

**10 Civic Center Plaza
Post Office Box 3368
Mankato Minnesota 56002-3368**

**Phone: (507)-387-8600
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www.mankatomn.gov**



Letter sent Certified and USPS

March 31, 2025

TOM DUNN
323 MAPLE ISLAND RD
BURNSVILLE, MN 55306

Re: 217 E Spring Street - Rental Application Return/Denial

Dear property owner,

Your rental application and plans for additional bedrooms to the existing rental license has been denied. Review of the presented application material, staff has noted the following issues:

- Based on the information in City of Mankato records, the property at 217 E Spring St has an active rental license for a 4-plex with one bedroom in each unit. According to Mankato City Code Section 5.42 Subd. 4 states that "Changes or alterations to the dwelling unit are prohibited that would increase the potential occupancy of the dwelling from what was approved when the rental license was issued. Such prohibited changes to the dwelling unit include expanding or adding bedrooms or any other changes under Chapter 13 of the Mankato City Code or Minnesota State Building Code would result in allowing additional occupants from what was approved at the time of the rental license was issued." Modifying the current one bedrooms would change the approved configuration from time of issuance of the license according to City records.
- The property is located in the R-2 One- and Two- Family Dwelling District. Rentals in the R-2 Zoning District are allowed to be rented/leased to occupancy associated with a family or two unrelated, which is two unrelated or a family. Please see definitions below:
 - **Family-traditional.** A traditional family means one or more persons related by blood or marriage residing in single dwelling unit.
 - **Family Functional.** A functional family means a collective group of unrelated persons residing in a single dwelling unit, limited to not more than two adult persons, together with their traditional family members of any ages.
- Non-conformity-According to Mankato City Code Section 10.14, Subd. 4, properties in the R-2 zoning district must have a minimum lot area of 8,000 square feet to allow for two-family dwelling units. As such, a four-plex, which consists of more than two dwelling units, would not be permitted in the R-2 district, as it exceeds the density

allowed for this zoning. Therefore, a four-plex would not be an allowed use within the subject zoning district.

- Mankato City Code Section 13.18 states that rentals in the R-2 zoning district require 2, hard surfaced, off-street parking be provided for each dwelling unit. The subject property does not have sufficient any off-street parking stalls that the city is aware of.
- Mankato City Code Section 5.42 Subd. 20 states that not more than 25% of the lots on any block shall be eligible to obtain a rental license or to be licensed as a rental property. The block that the subject property is within is over the allowed 25% rental units, as such, any new rental licenses would not be allowed within this block.

Due to these issues, our staff cannot approve the rental application for the proposed additional bedrooms, and the rental application is denied. If you would like to appeal the denial, per City Code Section 5.03, an appeal would need to be submitted by filing a written notice of appeal within five (5) days of notice. The written notice should be sent to:

City Clerk
Intergovernmental Center
10 Civic Center Plaza
Mankato MN 56002-3368

Please be mindful that an appeal request is a request for a review of the imposition of the terms in connection with the granting of a license. The consideration in evaluating an appeal request is whether or not the action was accurately applied based upon Code. An appeal does not, however, allow the departure from the standards of the City Code.

If written notice of appeal is not received on or before April 7, 2025, at 4:30 p.m., you will be deemed to have waived your right to appeal.

You may contact me with any questions at 507-387-8647, or sdeprenger@mankatomn.gov. We appreciate your understanding in this matter.

Sincerely,

Sydney DePrenger
Planner