

Mitchell, Brittany

From: Nate Myhra <Nathan.Myhra@bolton-menk.com>
Sent: Monday, May 18, 2026 7:36 AM
To: Westman, Molly; Mitchell, Brittany
Subject: FW: Site Plan comments - ZONE-0026-26; ACTION NEEDED

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Good morning Brittany & Molly,

I have reviewed the site plan review comments and provide responses for all items listed below. Please see notes in *red*.

Please let me know if you need anything additional.

Highest Regards,
Nate M



Nate Myhra
Survey Project Manager | Senior Associate
Bolton & Menk, Inc.

 (507) 508-9106

From: Westman, Molly <mwestman@mankatomn.gov>
Sent: Wednesday, May 13, 2026 3:49 PM
To: Nate Myhra <Nathan.Myhra@bolton-menk.com>
Cc: Mitchell, Brittany <bmitchell@mankatomn.gov>
Subject: Site Plan comments - ZONE-0026-26; ACTION NEEDED

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Good day.

Your zoning item was reviewed by the internal Site Plan and Traffic Advisory Committee and the comments are below.

Please provide a written response letter, with the each comment below and your response, along with any required additional submittals **no later than Monday, May 18, 2026** by end of day. *The responses should be provided to Brittany Mitchell, copied here, who will be preparing the staff report for this item.*

CY24-26 Request of Bolton and Menk, on behalf of the owner, Old Town Riverfront Properties, LLC., for preliminary and final plat review of Eastwood Energy Center No. 7. The subject properties are described as Tract B, Registered Land Survey No. 175, (Blue Earth County PID R010903400026).

- a. The applicant shall be aware that the address will be as follows: - *Noted*
 - 1. Lot 1: 1731 Energy Drive
 - 2. Lot 2: 1751 Energy Drive (existing address)
 - 3. Lot 3: 1761 Energy Drive
- b. If not already done, the applicant shall log into the online portal and make notification payment. – *Notice Fee's are paid.*
- c. The applicant shall provide a Traffic Impact Study (TIS) as part of future Site Plan submittal. The applicant shall coordinate with the City Engineer the scope of the TIS based on combined estimated trip generation for the proposed land uses. - *Noted*
- d. The applicant shall provide a detailed drainage report for the development as part of future Site Plan submittal. This report may include, but not limited to, impervious coverage calculations, water quality volume required and provided, rate control for pre-and-post construction, etc. This is consistent with City Codes and Grading Manual requirements. - *Noted*
- e. The applicant shall be aware this falls under the Common Plan of Development rules and regulations for stormwater. - *Noted*
- f. The applicant shall provide a replacement plan for the existing stormwater BMP on the southeast corner of concept lot 3. What is currently provided must be replaced. - *Noted*
- g. The applicant is aware of the existing stormwater basin to the east of the subject parcels and understands that the basin can support the project to pre-2005 rainfall and design standards. If the applicant chooses to utilize or claim some stormwater compliance to be achieved through the existing pond, compensatory storage and treatment will need to be provided on subject properties to retain and treat differential runoff between 2005 and development year standards. In lieu of this requirement, the applicant may choose to provide all site stormwater treatment onsite. - *Noted*
- h. The applicant shall be aware that City records appear to show only two sets of sewer and water services to the subject property. – *Noted. Owner will provide civil design with the private site designs for the planned utility connection.*
- i. The plat shall reflect the wetlands that have been investigated on the site. Alternately, the applicant shall provide the NOD demonstrating that no wetlands were found on the subject site. – *Noted*
- j. The applicant shall provide an easement or other documentation for the stormwater pond area and the shared access drives for the subject property. - *Noted*

Moving forward with the complete submission of these items, the request will be reviewed by the Planning Commission on Wednesday, May 27 at a meeting starting at 6:00 when a public hearing will be held. The planning commission recommendation will then be forwarded on to the City Council for final action during their meeting on June 8, 2026.

Sincerely,

Molly Westman
Planning Coordinator
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