

January 27, 2026

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Planning & Zoning Administrator  
City of Mankato  
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ISG

**RE: Conditional Use Permit Amendment Request  
Rolls-Royce Solutions America, Inc.  
1711 Energy Drive – Mankato, MN 56001**

Molly,

On behalf of Rolls-Royce Solutions America, Inc. (RRSA), we respectfully submit this operational narrative in support of a Conditional Use Permit (CUP) Amendment request for the Energy Drive facility in Mankato, Minnesota, to allow for additional exterior fuel storage tanks as shown on the submitted site plans. RRSA looks forward to enhancing their site to continue delivering and servicing powerful and reliable systems worldwide and providing a quality workplace for their staff.

## OPERATIONAL NARRATIVE

RRSA is a wholly owned subsidiary of Rolls-Royce PLC (Darby, England). RRSA is a manufacturer of low and high-power range (LPR/HPR) engine-generator sets (Gensets) ranging from 30kW to 3.2MW branded under "mtu, A Rolls-Royce Solution" product offering. The prime movers vary by Genset size and include Series 1600, Series 2000, and Series 4000 mtu engines from 450kW – 3.2MW. RRSA also provides specialized Military Gensets referred to as FFG which provide ship power for the US Navy.

RRSA has operated in the Mankato community since 1952 and currently employs over 475 individuals locally. Approximately 20 employees are expected to be assigned to the Energy Drive site, operating on a standard schedule of five days per week, eight hours per day, Monday through Friday.

The proposed project includes expansion of the western employee parking lot and the exterior generator testing area. Improvements to the testing area will include new concrete pavement, installation of two generator enclosures, and placement of ancillary testing equipment such as electrical load banks and fuel tanks. The testing area will be fully enclosed with perimeter fencing for security and safety. RRSA conducted a noise study, and a report has been prepared to evaluate compliance with applicable noise standards.

The proposed project includes the installation of additional exterior fuel storage tanks to support testing and operational needs associated with generator production. Fuel storage on site will include:

- Two (2) 5,000-gallon diesel tanks
- One (1) 1,900-gallon liquid propane tank
- One (1) 300-gallon diesel day tank
- Two (2) 500-gallon diesel day tanks

The tanks will be double-walled, self-contained structures and will be installed in compliance with applicable fire code, building code, and MPCA regulations. All tanks are shown and labeled on the site plans. Based on the scope of this project, Rolls-Royce is requesting an amendment to the existing Conditional Use Permit to allow for an increased number of fuel tanks on site.

Employee access to the site will be from Energy Drive, located west of the property. Employee parking is provided south of the building and along the west side of the property between the building and the yard area and Energy Drive. Semi-truck traffic will only enter the site from Energy Drive using the southern driveway and will exit using the new northern driveway. The southern driveway provides adequate stacking space for a semi-truck to wait for access into the gated yard area without obstructing traffic on Energy Drive.

## CONDITIONAL USE PERMIT

Further, the proposed project will meet the conditional use criteria of Sec. 10-1883 (1-10).

**1. *It is one (1) of the conditional uses listed in the particular district.***

The existing tanks located on site are governed by a conditional use permit originally approved in 2019. The applicant is proposing to add additional tanks which will require an amendment to the previous conditional use permit.

**2. *It is in keeping with the comprehensive planning policies of the City and this article as amended from time to time.***

The continued use aligns with the goals and intentions of the City of Mankato's Comprehensive Land Use Plan and the M-1 Light Industrial District which encourages industrial development to support local employment and economic growth. The supporting uses of this site for outdoor storage and assembly work are consistent with the City's goal of promoting industrial and manufacturing activities in the Light Industrial District, thus supporting the City's broader economic and land use objectives. The additional tanks proposed are a necessary accessory for the continued use and are permitted as a conditional use within this zoning district.

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

The continued use will not negatively impact neighboring properties, and appropriate site screening, fencing, landscaping, and setbacks will be implemented to minimize visual impacts and noise. The proposed activities will not interfere with existing nearby operations or diminish the use or value of surrounding properties.

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

The site 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 uses 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. Vehicle trips associated with employee traffic, deliveries, and shipping activities will be consistent with other industrial uses within the area. Access to the property will continue to be provided via existing roadways designed to accommodate industrial traffic.

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

There are no known significant historical or architectural resources on the site or in the immediate vicinity that would be impacted by the proposed uses. No demolition or modification of historical structures is proposed as part of this request.

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

The site is currently developed and located within an industrial area. No significant natural or environmental features will be impacted. Any outdoor storage will be maintained in a clean, organized manner consistent with City requirements. Additionally, any stormwater runoff will be managed according to City and state regulations to prevent adverse environmental impacts.

**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 continued use is consistent with other existing industrial activities in the area and will not result in a negative cumulative impact. The site will remain compatible with the surrounding Light Industrial District and will not adversely affect the neighborhood. The continued use supports industrial activity in an appropriate location without negatively affecting residential or commercial areas.

**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 proposed project will comply with all applicable zoning and ordinance requirements for the Light Industrial District, including setbacks, lot coverage, screening, and stormwater management. Any additional reviews will be coordinated with City staff.

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

The continued use will not pose a risk to the public's health, safety, or general welfare. The site will operate in compliance with all applicable local, state, federal, and environmental regulations. Adequate fire protection, emergency access, fencing, lighting, and security measures will be provided on site.

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  
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Sincerely,



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