

April 8, 2025

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Director of Planning & Development Services
City of Mankato
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Mankato, MN 56001
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Molly Westman
Planning Coordinator
City of Mankato
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**RE: Land Use Amendment Request
Mankato Wrestling Facility Project – R010907206004, R010907206005,
R010907206006**

Mark & Molly,

Thank you for reviewing the attached materials in support of a Land Use Amendment request being submitted on behalf of Wrestling Brotherhood. Below is a narrative describing the subject properties and Land Use Amendment request.

PROJECT NARRATIVE

Wrestling Brotherhood is pursuing a Land Use Amendment to change the guided land use designation of the properties from Light Industrial to Medium Density Residential to allow for development of a wrestling facility. The proposed wrestling facility will house a gymnasium for classes and training for participants.

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.

LAND USE AMENDMENT

Wrestling Brotherhood held community engagement meetings on March 31st, 2025, to discuss Task 1 and Task 2 of the City of Mankato's Land Use Amendment Process and on April 3rd, 2025, to discuss Task 3. Meeting notices were sent out to property owners within 500 feet of the site with a 10-day notice given. Enclosed are the community engagement sign-in sheets depicting the subject property owners who were present. No additional residents were in attendance and no negative feedback was received.

The project will meet the criteria listed in Chapter 10 – Land Use (Zoning) Sec. 10.98. – Amendments. Subd. 5. Standards for Amendments.

- a) Whether the proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive Land Use Plan, as adopted and amended from time to time by the City Council.**

The proposed amendment aligns with the goals and intentions of the City of Mankato's Comprehensive Land Use Plan by revitalizing and redeveloping an area where improvements are warranted. While the current land use designation is Light Industrial, the shift to Residential allows for adaptive reuse of underutilized properties to serve community needs. The project will also encourage attractive landscaping and design of the private project by meeting city design standards.

- b) Whether the proposed amendment is compatible with the overall character of existing development in the immediate vicinity of the affected property.**

The proposed land use amendment is compatible with the overall character of the surrounding area. While the site is currently guided for Light Industrial use, 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.

c) Whether the proposed amendment will have an adverse effect on the value of adjacent properties.

The proposed amendment is not expected to have any adverse effects on adjacent properties. The development of a wrestling facility will enhance the area's desirability by providing a structured recreational amenity, which can increase community engagement, safety, and contribute to a vibrant community. The project will be designed to meet development standards, ensuring it remains an asset to the neighborhood. Additionally, the proposed use is less intensive than many traditional industrial uses, mitigating concerns related to environmental impact, noise, and heavy traffic that can sometimes accompany industrial development.

d) The adequacy of 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 anticipated traffic impact is expected to be minimal. Parking and access will be designed to meet city requirements, ensuring safe and efficient use of the facility. The change from Light Industrial to Residential use will not create an excessive burden on public services, and the facility's operation will be well within the capacity of available resources.

The Amendment request is in alignment with the Goals listed in Chapter 1 of the City of Mankato's Land Use Plan.

1. Retain and enhance the character and quality of established areas and revitalize, rehabilitate or redevelop areas where such improvement is required or requested.

The proposed wrestling facility will enhance the surrounding area by introducing a high-quality, community-oriented use that aligns with residential development patterns. The project supports reinvestment and revitalization of an underutilized site, promoting long-term neighborhood stability.

2. Promote adequate housing alternatives for all income levels and age groups.

While the proposed use is not housing, it complements nearby residential areas by providing recreational opportunities, helping to make the surrounding neighborhoods more attractive to a diverse range of families.

3. Encourage the orderly growth of the community.

The proposed use supports orderly growth by aligning land use with current and anticipated community needs, especially the growing demand for community and recreational facilities.

4. Promote infill development for the purpose of obtaining the maximum utilization of existing infrastructure.

The site is currently served by existing municipal infrastructure, including roads, water, and sewer. By reusing this property for a community facility, the amendment promotes infill development and the efficient use of public services.

5. Promote the preservation of ravines, bluff lines, wetlands, woodlands and other environmentally sensitive areas.

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.

6. Encourage landscaping and the attractive design of public and private developments.

The proposed facility will incorporate site landscaping and building design that enhances the area's aesthetic appeal, ensuring compatibility with adjacent uses and contributing positively to neighborhood character.

7. Promote complementary land uses and minimize incompatible land uses.

An athletic facility is a low intensity use that complements nearby residential neighborhoods. The amendment would minimize land use conflicts and buffer residential areas from industrial uses.

8. Promote efficient use of municipal services

By utilizing existing municipal services such as water, sewer, and road infrastructure, the proposal contributes to cost-effective urban development without the need for significant new public investments.

9. Designate adequate vacant land to allow for the growth of residential, commercial, and industrial areas.

This amendment reflects a balanced approach to land use planning by transitioning a portion of underutilized industrial land to residential-compatible use, responding to current community needs while maintaining capacity for future industrial growth elsewhere in the city.

10. Promote the orderly extension of streets and the development of pedestrian/bike corridors.

The project will encourage safe access and mobility through pedestrian-friendly site design, potentially linking with existing or planned pedestrian and bike corridors.

11. Stabilize property values by promoting the application of effective land use controls and development standards.

Reclassifying this site to Residential and introducing a community-use facility will stabilize and likely increase nearby property values by reducing industrial adjacency and promoting a well-maintained, purpose-driven site that serves local families.

12. Encourage and promote innovations in development techniques in order to obtain maximum livability and excellence in planning and design for all new developments.

The facility represents an innovative reuse of industrial land for a community amenity, fostering livability, wellness, and positive development outcomes.

13. Promote, maintain, and preserve parks and open space.

While not a traditional park, the proposed use will provide recreational opportunities.

This Land Use Amendment request aligns with Mankato's Comprehensive Land Use Plan and community development goals. The proposed wrestling facility will provide a valuable amenity to the city while maintaining compatibility with surrounding land uses. Additionally, the amendment is not expected to negatively impact property values or place undue strain on public services. Given these considerations, we respectfully request approval of this amendment.

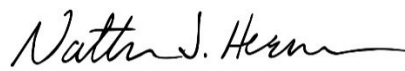
Thank you again for reviewing the information provided in support of this project. Please contact us at 507.387.6651 or via email with any questions or if there is any additional information we can provide in support of this project.

Sincerely,



Emily Nepp
Development Services Coordinator
Emily.Nepp@ISGInc.com

Sincerely,



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

Memorandum

ISG

To: City of Mankato

From: ISG

Date: March 28, 2025

Subject: Brotherhood Wrestling Facility Trip Generation Memo

Using the ITE Trip Generation Manual, 11th Edition, for a Health/Fitness Club in a general urban/suburban setting, the site is anticipated to generate up to 23 trips during the PM peak hour of the adjacent street traffic. This facility will only be used for wrestling practice, so the average rate was used to establish the trips generated by the development,

	Wrestling Facility
AM Peak hour	9
PM Peak hour	23

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 demolished. 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 will be generated by the proposed wrestling facility. This proposed facility will not have a detrimental effect on the adjacent road network.

OWNER'S STATEMENT

I/We Kody Schendel am/are the Titleholder(s)/Owner(s), or authorized representative of the Titleholder(s)/Owner(s), of the property located at:

1430 2nd Ave., 1420 2nd Ave., 1416 2nd Ave.
(Street Address)

R010907206004, R010907206005, R010907206006
(Parcel ID or Legal Description)

Mankato, MN 56001
(City, State Zip)

Owner Authorization

I/We hereby petition for and give consent to the submittal and consideration of the following application(s) regarding my/our property:

Land Use Amendment Request, Rezoning, CUP, and all other necessary permits and approvals to facilitate the
project construction

I/We hereby authorize I&S Group, Inc. (DBA ISG) to submit and act as my/our representative in garnering approvals and permits regarding the aforementioned applications on my/our behalf.

[Signature]
(Signature)

4/7/25
(Date)

Kody Schendel / owner
(Printed Name and Title)

PO Box 123
(Street Address)

Elysian mn 56028
(City, State Zip)

Authorized Agent

I am authorized to submit this application on behalf of the above Titleholder/Owner. I certify under penalty of perjury and according to the laws of the State of Minnesota that the foregoing is true and correct.

Emily Nepp
(Signature)

04/07/2025
(Date)

Emily Nepp - Development Services Coordinator
(Printed Name and Title)

115 E. Hickory Street + Suite 300
(Street Address)

Mankato, MN 56001
(City, State Zip)

ISG

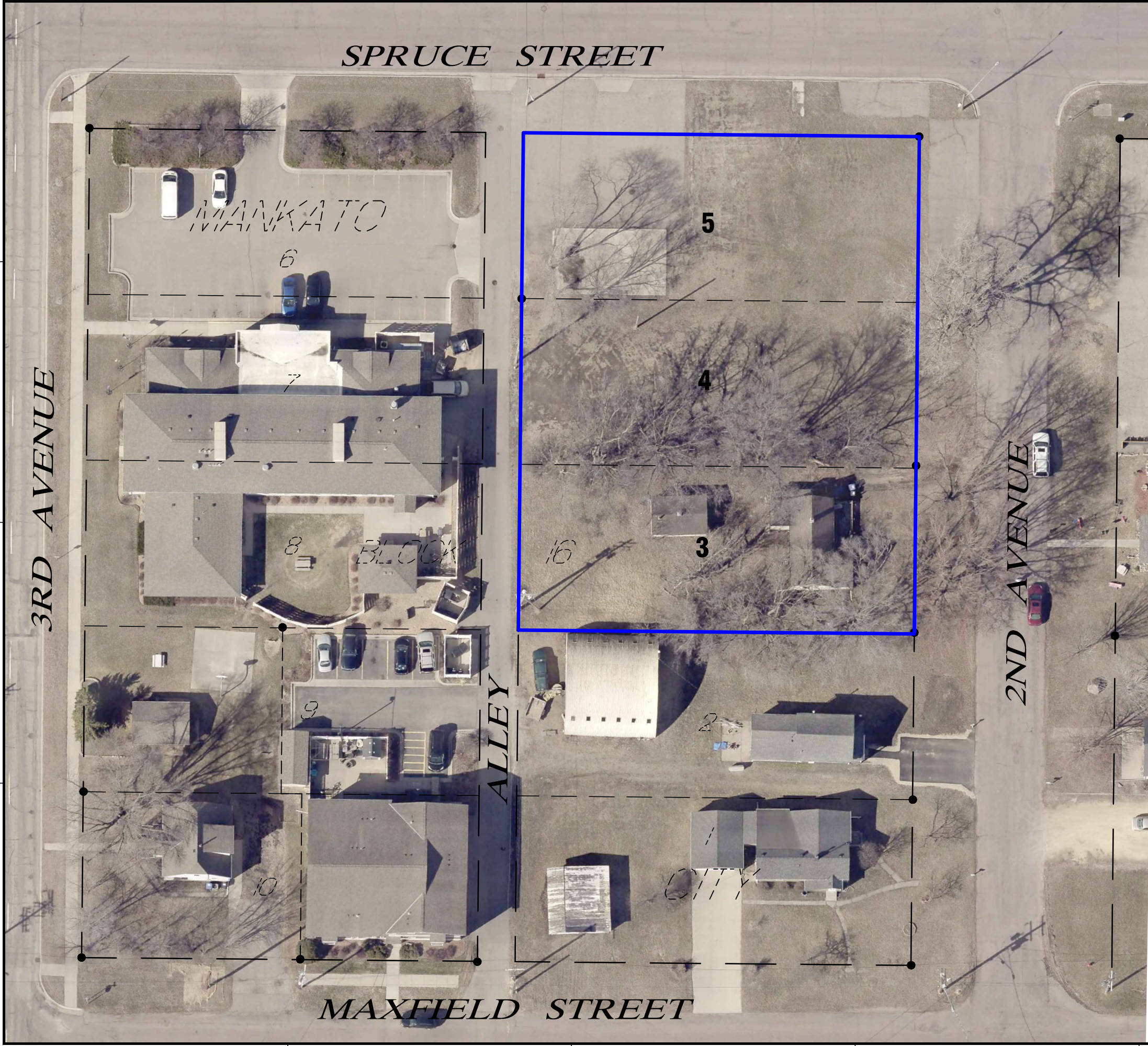
Location: ISG – 115 East Hickory Street, Mankato, MN 56001

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ISG

Location: ISG – 115 East Hickory Street, Mankato, MN 56001

Architecture + Engineering + Environmental + Planning | ISGInc.com



EXISTING DESCRIPTIONS

(Per Doc. No. 605CR929)

Lot 4, Block 16, Mankato City, Blue Earth County, Minnesota.

AND

Lot 5, Block 16, Mankato City, Blue Earth County, Minnesota.

AND

(Per Doc. Nos. 610CR943, 610CR944 & 610CR945)

Lot Three (3), Block Sixteen (16), Mankato City, County of Blue Earth, State of Minnesota.



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PROJECT

MANKATO WRESTLING FACILTIY

MANKATO MINNESOTA

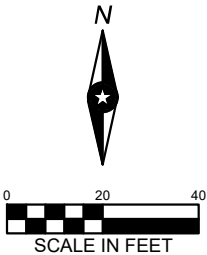
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DATE	DESCRIPTION	BY

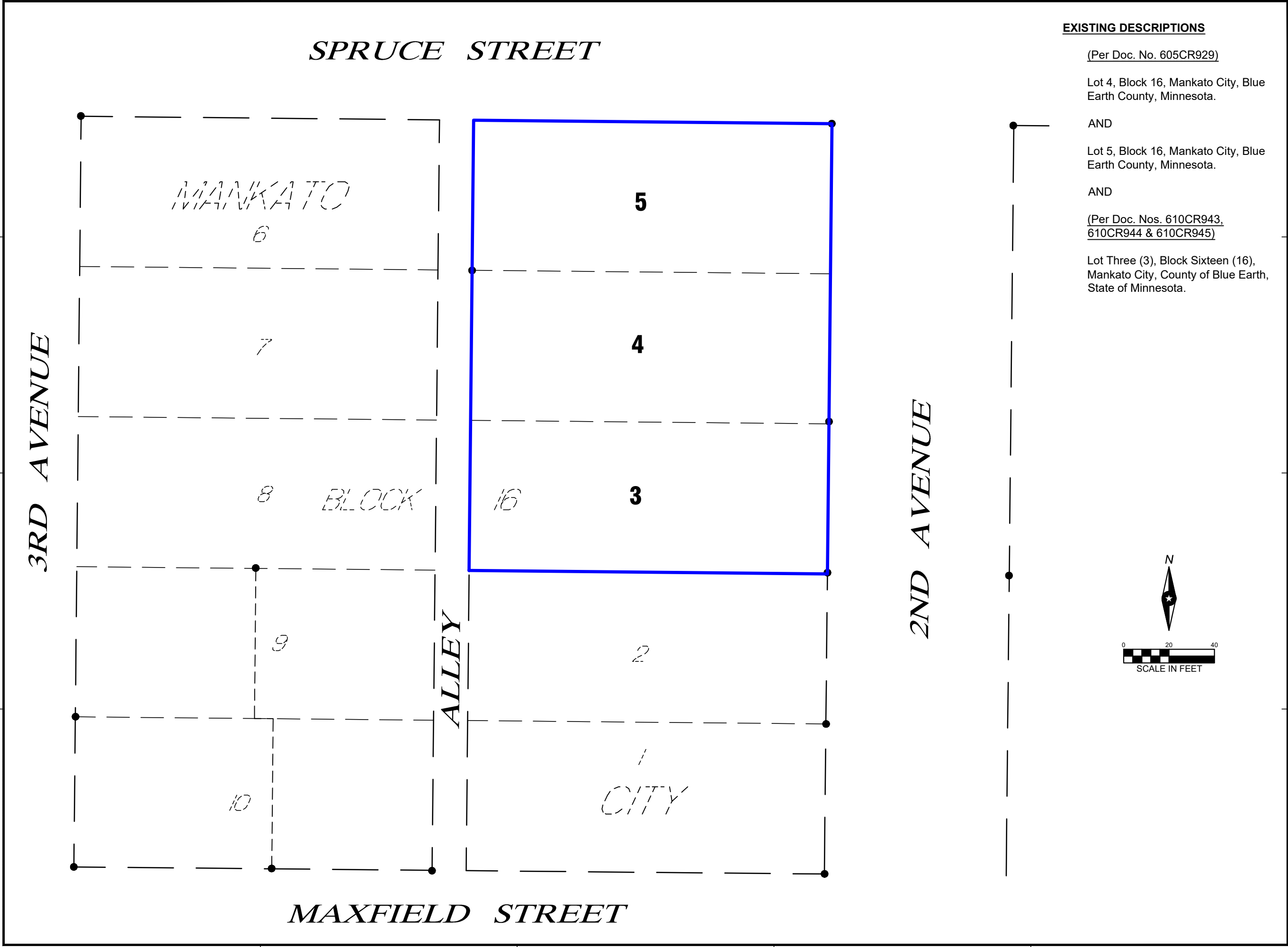
PROJECT NO.	25-32225
CAD FILE NAME	32225 EX
DRAWN BY	KH
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE

PROPERTY EXHIBIT

SHEET





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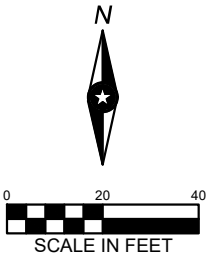
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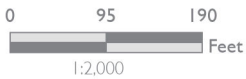
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- Project Site
- 500' Public Notification Radius
- Parcel - Land Use
 - Commercial
 - Light Industrial
 - Low Density Residential
 - Medium Density Residential
 - Mixed Residential / Retail
 - Parks-Open Space
 - Public-Semi Public

Site Information

- *Vacant site, location of former Mac's Bar
- *No public street or utility improvements needed to accommodate proposed use
- *No environmental concerns present
- *Proposed change in existing land use from Light Industrial to Medium Density Residential
- *Site currently zoned L-I
- *Proposed rezone to R-3 to accommodate new use & align with adjacent R-3 zoning to the West





3rd Ave

Spruce St

2nd Ave

Maxfield St

PROPOSED BUILDING
FFE = X

b b