licensed Land Surveyor
Minnesota License No. 45354

Position of the

The foregoing Surveyor's Certificate was acknowledged before me this 22nd day of June, 2022, by Michael M. Bohms, a Licensed Land Surveyor of the State of Ohio.

columns

History Public Information
 2000 Wisconsin Legislature
 Wisconsin State Capitol
 4th Floor
 Madison, WI 53706
 Phone: (608) 261-3200
 Fax: (608) 261-3201
 Email: history@legis.wisconsin.gov
 Website: www.wisconsin.gov/history

There is concern that on this day 11/19/2022, 11/19/2022, the Planning Commission of the City of Mandan did duly review this plan of WESTMAN INDUSTRIAL, PARK, NO. 2.

1

It is known that on this 11th day of Aug., 2022, the City Council of the City of Neuland did duly approve this plan of WESTHAM INDUSTRIAL PARK NO. 2, and said plan in compliance with the provisions of MS 505.2B, Subd. 2.

 Secretary: 11/1/22

2

Michael C. Rupp Lorne Kopnick

Attorney Clerk

TITLE COMPANY

Michael C. Rupp, Licensed Attorney, State of Minnesota, do hereby certify that the owner of [redacted] herein represents all severable interest in the land described as follows:

incomplete

 Michael C. Carl
Attorney

I hereby certify that there are no delinquent taxes and/or delinquent special assessments, that the current taxes have been paid and that the transfer has been completed on the land described herein on the 11th day of June, 2022.

COUNTY RECORDER
 (600.9.36)
 I hereby certify that the instrument was filed in my office for record on the 11th day of May, 2012, at 2 o'clock p.m., and that it was duly
 recorded on Page Number 17.

Tupper Service Director

THIS PLAT PREPARED BY
BENJAMIN A. MARSHALL
County Recorder
Dedging

2

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	☐
Benco Electric		Yes	No	☐
CenterPoint Energy		Yes	No	☐
Charter Communication		Yes	No	☐
Consolidated Communications		Yes	No	☐
Enterprise Products (propane)		Yes	No	☐
Greater MN Gas	David G. Pinney	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:

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

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	☐
Benco Electric		Yes	No	☐
CenterPoint Energy		Yes	No	☐
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:

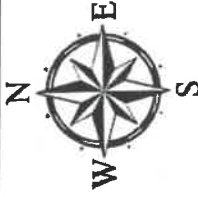
See Attached GISmap 25-682

Cynthia Pierce

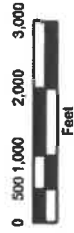
Cynthia.Pierce@oneok.com

(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.

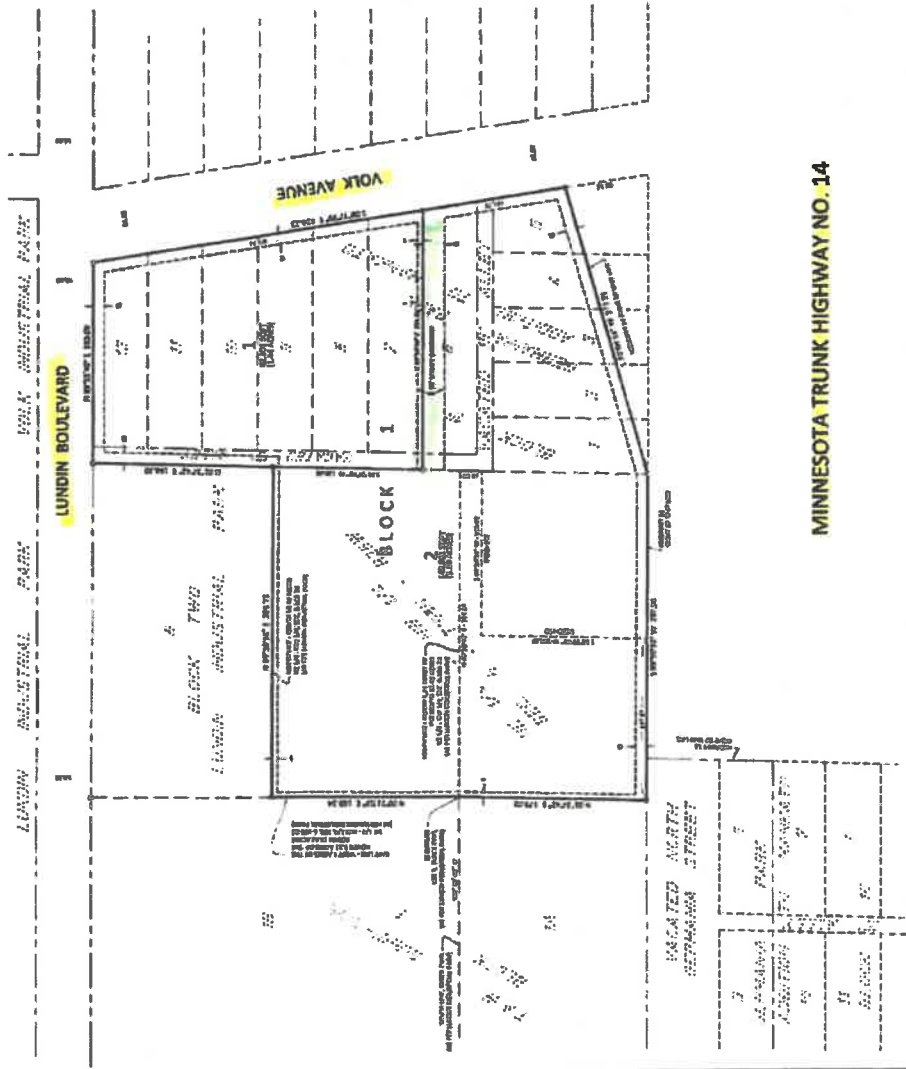
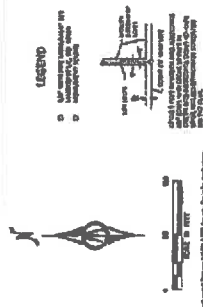
Drawn By:	Adam Kilgore
Real Estate Rep:	Cynthia Pierce (918) 595-1746
Local Field Rep:	Logan Underbaum (612) 948-1796
MPL Project #:	25-682
Date:	07-26-2025



Blue Earth Country

OFFICIAL PLAT

WESTMAN INDUSTRIAL PARK NO. 2



MINNESOTA TRUNK HIGHWAY NO. 14

1000
1001
1002
1003
1004
1005
1006
1007
1008
1009
1010
1011
1012
1013
1014
1015
1016
1017
1018
1019
1020
1021
1022
1023
1024
1025
1026
1027
1028
1029
1030
1031
1032
1033
1034
1035
1036
1037
1038
1039
1040
1041
1042
1043
1044
1045
1046
1047
1048
1049
1050
1051
1052
1053
1054
1055
1056
1057
1058
1059
1060
1061
1062
1063
1064
1065
1066
1067
1068
1069
1070
1071
1072
1073
1074
1075
1076
1077
1078
1079
1080
1081
1082
1083
1084
1085
1086
1087
1088
1089
1090
1091
1092
1093
1094
1095
1096
1097
1098
1099
1100
1101
1102
1103
1104
1105
1106
1107
1108
1109
1110
1111
1112
1113
1114
1115
1116
1117
1118
1119
1120
1121
1122
1123
1124
1125
1126
1127
1128
1129
1130
1131
1132
1133
1134
1135
1136
1137
1138
1139
1140
1141
1142
1143
1144
1145
1146
1147
1148
1149
1150
1151
1152
1153
1154
1155
1156
1157
1158
1159
1160
1161
1162
1163
1164
1165
1166
1167
1168
1169
1170
1171
1172
1173
1174
1175
1176
1177
1178
1179
1180
1181
1182
1183
1184
1185
1186
1187
1188
1189
1190
1191
1192
1193
1194
1195
1196
1197
1198
1199
1200
1201
1202
1203
1204
1205
1206
1207
1208
1209
1210
1211
1212
1213
1214
1215
1216
1217
1218
1219
1220
1221
1222
1223
1224
1225
1226
1227
1228
1229
1230
1231
1232
1233
1234
1235
1236
1237
1238
1239
1240
1241
1242
1243
1244
1245
1246
1247
1248
1249
1250
1251
1252
1253
1254
1255
1256
1257
1258
1259
1260
1261
1262
1263
1264
1265
1266
1267
1268
1269
1270
1271
1272
1273
1274
1275
1276
1277
1278
1279
1280
1281
1282
1283
1284
1285
1286
1287
1288
1289
1290
1291
1292
1293
1294
1295
1296
1297
1298
1299
1300
1301
1302
1303
1304
1305
1306
1307
1308
1309
1310
1311
1312
1313
1314
1315
1316
1317
1318
1319
1320
1321
1322
1323
1324
1325
1326
1327
1328
1329
1330
1331
1332
1333
1334
1335
1336
1337
1338
1339
1340
1341
1342
1343
1344
1345
1346
1347
1348
1349
1350
1351
1352
1353
1354
1355
1356
1357
1358
1359
1360
1361
1362
1363
1364
1365
1366
1367
1368
1369
1370
1371
1372
1373
1374
1375
1376
1377
1378
1379
1380
1381
1382
1383
1384
1385
1386
1387
1388
1389
1390
1391
1392
1393
1394
1395
1396
1397
1398
1399
1400
1401
1402
1403
1404
1405
1406
1407
1408
1409
1410
1411
1412
1413
1414
1415
1416
1417
1418
1419
1420
1421
1422
1423
1424
1425
1426
1427
1428
1429
1430
1431
1432
1433
1434
1435
1436
1437
1438
1439
1440
1441
1442
1443
1444
1445
1446
1447
1448
1449
1450
1451
1452
1453
1454
1455
1456
1457
1458
1459
1460
1461
1462
1463
1464
1465
1466
1467
1468
1469
1470
1471
1472
1473
1474
1475
1476
1477
1478
1479
1480
1481
1482
1483
1484
1485
1486
1487
1488
1489
1490
1491
1492
1493
1494
1495
1496
1497
1498
1499
1500
1501
1502
1503
1504
1505
1506
1507
1508
1509
1510
1511
1512
1513
1514
1515
1516
1517
1518
1519
1520
1521
1522
1523
1524
1525
1526
1527
1528
1529
1530
1531
1532
1533
1534
1535
1536
1537
1538
1539
1540
1541
1542
1543
1544
1545
1546
1547
1548
1549
1550
1551
1552
1553
1554
1555
1556
1557
1558
1559
1560
1561
1562
1563
1564
1565
1566
1567
1568
1569
1570
1571
1572
1573
1574
1575
1576
1577
1578
1579
1580
1581
1582
1583
1584
1585
1586
1587
1588
1589
1590
1591
1592
1593
1594
1595
1596
1597
1598
1599
1600
1601
1602
1603
1604
1605
1606
1607
1608
1609
1610
1611
1612
1613
1614
1615
1616
1617
1618
1619
1620
1621
1622
1623
1624
1625
1626
1627
1628
1629
1630
1631
1632
1633
1634
1635
1636
1637
1638
1639
1640
1641
1642
1643
1644
1645
1646
1647
1648
1649
1650
1651
1652
1653
1654
1655
1656
1657
1658
1659
1660
1661
1662
1663
1664
1665
1666
1667
1668
1669
1670
1671
1672
1673
1674
1675
1676
1677
1678
1679
1680
1681
16

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](https://www.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](https://www.ricecompanies.com)
Minnesota | North Dakota | Iowa | South Dakota | Wisconsin
   

Notice: This message and any attachments are confidential and intended for the receipt and use of the listed recipient only. This message's contents and attachments may also be protected by copyright law. Any unauthorized use or disclosure is strictly prohibited. This message does not constitute an agreement to conduct transactions by electronic means and does not create a binding contract or enforceable obligation, unless set forth in a separate document signed by an authorized representative of Rice Companies, Inc.



**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

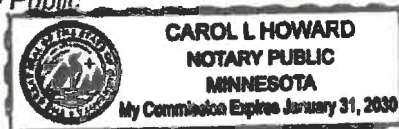
41474 Judson Bottom Rd N Mankato MN
Mailing Address

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: 507.387.8800
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.

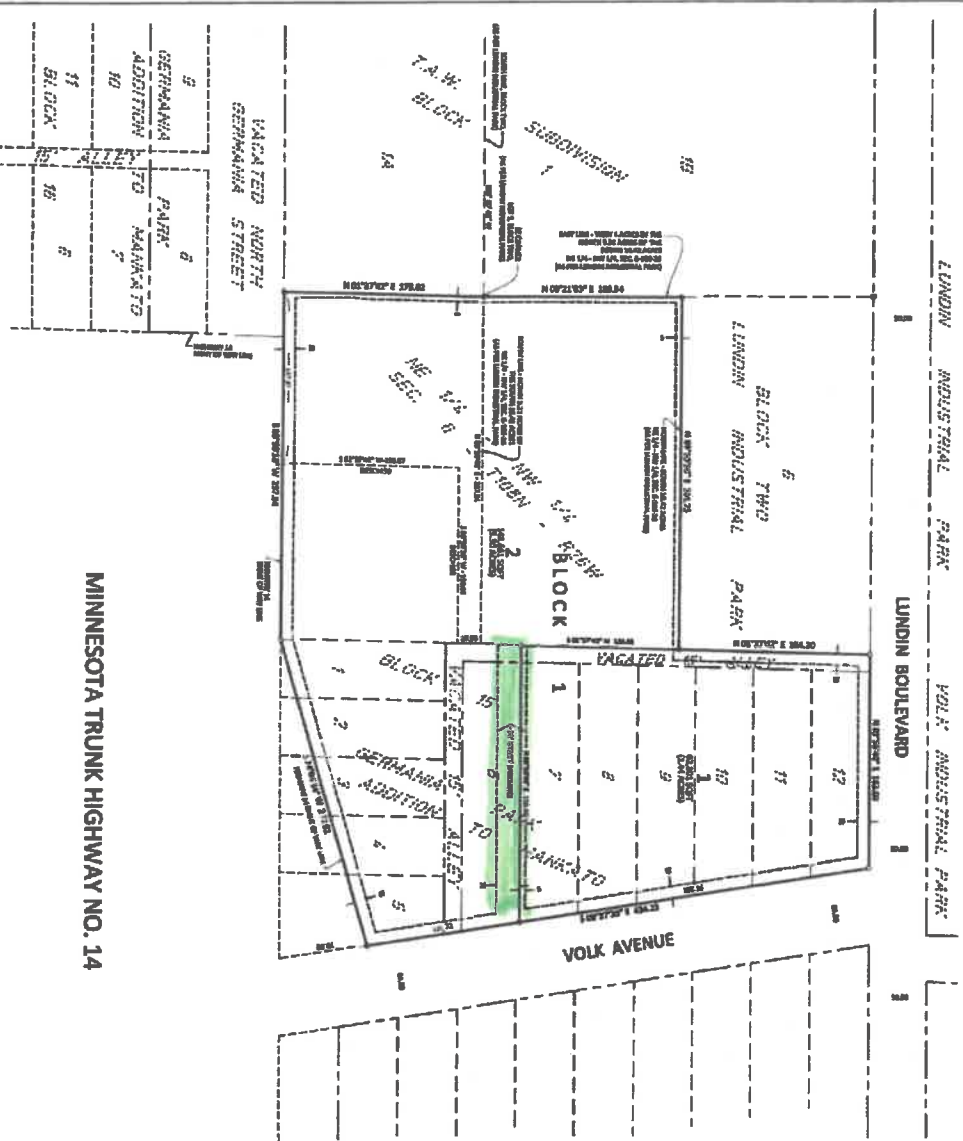
It is the responsibility of the applicants to have all utility companies review the request for vacation to determine whether utilities are located in the right-of-way or easement to be vacated. The petition for right-of-way or easement vacation shall be accompanied by this form, along with a map of 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	☐
Benco Electric		Yes No	☐
CenterPoint Energy		Yes No	☐
Charter Communication		Yes No	☐
Consolidated Communications		Yes No	☐
Enterprise Products (propane)		Yes No	☐
Greater MN Gas		Yes No	☐
Jaguar Communications		Yes No	☐
Kinder Morgan Cochín 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 X No	☒
Zayo		Yes No	☐

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

WESTMAN INDUSTRIAL PARK NO. 2



MINNESOTA TRUNK HIGHWAY NO. 14

[illegible][illegible]

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

THIS MESSAGE IS FROM AN EXTERNAL SENDER.

Look closely at the **SENDER** address. Do not open **ATTACHMENTS** unless expected. Check for **INDICATORS** of phishing. Hover over **LINKS** before clicking. [Learn to spot a phishing message](#)

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
   

Notice: This message and any attachments are confidential and intended for the receipt and use of the listed recipient only. This message's contents and attachments may also be protected by copyright law. Any unauthorized use or disclosure is strictly prohibited. This message does not constitute an agreement to conduct transactions by electronic means and does not create a binding contract or enforceable obligation, unless set forth in a separate document signed by an authorized representative of Rice Companies, Inc.

This email, including attachments, may contain highly sensitive, confidential, proprietary or valuable information. It is intended only for the designated recipient(s) named above. Any unauthorized use, reproduction, forwarding or distribution of this transmission, including attachments, is prohibited. If you have received this communication in error, please immediately notify the sender and permanently delete any record of this transmission.

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

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.

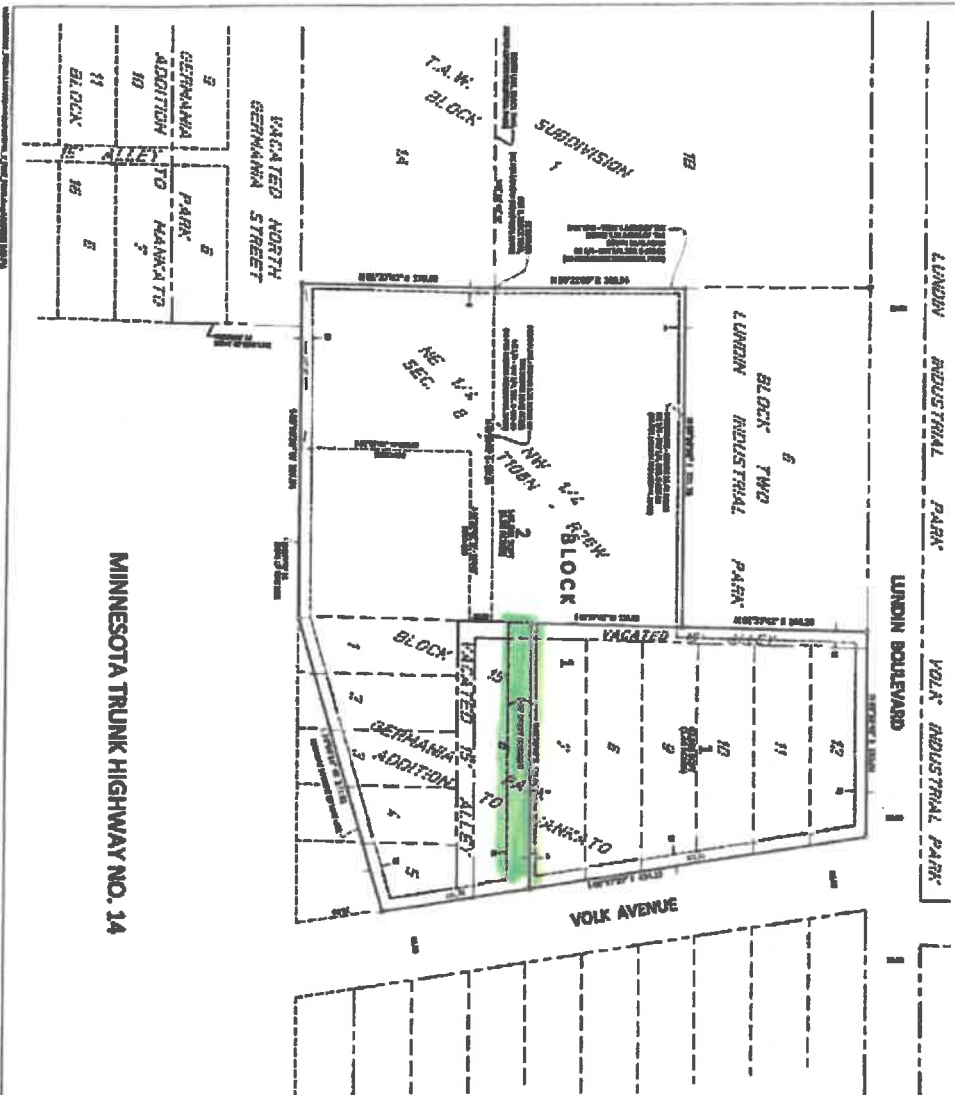
Utility	By	Utilities present within vacation?		Check box if easement needed
Alliance Pipeline		Yes	No	☐
Benco Electric		Yes	No	☐
CenterPoint Energy		Yes	No	☐
Charter Communication		Yes	No	☐
Consolidated Communications		Yes	No	☐
Enterprise Products (propane)	<i>D. Nick</i>	Yes	No ☒	☐
Greater MN Gas		Yes	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:

Enterprise is clear.

D. Nick Nicholson - 507-295-0960

WESTMAN INDUSTRIAL PARK NO. 2



MINNESOTA TRUNK HIGHWAY NO. 14

[illegible]

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

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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
A row of four circular social media icons: LinkedIn, Facebook, Instagram, and Twitter.

Notice: This message and any attachments are confidential and intended for the receipt and use of the listed recipient only. This message's contents and attachments may also be protected by copyright law. Any unauthorized use or disclosure is strictly prohibited. This message does not constitute an agreement to conduct transactions by electronic means and does not create a binding contract or enforceable obligation, unless set forth in a separate document signed by an authorized representative of Rice Companies, Inc.

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.mankato.mn.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	☐
Benco Electric		Yes	No	☐
CenterPoint Energy		Yes	No	☐
Charter Communication	<u>BOB BRIANOVIA</u>	Yes	No <u>X</u>	☐
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: 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

[This email comes from outside of your organization. Please be cautious opening or clicking on any attachments or links.]

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
   

Notice: This message and any attachments are confidential and intended for the receipt and use of the listed recipient only. This message's contents and attachments may also be protected by copyright law. Any unauthorized use or disclosure is strictly prohibited. This message does not constitute an agreement to conduct transactions by electronic means and does not create a binding contract or enforceable obligation, unless set forth in a separate document signed by an authorized representative of Rice Companies, Inc.



**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

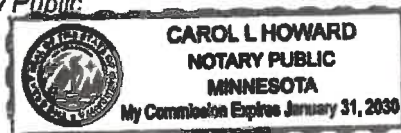
41474 Judson Bottom Rd N Mankato MN
Mailing Address

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: 507.387.8800
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.

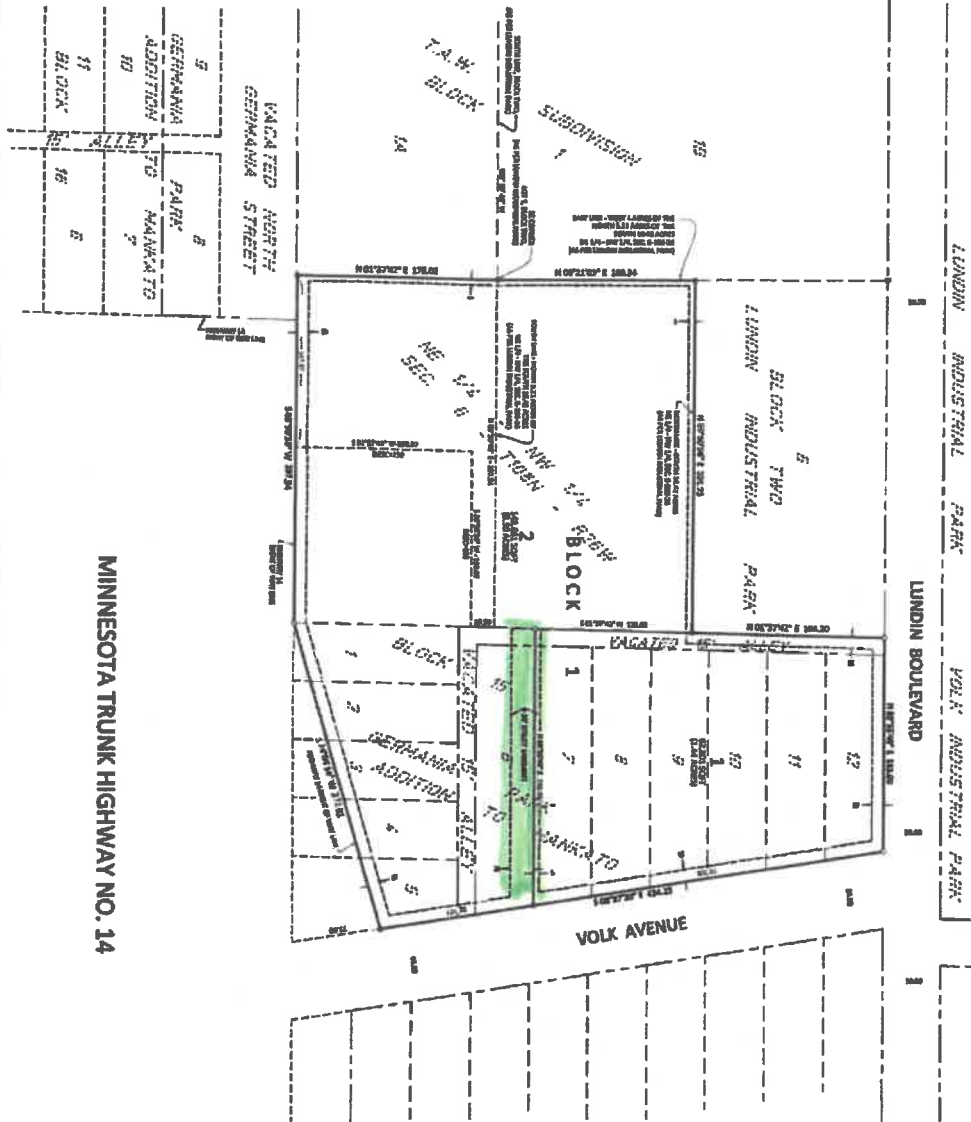
Utility	By	Utilities present within vacation?		Check box if easement needed
Alliance Pipeline		Yes	No	☐
Benco Electric		Yes	No	☐
CenterPoint Energy		Yes	No ☒	☐
Charter Communication		Yes	No	☐
Consolidated Communications		Yes	No	☐
Enterprise Products (propane)		Yes	No	☐
Greater MN Gas		Yes	No	☐
Jaguar 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:

Field1:
Field2:

Scale:  CenterPoint Energy North

WESTMAN INDUSTRIAL PARK NO. 2



MINNESOTA TRUNK HIGHWAY NO. 14

[illegible]

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 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?	Easement needed	Check box if
		Yes	No	
Alliance Pipeline	Chuck Mayers	Yes	No	
Berkco Electric		Yes	No	
CenterPoint Energy		Yes	No	
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



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


Notice: This message and any attachments are confidential and intended for the receipt and use of the listed recipient only. This message & contents and attachments may also be protected by copyright law. Any unauthorized use or disclosure is strictly prohibited. This message does not constitute an agreement to conduct transactions by electronic means and does not create a binding contract or enforceable obligation, unless set forth in a separate document signed by an authorized representative of Rice Companies, Inc.

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.

Meeting Date: 08/12/2025

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.

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_ARTIIREDI_DIV4OMIDWDI

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.

The portion of Ruth Street currently has public utilities, including sanitary, sewer, and water connections. The developer shall provide an easement over the existing infrastructure.

Attachments

General Location Map

Aerial Map

Site 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 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 56001
(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

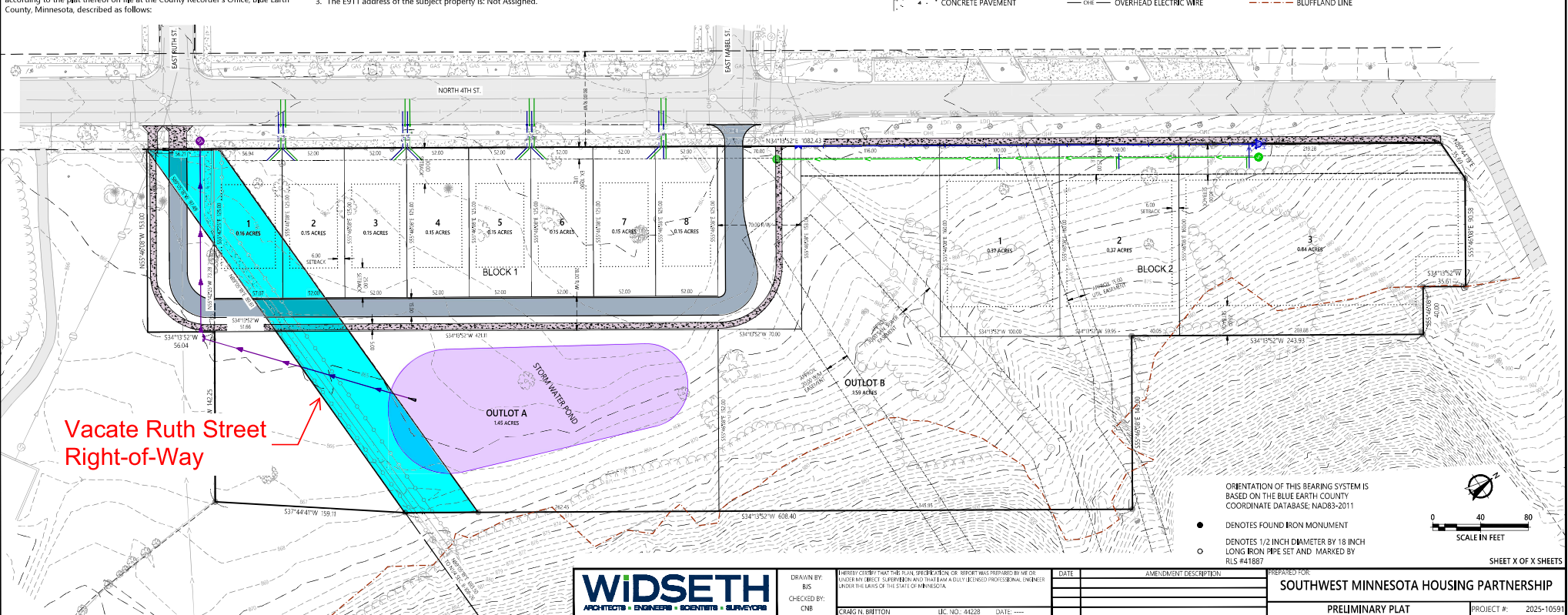
SEC. 5 & 8, TWN.108, RGE. 26

EXISTING LEGEND

SECTION LINE	GUY WIRE ANCHOR	UNDERGROUND ELECTRIC WIRE
EASEMENT LINE	SIGN - SINGLE	NATURAL GAS MAIN PIPE
DEEDED LOT LINE(S)	FENCE - CHAINLINK	MANHOLE
PLATTED LOT LINE(S)	TELECOM MANHOLE	GRAVITY MAIN PIPE
SUBJECT TRACT(S) BOUNDARY	TELECOM PEDESTAL	CATCH BASIN
SUBJECT TRACT SETBACK LINE(S)	FOC - UNDERGROUND FIBER OPTIC CABLE	INLET STRUCTURE
MAJOR CONTOURS (WITH LABEL)	UGT - UNDERGROUND TELEPHONE CABLE	MANHOLE
MINOR CONTOURS (WITH LABEL)	LIGHT POLE	GRAVITY MAIN PIPE
TREE - CONIFER	MANHOLE	HYDRANT
TREE - DECIDUOUS	PEDESTAL	MANHOLE
EDGE OF WOODS	ELECTRIC POLE	WATER MAIN VALVE
BITUMINOUS PAVEMENT	TRANSFORMER	WATER MAIN PIPE
CONCRETE PAVEMENT	OVERHEAD ELECTRIC WIRE	WATER SERVICE PIPE

PROPOSED LEGEND

BITUMINOUS PAVEMENT
CONCRETE PAVEMENT
CURB & GUTTER
MANHOLE
GRAVITY MAIN PIPE
SERVICE PIPE
MANHOLE
GRAVITY MAIN PIPE
HYDRANT
WATER MAIN VALVE
WATER MAIN PIPE
WATER SERVICE PIPE



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



0 40 80
SCALE IN FEET

SHEET X OF X SHEETS

WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

DRAWN BY:
BJS
CHECKED BY:
CNB

WHEREBY I CERTIFY THAT THE 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.

CRAIG N. BRITTON LIC. NO. 44228 DATE: ---

DATE	AMENDMENT DESCRIPTION

PREPARED FOR:

SOUTHWEST MINNESOTA HOUSING PARTNERSHIP

PRELIMINARY PLAT

PROJECT #: 2025-10591

Meeting Date: 08/12/2025

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).

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_ARTIIREDI_DIV5LIMUDWDI

Site Plan Review Comments

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.
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.
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.
4. The applicant shall confirm that roof drainage design does not require storm sewer for plumbing code purposes.
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.
6. The applicant shall provide clarity on how the building will be used and if public events will take place.
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.
8. Applicant shall make the notification fee payment on the online portal, if not already complete.
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.
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.*
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.*
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.*
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.
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.
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?
16. Applicant shall verify that all noise generated from the proposed development conforms to Minnesota Rule 7030 related to noise.
17. Applicant shall conform to the franchise coloring standards in building color selection.
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.
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, .
20. If exterior lighting is proposed, the applicant shall provide a lighting plan conforms to Mankato City Code including light fixture cut sheets.
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.
22. The applicant shall provide bicycle parking in accordance with Mankato City Code.

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' 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 located at 1416, 1420, and 1430 2nd Avenue and are legally described as Lots 3, 4, 5, Block 16, Mankato City, Blue Earth County.

Variance

The applicant is seeking a variance to allow a reduction in the rear yard setback from the code required 49.5' to 25'. The Mankato City Code requires a rear yard setback that states, "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." In this case, the lot depth is 198', thus requiring a rear yard setback of 49.5'. The applicant is requesting a reduction to 25'.

Conditional Use Permit

The applicant is also seeking a conditional use permit to allow for the development of a wrestling facility on the subject parcels. In the R-3 zoning district, the Mankato City Code allows, “golf courses, country clubs, and private recreational uses, all non-commercial” as conditional uses.

According to the narrative provided by the applicant, the facility will house a gymnasium for wrestling classes and training for participants. The narrative further states that the purpose of the request is to allow for the development and operation of a youth wrestling facility—a community-oriented use that provides educational, physical, and social benefits to the local community.

Site removal plans show the removal of the existing residential house and garage and the removal of the existing gas line and overhead line on the southerly lot. The existing concrete and bituminous on the northerly lot will also be removed, and several of the trees on the site will be removed.

Site plans show a new approximately 46' X 144' structure situated on the western side of the parcels. The structure runs north/south and the applicant intends to have the underlying three parcels considered a zoning lot for development purposes. The intended development will have access to and from the site along Spruce Street and from 2nd Avenue.

Utility connections for water and sanitary are shown from 2nd Avenue.

Site plans show a new parking lot located to the east of the new structure. The parking lot contains 3628 parking stalls, and the parking analysis provided indicates that in order to achieve the Mankato City Code the site requires 28 parking spaces.

The floor plan shows that the facility will have two training areas, restrooms, changing areas, an office and a registration area.

Landscaping plans show plantings along the new parking lot area.

Attachments

General Location Map
Aerial Plan
Civil Plans
Floor Plans
Narrative
Traffic Memo

General Location Map



Date: May 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: May 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.

WRESTLING BROTHERHOOD WRESTLING FACILITY

MANKATO, MINNESOTA

ISG PROJECT # 25-32225



SHEET INDEX

- G1-10 TITLE
- G1-20 LEGENDS AND NOTES
- C0-10 DETAILS
- C0-11 DETAILS
- C2-10 EXISTING SITE AND REMOVAL PLAN
- C3-10 SITE AND UTILITY PLAN
- C4-10 GRADING PLAN
- C5-10 SITE RESTORATION PLAN
- C5-20 SITE PLANTING PLAN
- E2-00 SITE PHOTOMETRICS PLAN

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

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

WRESTLING
BROTHERHOOD

WRESTLING
FACILITY

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32225
FILE NAME	32225 G1-TITLE
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	11-1-24
CLIENT PROJECT NO.	-

TITLE

TITLE

SHEET

G1-10

PROJECT CONTACTS

COMPANY NAME CONTACT PHONE NUMBER

PROJECT GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS, AND CLARIFICATIONS ISSUED BY ARCHITECT/ENGINEER.
- CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN, WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
- THE LOCATION AND TYPE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS, AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- THE CONTRACTOR IS TO CONTACT "GOPHER STATE ONE CALL" FOR UTILITY LOCATIONS A MINIMUM OF 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-252-1166).

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF MANKATO REQUIREMENTS AND MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2020 EDITION, THE STANDARD SPECIFICATIONS FOR SANITARY SEWER, STORM DRAIN AND WATERMAIN AS PROPOSED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA, 2023 EDITION, AND THE CURRENT VERSION OF THE MINNESOTA STATE PLUMBING CODE UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 1996 ADJUSTMENT (NAD83(1996)) ON THE BLUE EARTH COUNTY COORDINATE SYSTEM, IN U.S. SURVEY FEET.

ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

B.M. ELEVATION=850.93

TNMF LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF 2ND AVE AND SPRUCE ST

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN FEBRUARY 2025 BY ISG.

PROJECT INDEX:

OWNER:

WRESTLING BROTHERHOOD
57741 231ST STREET
MANKATO, MINNESOTA 56001
PHONE: 507.508.2995

PROJECT ADDRESS / LOCATION:

S:07 T:108N R:26W

1422 2ND AVENUE
MANKATO, MINNESOTA 56001

MANAGING OFFICE:
I & S GROUP, INC. (ISG)

MANKATO OFFICE
115 EAST HICKORY STREET
SUITE 300
MANKATO, MN 56001
PHONE: 507.387.6651

PROJECT MANAGER: NATHAN HERMER
EMAIL: NATHAN.HERMER@ISGINC.COM



PRELIMINARY NOT FOR CONSTRUCTION



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: L.C. NO. 54848

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT
WRESTLING BROTHERHOOD

WRESTLING FACILITY
MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32225
FILE NAME	32225 G1-TITLE
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE
LEGENDS AND NOTES

SHEET
G1-20

SYMBOL LEGEND

EXISTING		PROPOSED
○ EX STM MH	STORM MANHOLE	
□ EX CB	STORM CATCH BASIN	
EX CO	STORM CLEANOUT	
	STORM CULVERT	
□	DOWNSPOUT	
○	ROOF DRAIN	
○ EX SAN MH	SANITARY MANHOLE	
EX CO	SANITARY CLEANOUT	
	LIFT STATION	
	WATER REDUCER	
	WATER VALVE	
	WATER VALVE MAHOLE	
⊗	WATER CURB STOP	⊗
	WATER SHUT-OFF	
EX POST INDICATOR VALVE	POST INDICATOR VALVE	
	FIRE DEPARTMENT CONNECTION	
	WELL	
	MONITORING WELL	
□	LAWN SPRINKLER BOX	
*	LAWN SPRINKLER HEAD	
	HYDRANT	
EX YARD HYD	YARD HYDRANT	
	UTILITY POLE	
	LIGHT POLE	
	GROUND LIGHT	
	GUY WIRE	
	TRANSFORMER	
□ EX HH	HANDHOLE	
○ EX ELEC MH	ELECTRIC MANHOLE	
	ELECTRIC METER	
	UTILITY VAULT	
	AIR CONDITIONER	
	GAS METER	
	GAS VALVE	
	SOIL BORING	
	FLAG POLE	
	MAILBOX	
EX SIGNAL	TRAFFIC SIGNAL	
	SIGN	
	STREET SIGN	
	WHEEL STOP	
RR	RAILROAD CROSSING SIGN	
⊗	POST	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	BUSH	
	TREE STUMP	
	WETLAND / MARSH	
	ROCK / BOULDER	

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

LINETYPE LEGEND

EXISTING		PROPOSED
---	STORM DRAIN	
---	SANITARY SEWER	
---	SANITARY SEWER FORCEMAIN	
---	WATER MAIN	
---	GAS	
---	OVERHEAD ELECTRIC	
---	UNDERGROUND ELECTRIC	
---	UNDERGROUND TELEPHONE	
---	UNDERGROUND TV	
---	OVERHEAD UTILITY	
---	UNDERGROUND UTILITY	
---	FIBER OPTIC	
---	WETLAND	
---	WATER EDGE	
	DITCH / SWALE	
---	FENCE LINE	
	TREE LINE	
---	PROPERTY / LOT LINE	
---	RIGHT OF WAY LINE	
---	ACCESS CONTROL	
---	EASEMENT LINE	

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT	GC	GENERAL CONTRACTOR	PSI	POUNDS PER SQUARE INCH
ADD	ADDENDUM	GFE	GARAGE FLOOR ELEVATION	PVC	POLYVINYL CHLORIDE
AFF	ABOVE FINISHED FLOOR	GL	GUTTER LINE	PVMT	PAVEMENT
AGG	AGGREGATE	GPM	GALLONS PER MINUTE	QTY	QUANTITY
APPROX	APPROXIMATE	GV	GATE VALVE	R	RIM
ARCH	ARCHITECT, ARCHITECTURAL	HDPE	HIGH DENSITY POLYETHYLENE	RAD	RADIUS
BFE	ELEVATION	HD	HEAVY DUTY	RCP	REINFORCED CONCRETE PIPE
BIT	BITUMINOUS	HH	HANDHOLE	RD	ROOF DRAIN
BLDG	BUILDING	HMA	HOT MIX ASPHALT	REBAR	REINFORCING BAR
BM	BENCHMARK	HORIZ	HORIZONTAL	REM	REMOVE
CAD	COMPUTER-AIDED DESIGN	HR	HOUR	ROW	RIGHT OF WAY
CB	CATCH BASIN	HRL	HIGH WATER LEVEL	RW	RIGHT OF WAY
CFS	CUBIC FEET PER SECOND	HWY	HIGHWAY	SAN	SANITARY
CF	CUBIC FOOT	HYD	HYDRANT	SCH	SCHEDULE
CI	CAST IRON	HYV	HYV	SF	SQUARE FOOT
CIP	CAST IRON PIPE	ID	INSIDE DIAMETER	SG	SPECIFICATION
CIPC	CAST IN PLACE CONCRETE	I	INVERT	SO	SQUARE
CJ	CONTROL JOINT	ID	INSIDE DIAMETER	STA	STATION
CL	CENTERLINE	IN	INCH	STM	STORM
CMP	CORRUGATED METAL PIPE	INV	INVERT	SY	SQUARE YARD
CO	CLEANOUT	IP	IRON PIPE	T/C	TOP OF CURB
CONC	CONCRETE	IPS	IRON PIPE SIZE	TEL	TELEPHONE
CONST	CONSTRUCTION	J-BOX	JUNCTION BOX	TEMP	TEMPORARY
CONT	CONTINUOUS	JT	JOINT	THRU	THROUGH
CR	COUNTY ROAD	LF	LINEAR FEET	TNFT	TOP NUT OF FIRE HYDRANT
CY	CUBIC YARD	LIN	LINEAR	TRANS	TRANSFORMER
C&G	CURB AND GUTTER	LPS	LOW PRESSURE	TV	TELEVISION
DEMO	DEMOLITION	LS	LUMP SUM LOWEST	T/W	TOP OF WALL
DI	DROP INTAKE	LSO	LOWEST	TYP	TYPICAL
DIA	DIAMETER	MAX	MAXIMUM	UT	UTILITY, UNDERGROUND
DIM	DIMENSION	MB	MAIL BOX	UT	UNDERGROUND TELEPHONE
DS	DOWNSPOUT	MECH	MECHANICAL	VCP	VITRIFIED CLAY PIPE
EA	EACH	MH	MANHOLE	W/O	WITHOUT
ELEC	ELECTRICAL	MIN	MINIMUM	W/	WITH
ELEV	ELEVATION	MISC	MISCELLANEOUS	YD	YARD
EOF	EMERGENCY OVERFLOW	NO	NUMBER	YR	YEAR
EQ	EQUAL	NTS	NOT TO SCALE		
EX	EXISTING	NWL	NORMAL WATER LEVEL		
F/G	FORM GRADE	OC	ON CENTER		
FDC	FIRE DEPARTMENT CONNECTION	OCEW	ON CENTER EACH WAY		
FDN	FOUNDATION	OH	OVERHEAD		
FES	FLARED END SECTION	OHWL	ORDINARY HIGH WATER LEVEL		
FFE	FINISHED FLOOR ELEVATION	OHD	OVERHEAD DOOR		
FPM	FEET PER MINUTE	OZ	OUNCE		
FPS	FEET PER SECOND	PCC	PORTLAND CEMENT CONCRETE		
FT	FOOT, FEET	PED	PEDESTAL, PEDESTRIAN		
FTG	FOOTING	PERF	PERFORATED		
GA	GAUGE	PL	PROPERTY LINE		
GAL	GALLON	PP	POLYPROPYLENE		
GALV	GALVANIZED				



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

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

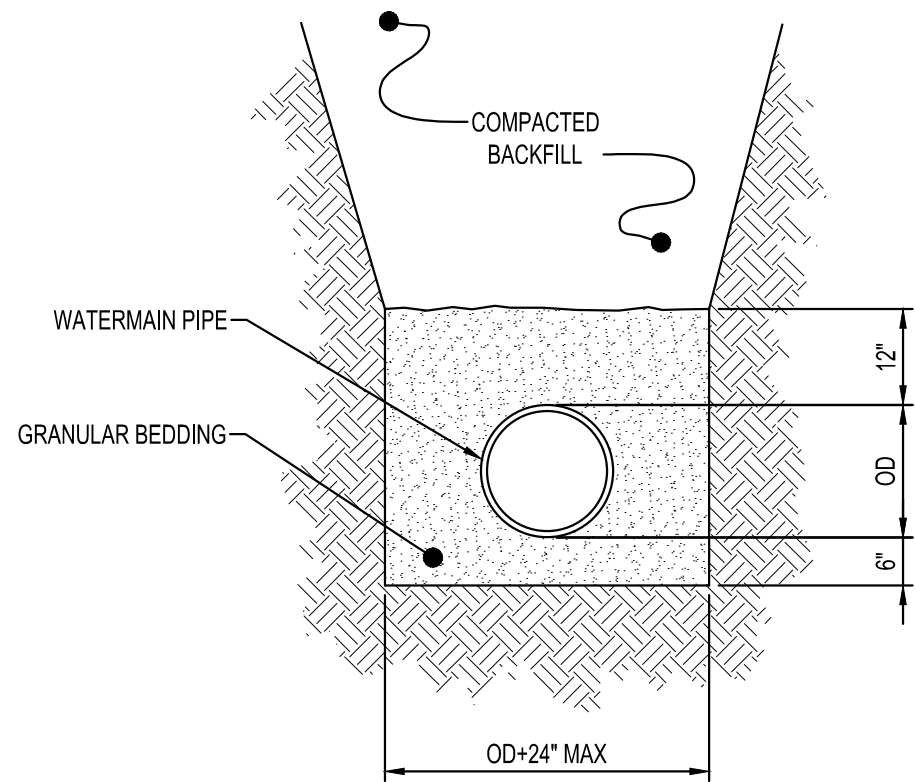
PROJECT
WRESTLING BROTHERHOOD
WRESTLING FACILITY
MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

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

TITLE
DETAILS

SHEET
C0-10

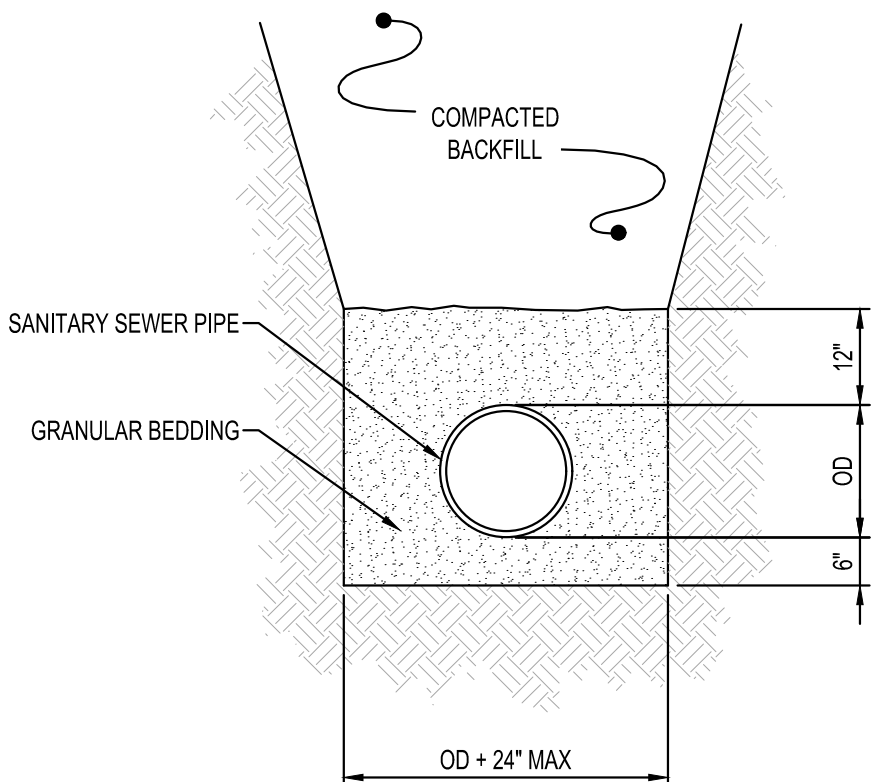


NOTE:

1. GRANULAR BEDDING AND ENCASEMENT FOR WATERMAIN PIPES SHALL BE INCIDENTAL TO CONSTRUCTION

PIPE BEDDING
WATERMAIN

NTS

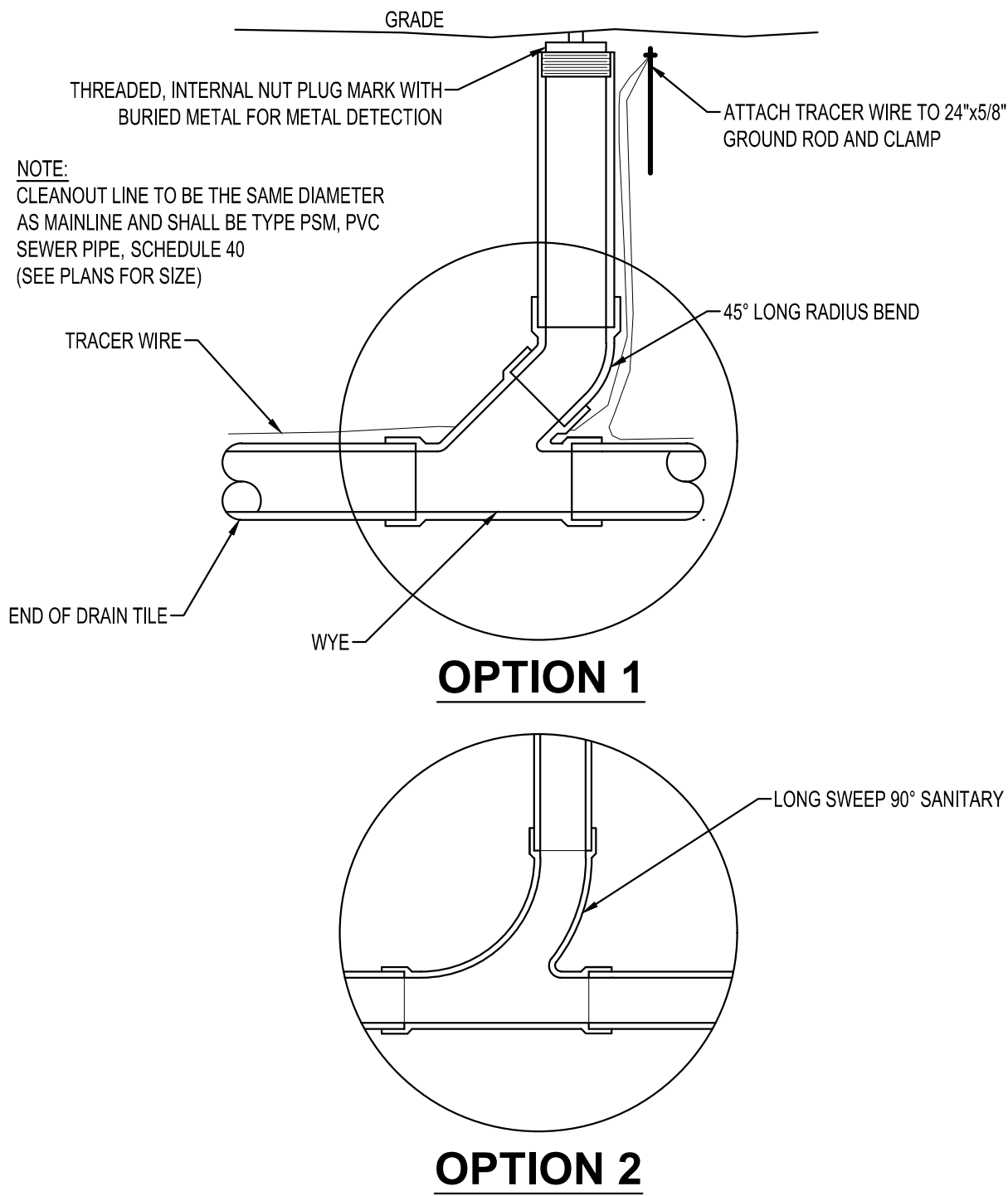


NOTES:

1. GRANULAR BEDDING AND ENCASEMENT FOR SANITARY SEWER PIPES SHALL BE INCIDENTAL TO CONSTRUCTION

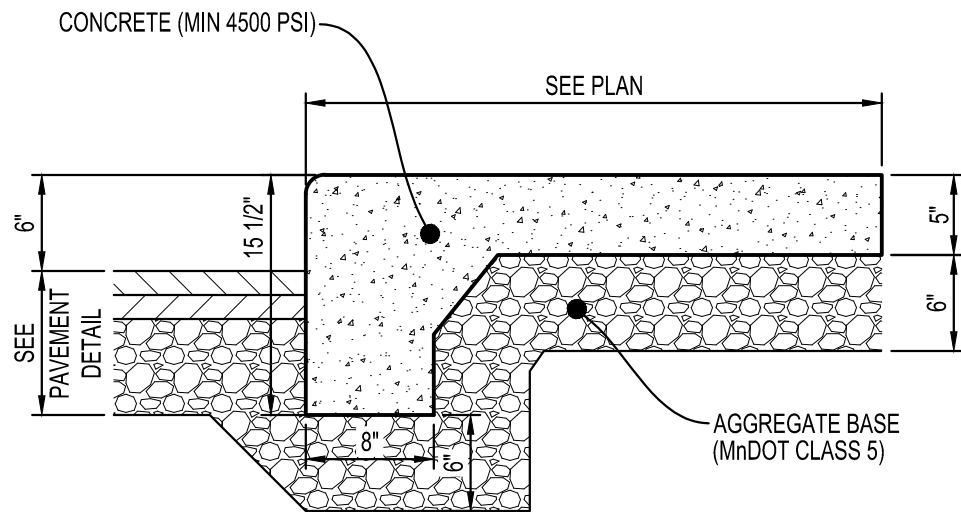
PIPE BEDDING
SANITARY SEWER

NTS



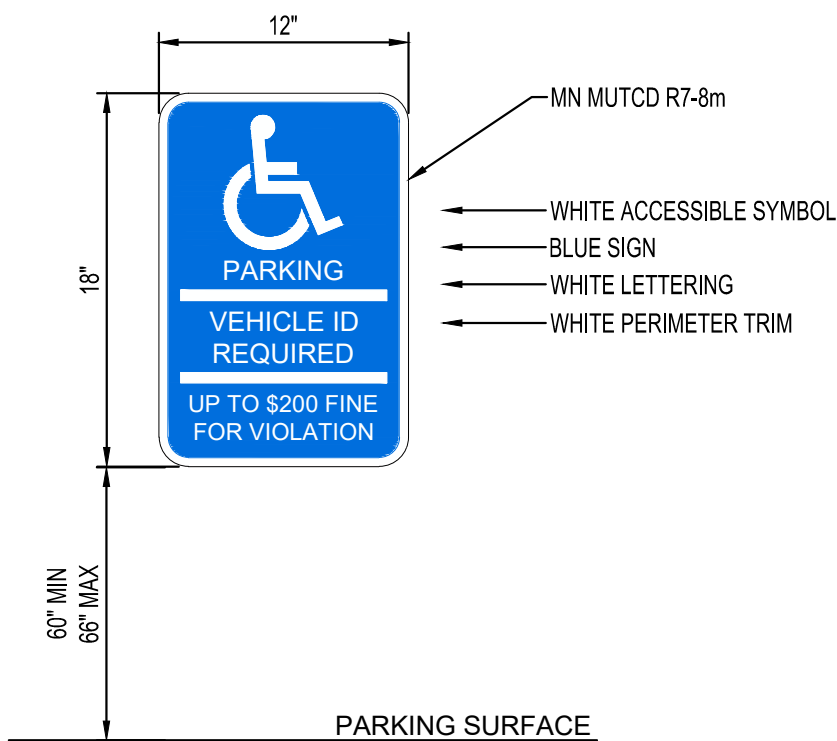
SANITARY CLEANOUT

NTS



TURN DOWN
CONCRETE WALK

NTS

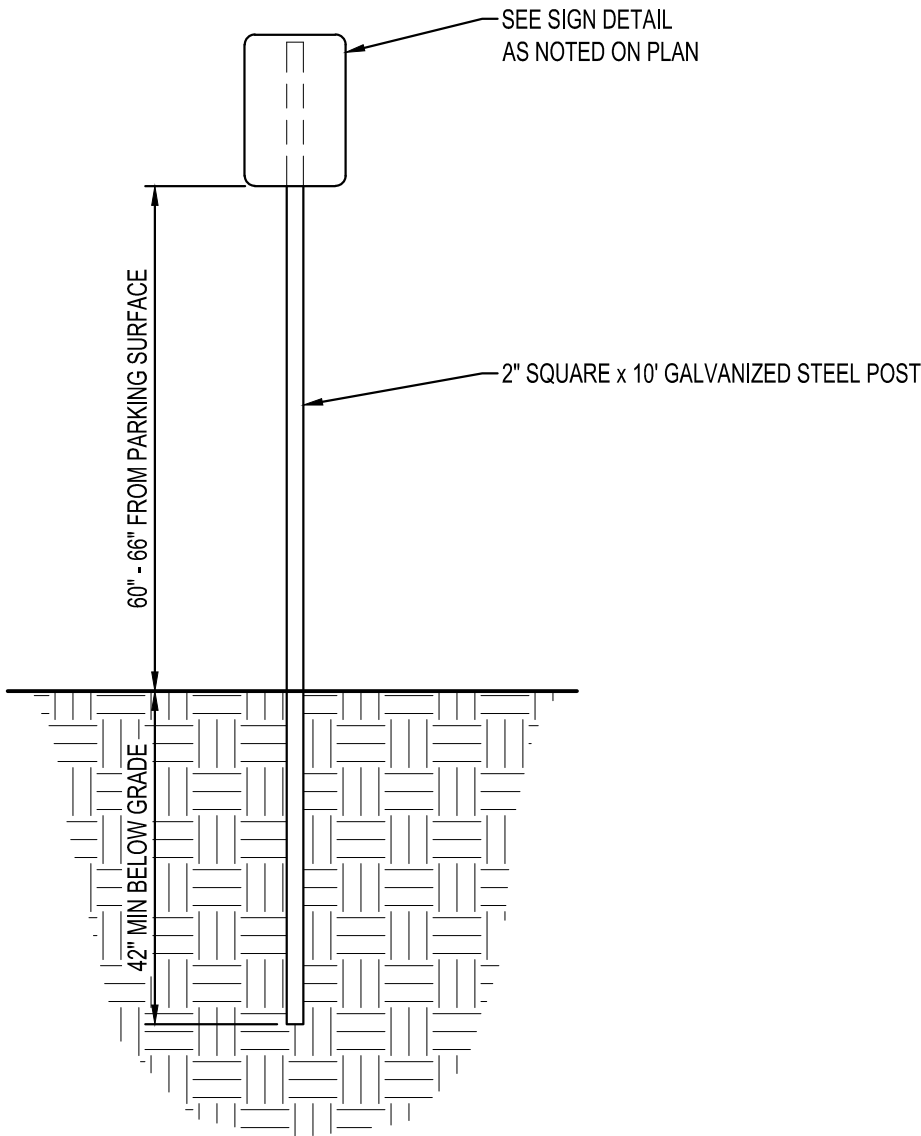


NOTES:

1. ACCESSIBLE PARKING STALL SIGN TO BE MOUNTED AT THE HEIGHT SHOWN. SIGN SHALL COMPLY WITH MINNESOTA STATUTES, SECTION 169.346, SUBDIVISION 2, PARAGRAPH (a). SIGN TO BE CENTERED ON PARKING STALL.

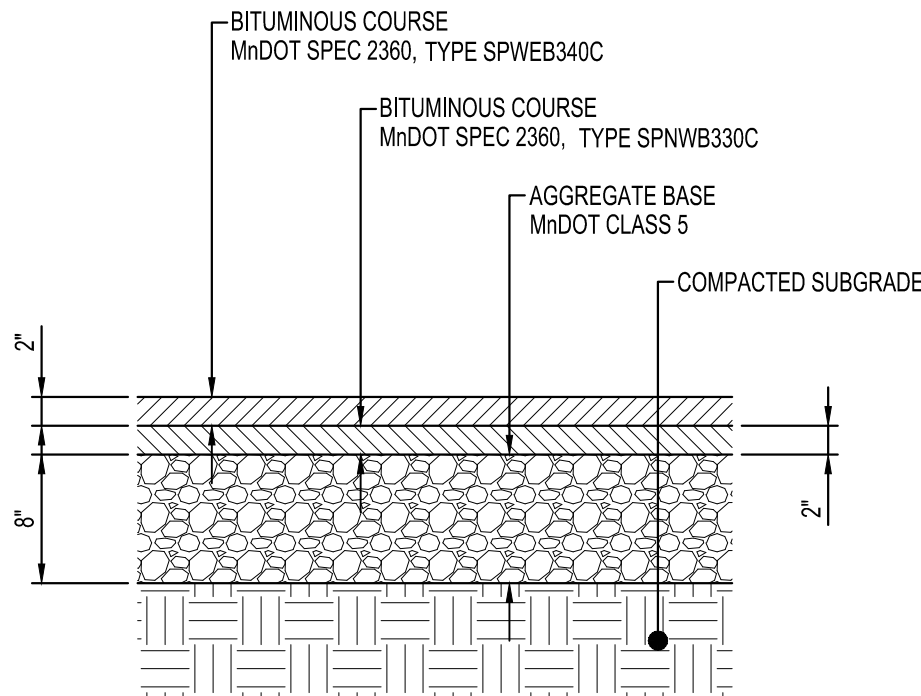
ACCESSIBLE PARKING SIGN

NTS



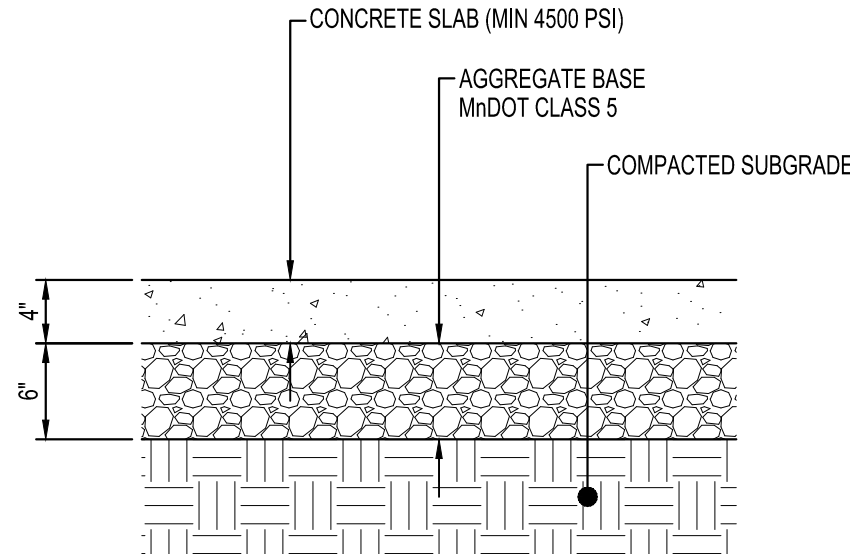
SIGN POST

NTS



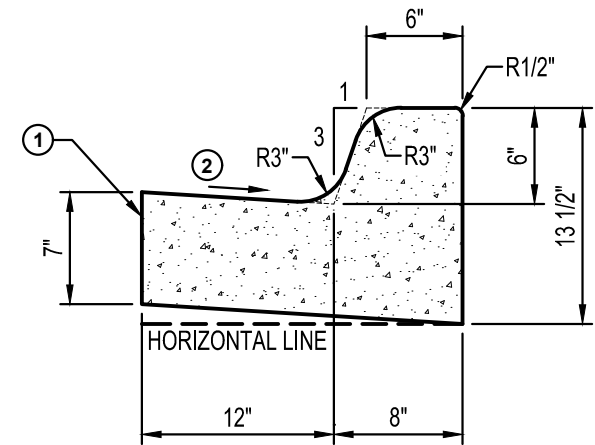
STANDARD
BITUMINOUS PAVEMENT

NTS



CONCRETE WALK

NTS



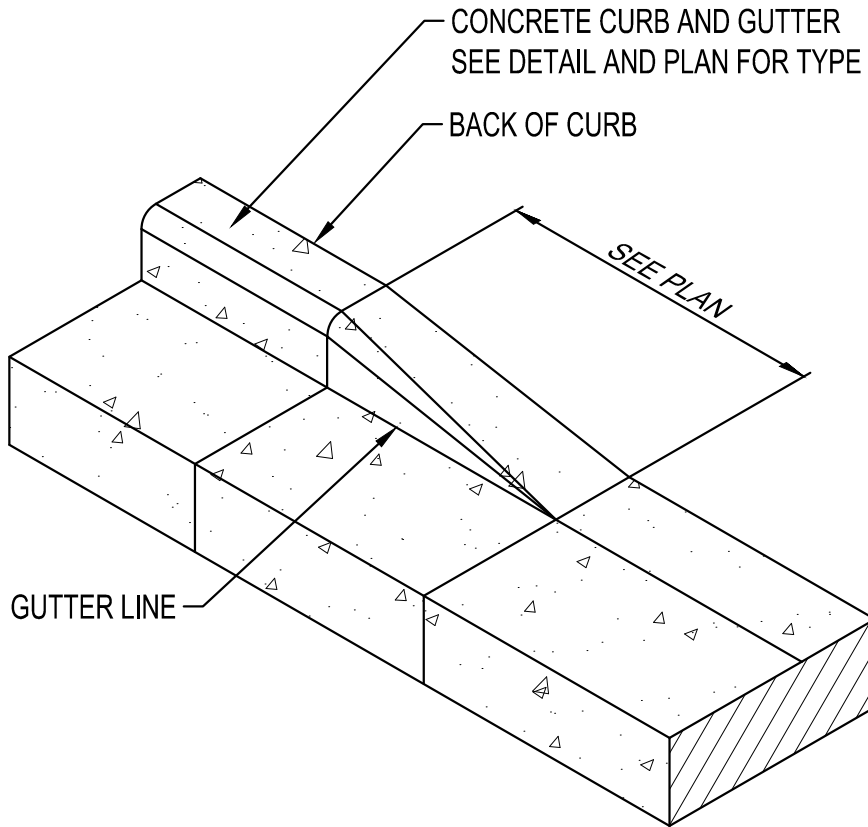
KEY NOTES:

- ① LONGITUDINAL JOINT WHEN ADJACENT TO RIGID PAVEMENT OR BASE.
- ② SLOPE 0.06FT/FT NORMAL, UNLESS OTHERWISE SPECIFIED. IF A DIFFERENT GUTTER SLOPE IS PERMITTED, THE FORM MAY BE TILTED.

NOTE:

- 1. CURB AND GUTTER FOUNDATION SHALL CONSIST OF MINIMUM 8" THICK MNDOT CLASS 5 AGGREGATE BASE, EXTENDED A MINIMUM OF 12" BEHIND THE BACK OF CURB.

B612
CONCRETE CURB & GUTTER
NTS



CURB TAPER
NTS



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**

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT
WRESTLING BROTHERHOOD
WRESTLING FACILITY
MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32225
FILE NAME	32225 C0-DETAILS
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE
DETAILS

SHEET
C0-11

PRELIMINARY NOT FOR CONSTRUCTION



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: L.C. NO. 54848

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT
WRESTLING BROTHERHOOD
WRESTLING FACILITY
MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

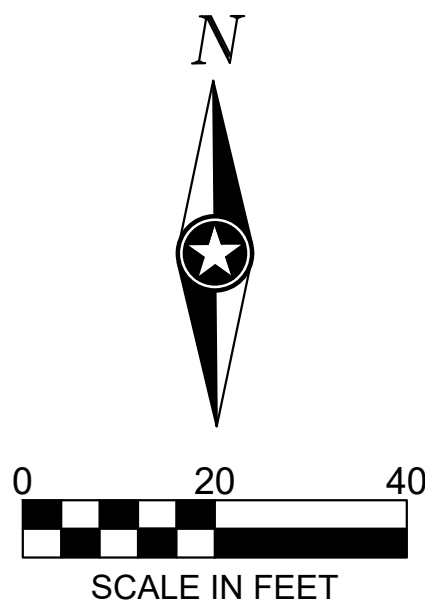
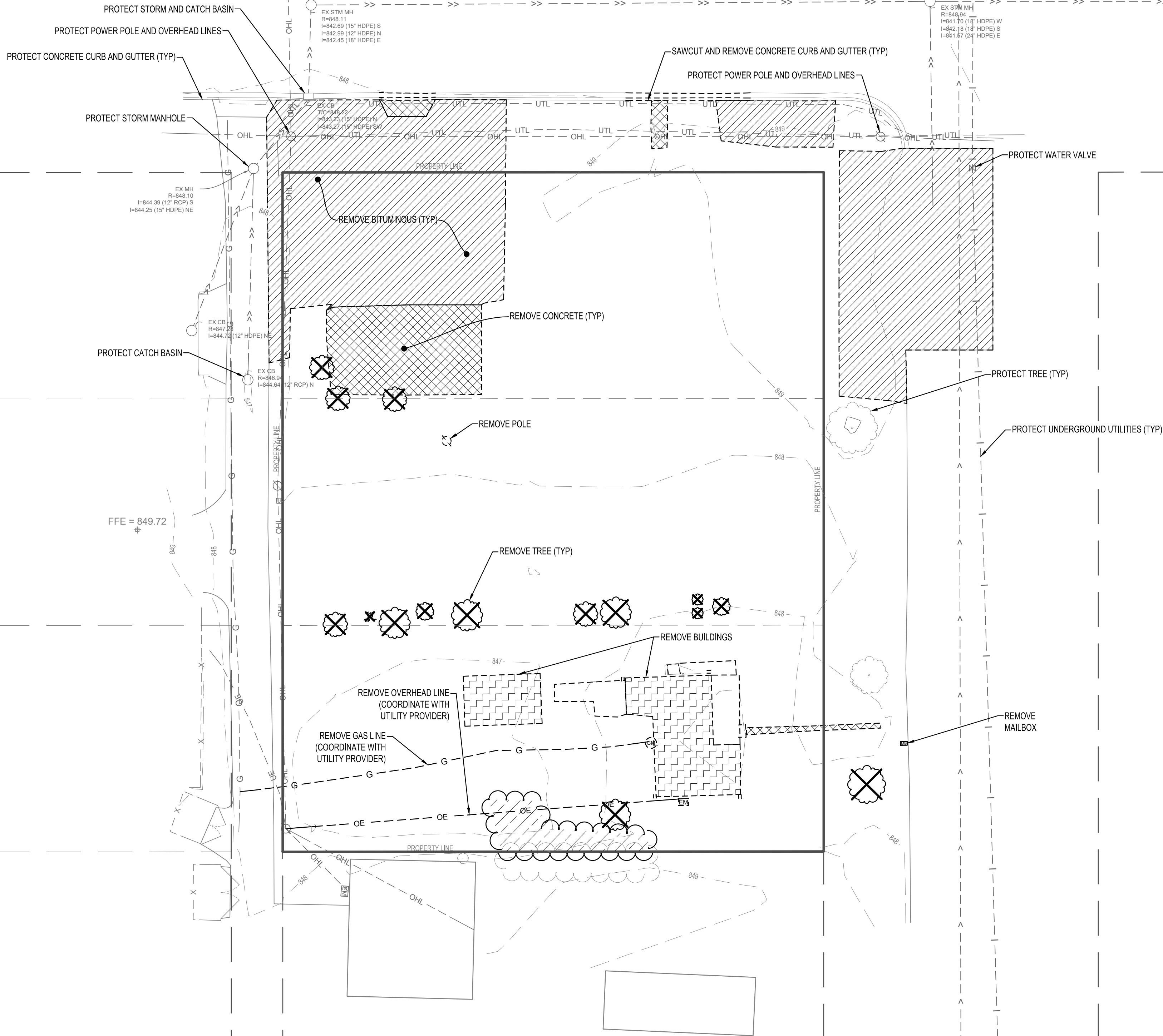
PROJECT NO.	25-32225
FILE NAME	32225 C2-EXIST
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	11-1-24
CLIENT PROJECT NO.	-

TITLE
EXISTING SITE AND REMOVAL PLAN

SHEET

C2-10

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.	





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

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT
WRESTLING BROTHERHOOD

WRESTLING FACILITY

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

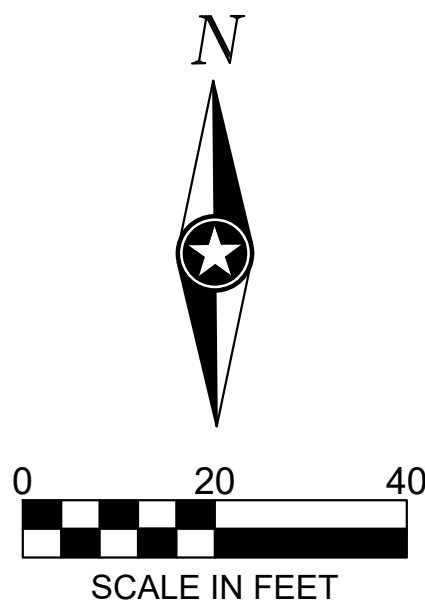
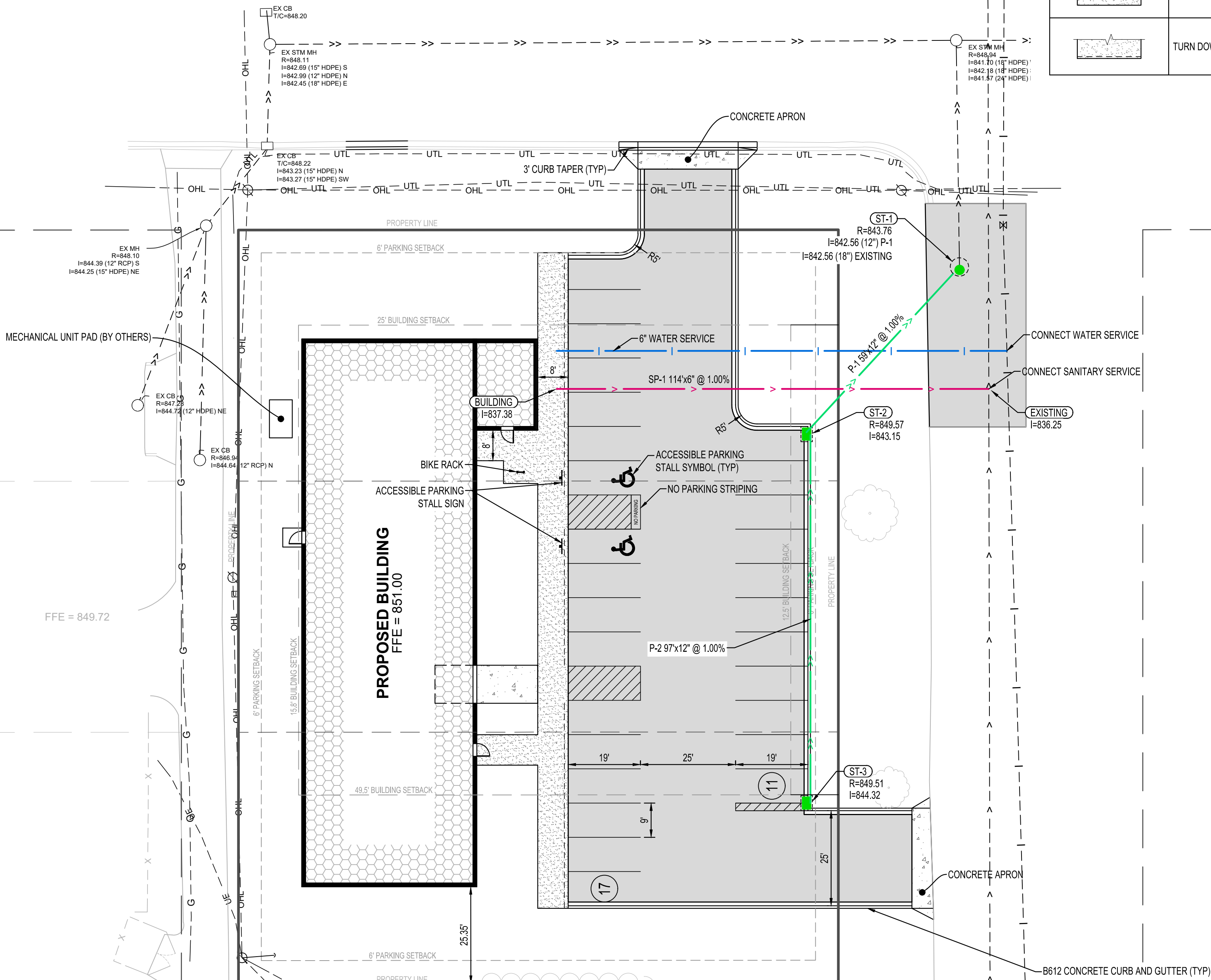
PROJECT NO.	25-32225
FILE NAME	32225 C3-SITE
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	-/-/-
CLIENT PROJECT NO.	-

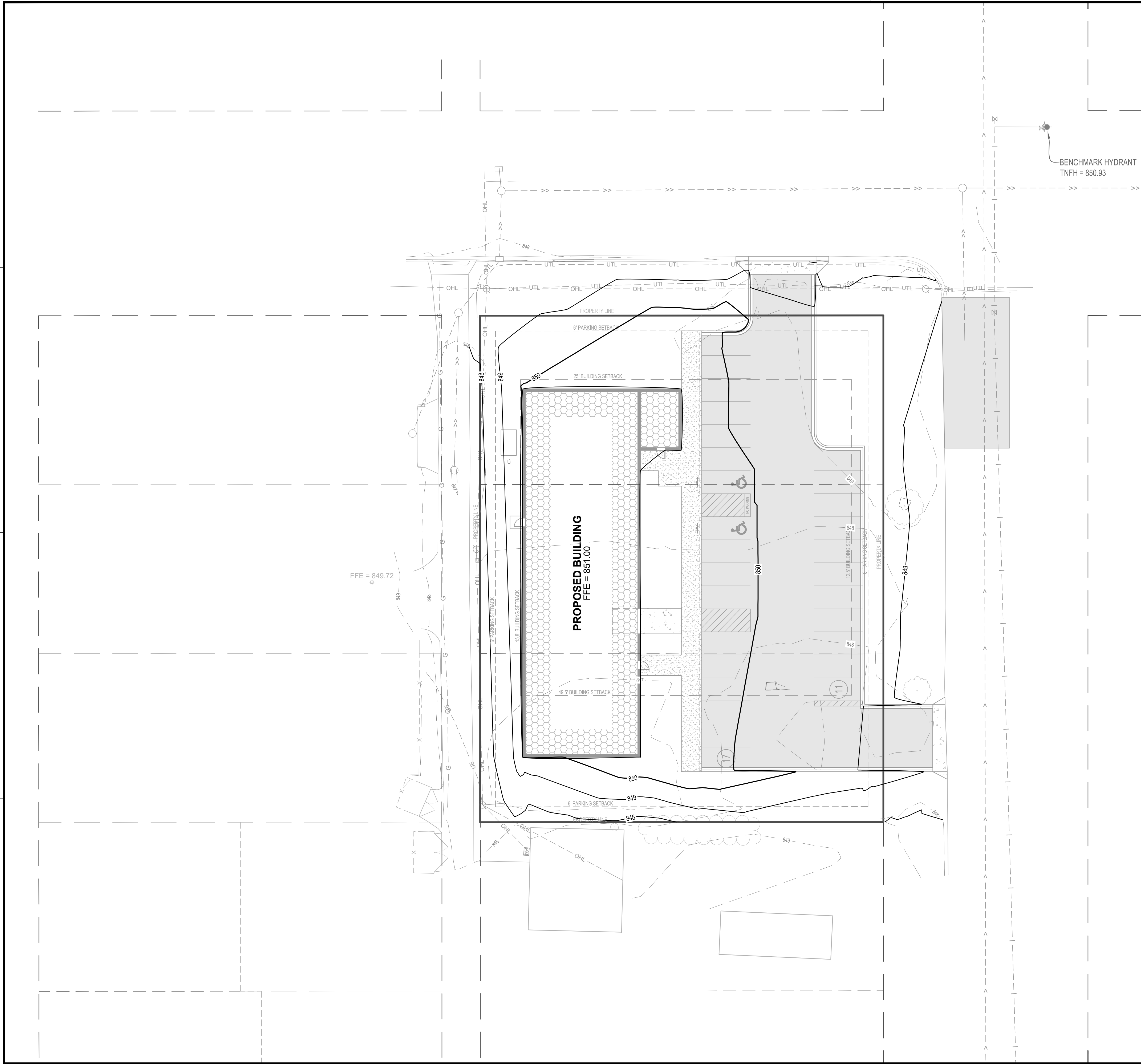
TITLE
SITE AND UTILITY PLAN

SHEET
C3-10

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

SITE SUMMARY		
PROJECT ADDRESS/LOCATION:	1430 2ND AVENUE MANKATO, MINNESOTA 56011	
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'
BUILDING REQUIREMENTS		
MAX STRUCTURE GROUND COVER	35%	
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	

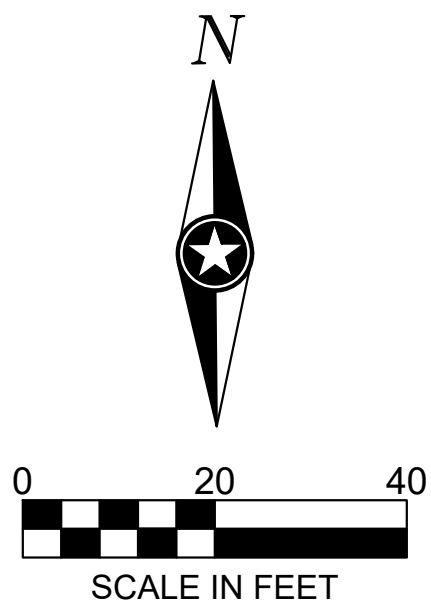




GRADING LEGEND	
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
	PROPOSED SPOT ELEVATION
	PROPOSED TOP BACK OF CURB SPOT ELEVATION
	PROPOSED TOP OF RETAINING WALL (TW) AND BOTTOM OF RETAINING WALL (BW)
	SURFACE 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 HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.



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

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

WRESTLING BROTHERHOOD

WRESTLING FACILITY

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

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

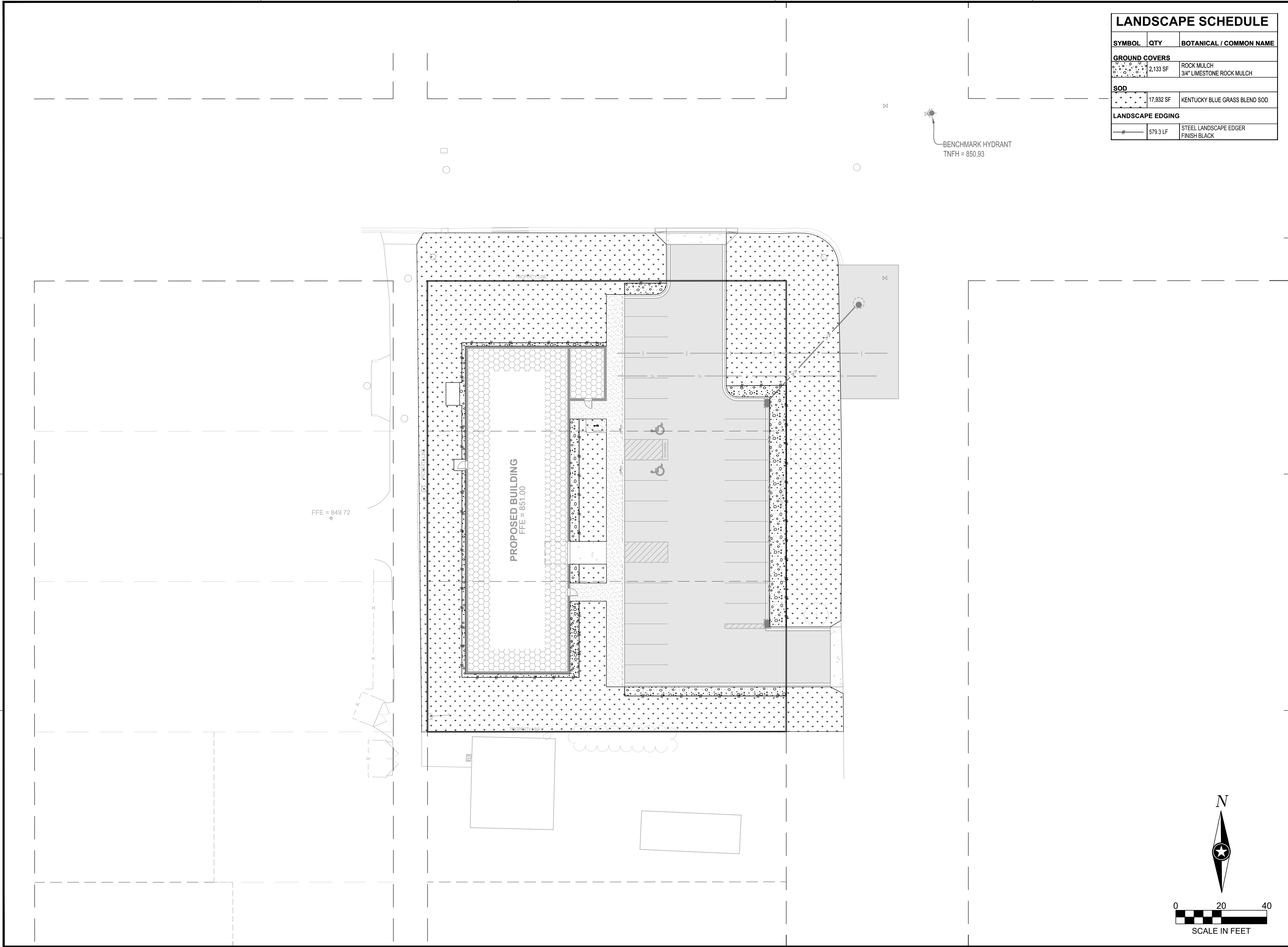
TITLE

GRADING PLAN

SHEET

C4-10

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



LANDSCAPE SCHEDULE		
SYMBOL	QTY	BOTANICAL / COMMON NAME
GROUND COVERS		
	2,133 SF	ROCK MULCH 3/4" LIMESTONE ROCK MULCH
SOD		
	17,932 SF	KENTUCKY BLUE GRASS BLEND SOD
LANDSCAPE EDGING		
	579.3 LF	STEEL LANDSCAPE EDGER FINISH BLACK



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: L.C. NO. 54848

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT
WRESTLING BROTHERHOOD
WRESTLING FACILITY
MANKATO MINNESOTA

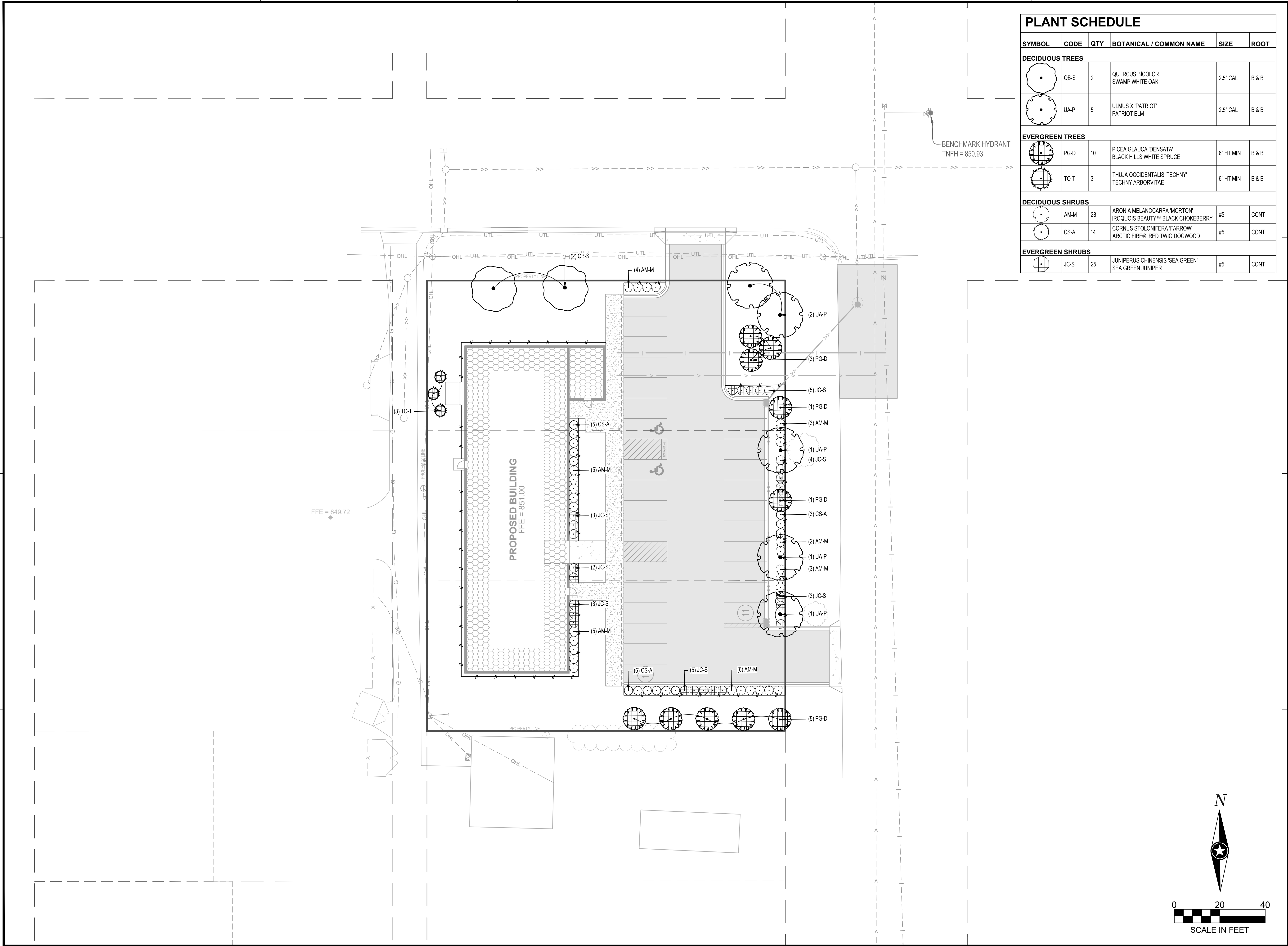
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32225
FILE NAME	32225 C5-LAND
DRAWN BY	NA
DESIGNED BY	NA
REVIEWED BY	NA
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE
SITE RESTORATION PLAN

SHEET
C5-10

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
DECIDUOUS TREES					
	QB-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 MIN	B & B
	TO-T	3	THUJA OCCIDENTALIS 'TECHNY' TECHNY ARBORVITAE	6' HT MIN	B & B
DECIDUOUS SHRUBS					
	AM-M	28	ARONIA MELANOCARPA 'MORTON' IROQUOIS BEAUTY™ BLACK CHOKEBERRY	#5	CONT
	CS-A	14	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	#5	CONT
EVERGREEN SHRUBS					
	JC-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

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

WRESTLING BROTHERHOOD

WRESTLING FACILITY

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32225
FILE NAME	32225 C5-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

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



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

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT
WRESTLING BROTHERHOOD
WRESTLING FACILITY
MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32225
FILE NAME	32225-E2-PHOTOMETRICS
DRAWN BY	AAQ
DESIGNED BY	AAQ/NJH
REVIEWED BY	NJH
ORIGINAL ISSUE DATE	11-1-24
CLIENT PROJECT NO.	-

TITLE
SITE PHOTOMETRICS PLAN
SHEET
E2-00

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

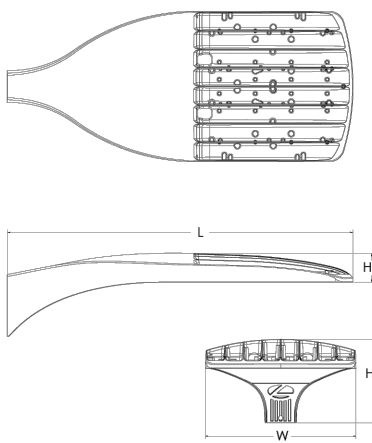


D-Series Size 1
LED Area Luminaire



Specifications

EPA: 0.69 ft²
(0.06 m²)
Length: 32.71"
(83.1 cm)
Width: 14.26"
(36.2 cm)
Height H1: 7.88"
(20.0 cm)
Height H2: 2.73"
(6.9 cm)
Weight: 34 lbs
(15.4 kg)

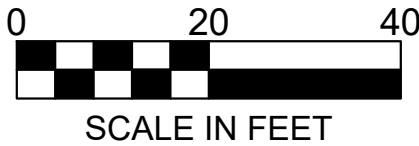


BENCHMARK HYDRANT
TNFH = 850.93

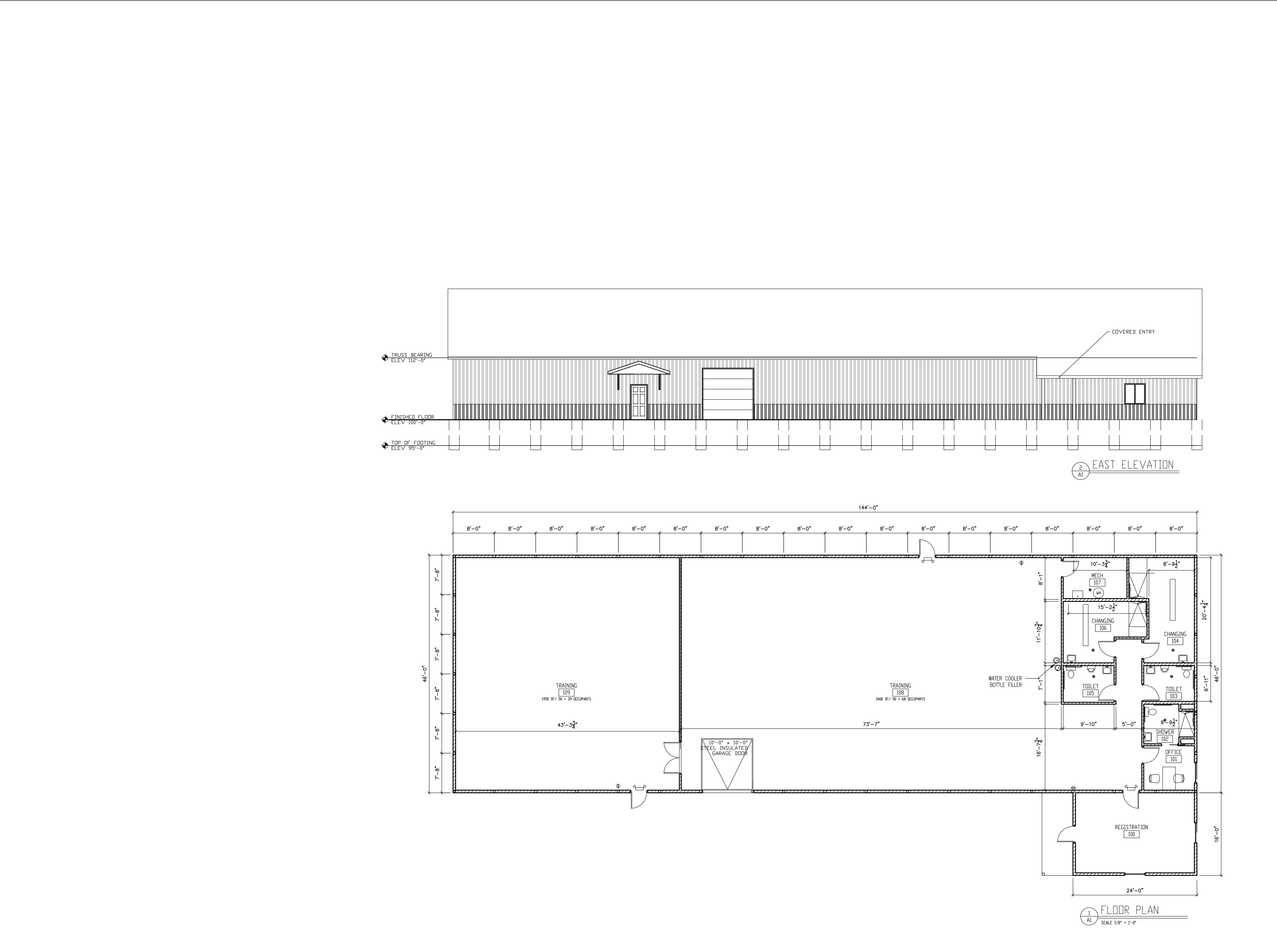
FFE = 849.72

PROPOSED BUILDING
FFE = 851.00

N



SCALE IN FEET



CONSULTANTS:
ARCHITECTURAL



strangedesign

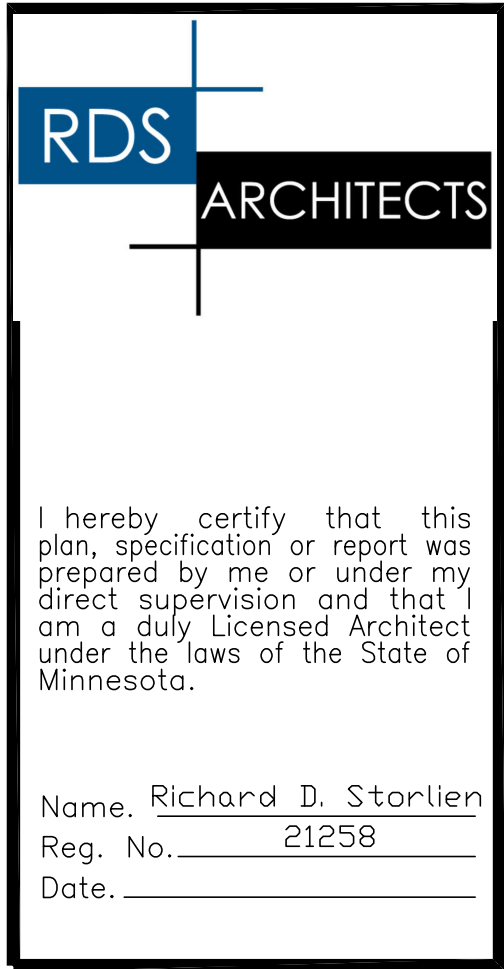
530 n riverfront dr , mankato mn 56001
phone 507.351.5340
adam@mystrangedesign.com

PROJECT TITLE:

WRESTLING
BROTHERHOOD

NEW BUILDING

SPRUCE ST
MANKATO , MN
56001



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

ISG

**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

ISG

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

ISG

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.



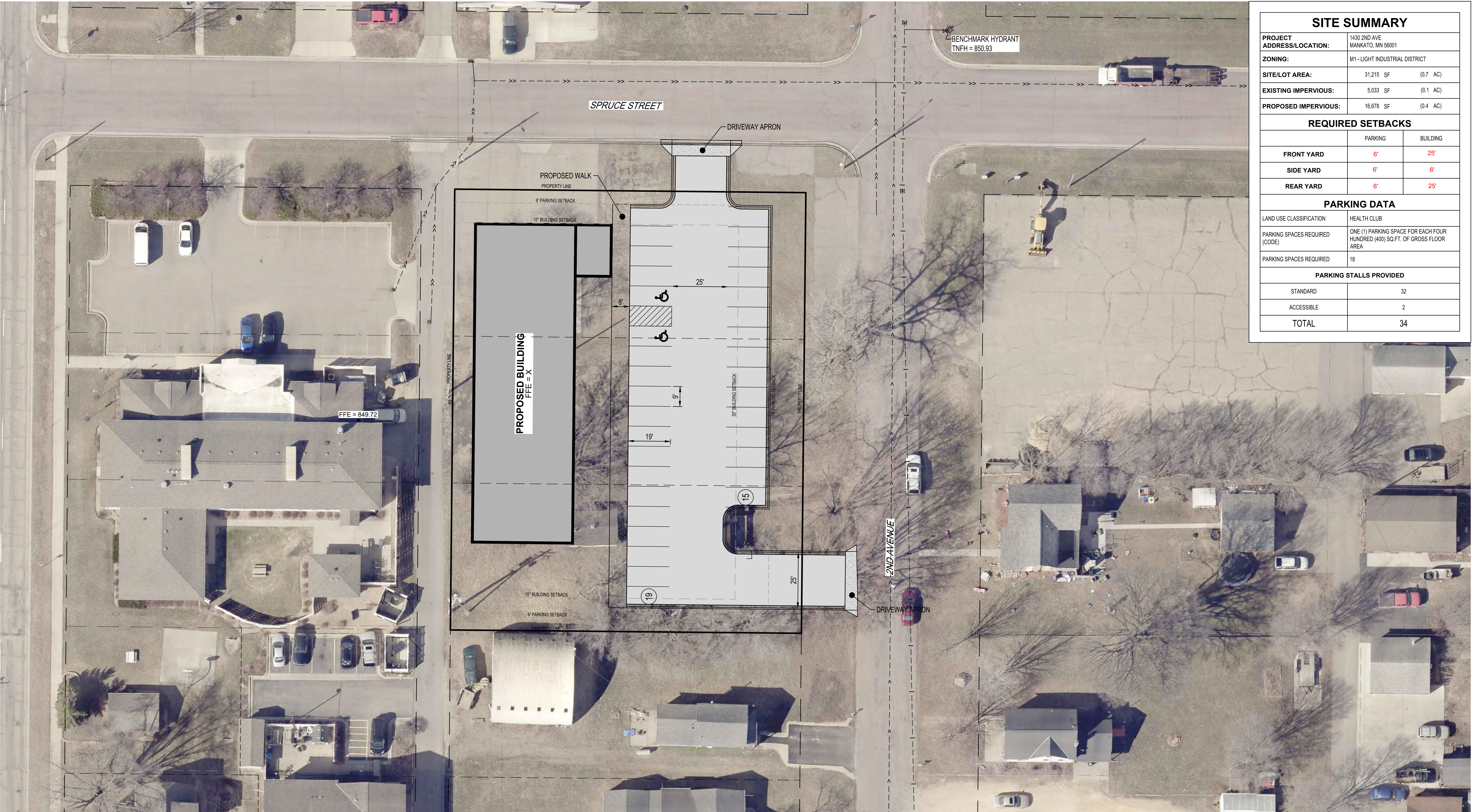
Corona Woychik, **PE, PTOE**
Project Engineer
License No. 59049

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: 08/12/2025

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.

Review

This item is for informational purposes only.

Meeting Date: 08/12/2025

Title

CYL45-25

Request of Brian Keenan, on behalf of New Equity, 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).

Applicant

The applicant, New Energy Equity, with permission of the property owner John Bohrer.

Request

Brian Keenan of New Energy Equity 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 NW1.

City Code

The Lime Township Ordinance can be found at this link: [Lime Township Ordinances](#)

Review

Brian Keenan of New Energy Equity 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.

Attachments

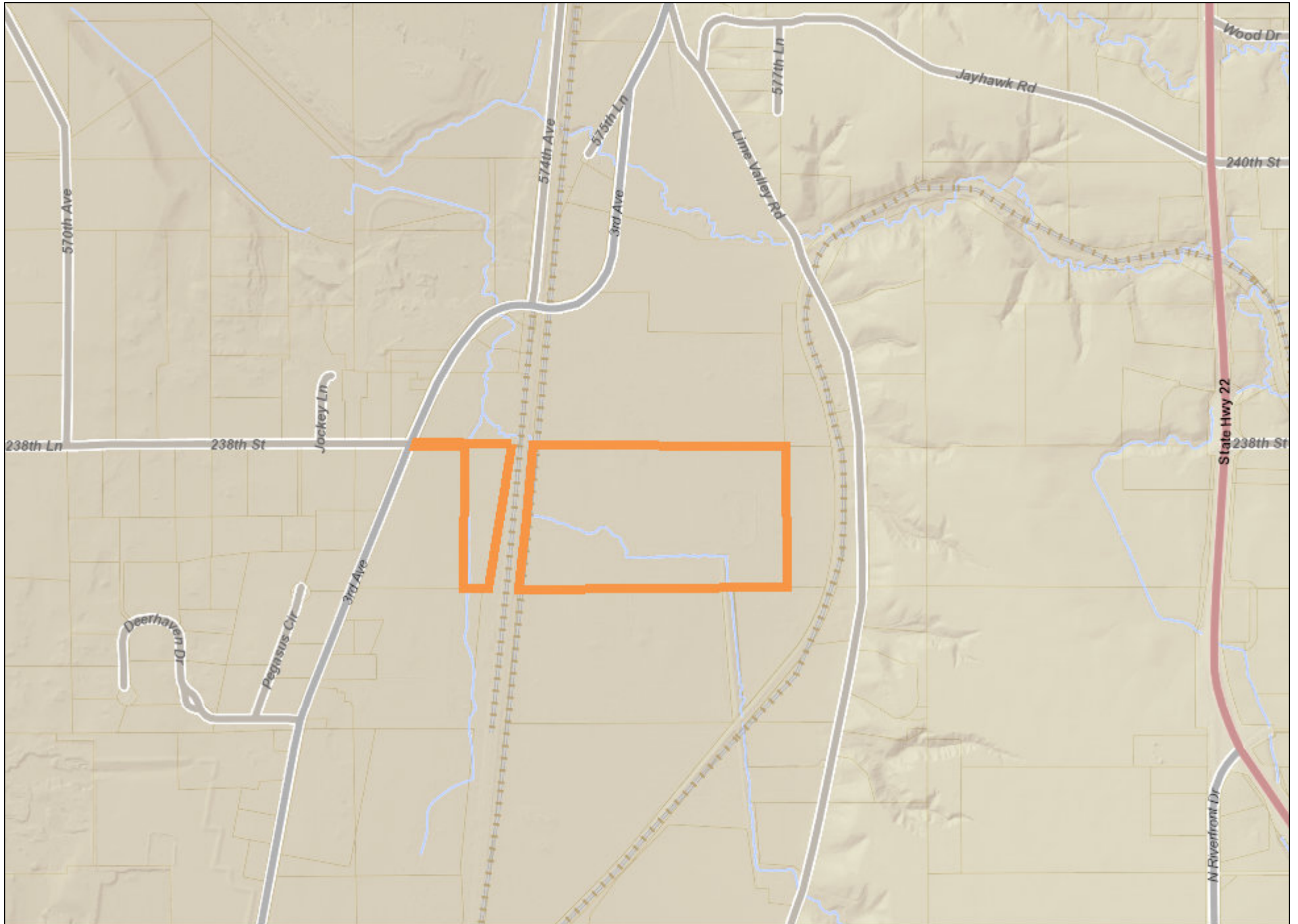
General Location Map

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.





PROJECT ENTITY: MN CSG 2019-67 LLC

NEW ENERGY EQUITY, LLC
2530 RIVA ROAD, SUITE 200
ANNAPOLIS, MD 21401
NEWENERGYEQUITY.COM
443-267-0012

PROJECT ADDRESS
23750 THIRD AVE
MANKATO, MN 56001

LAT: 44.225
LONG: -93.879

SYSTEM SPECIFICATIONS

SYSTEM SIZE DC	1,503 MW
SYSTEM SIZE AC	POWER LIMITED TO 1,000 MW
DC/AC RATIO	1.503
AZIMUTH	180°
TILT	+/- 52°
MODULE COUNT	2592
MODULE TYPE	HANWA Q-PEAK DUO XL-G11L, 390V - 960
MODULE STC RATING	580 W
INVERTER COUNT	9
INVERTER TYPE	SMA SUNNY HIGHPOWER PEAK-3 320kW
INVERTER POWER	POWER LIMITED TO 1111.11MW
RACKING	TBD
MONITORING	ALSO ENERGY

DESIGN CRITERIA

MIN/MAX TEMP.	-28°C / 31°C
WIND SPEED (ASCE 7-10)	105 MPH
BUILDING CATEGORY	I
EXPOSURE CATEGORY	C
GROUND SNOW LOAD	50 PSF
BUILDING HEIGHT	0-0'

OTHER NOTES

CASE NUMBER 05518220

NO POSITION, DISTANCE, OR CLEARANCE ISSUES WITH OVERHEAD ELECTRIC SERVICE LINES OR OTHER UTILITIES IN RELATION TO THE PV PANELS.

24/7 UNESCORTED KEYLESS ACCESS PROVIDED FOR ALL UTILITY ENERGY EQUIPMENT INCLUDING THE METERS AND AC DISCONNECT.

INTERCONNECTION TYPE: SECONDARY

REVISIONS

#	DESCRIPTION	BY	DATE
0	ORIGINAL DESIGN	SP	6/30/2023
1	REMOVED 1 MI FENCE TO FENCE SPACING INCREASE DC SIZE	NGA	7/5/2023
2	CUP PACKAGE	SP	2/6/2024
3	POLLINATOR BUFFER ADDITION	SP	2/29/2024
4	UPDATED WETLAND DELINEATION	SP	6/4/2024
5	CUP RESUBMISSION	SP	7/18/2024
6			
7			
8			
9			
10			

PROJECT NAME

BOHREREAST CSG

DRAWING TITLE

SITE PLAN

SCALE ¹

1" = 160' 0 1" 2"

SHEET

PV2



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, appearing to read 'Brian Keenan'.

Brian Keenan

Sr Project Developer

Site Plan and Traffic Advisory Review Committee

1. 9.

Meeting Date: 08/12/2025

Title

SITE PLAN REVIEW ONLY

*****Site Plan and Traffic Advisory Committee Review Only. Sibley Park Memorial Bench.**

Review

In keeping with the City's Memorial Bench Policy, memorial benches, proposed as attached, should be reviewed by the Site Plan and Traffic Advisory Committee.

Attachments

Sibley Park Memorial Bench Location

Sibley Park Memorial Bench Location



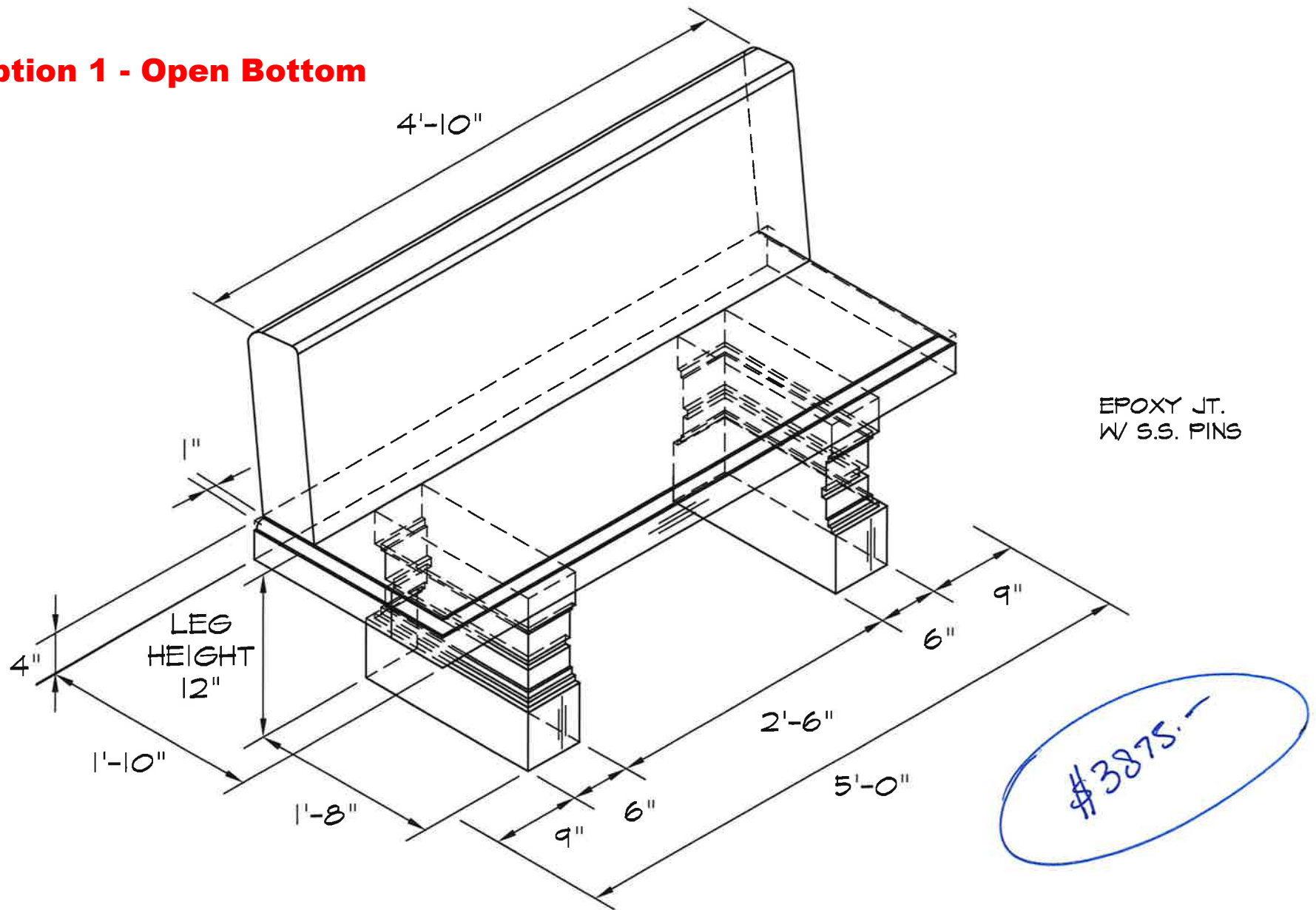
Date: August 2025

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.



Option 1 - Open Bottom



CUSTOM BENCH