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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 Comprehensive 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.