

April 8, 2025

Mark Konz
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City of Mankato
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Molly Westman
Planning Coordinator
City of Mankato
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**RE: Land Use Amendment Request
Mankato Post Office Project – R010918107001**

Mark & Molly,

Thank you for reviewing the attached materials in support of a Land Use Amendment request being submitted on behalf of Big Blue Hospitality, LLC. Below is a narrative describing the subject property and Land Use Amendment request.

PROJECT NARRATIVE

Big Blue Hospitality, LLC. is pursuing a Land Use Amendment to change the guided land use designation of the property from Public-Semi Public to Central Business District to allow for redevelopment of the existing Post Office. One potential development scenario that has been discussed includes renovating the first floor of the existing post office into a restaurant, event center, and lobby. The second floor would house a kitchen, roof deck patio, and office space. The existing office space on the 3rd floor would remain. Additionally, a new hotel and parking garage would be developed in the adjacent existing parking lot to support the revitalization of the property and downtown City Center as a whole. The property is located directly east of 2nd Street, north of Cherry Street, and south of Jackson Street. The parcel is 1.5 acres.

LAND USE AMENDMENT

Big Blue Hospitality, LLC. 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's Comprehensive Land Use Plan by promoting economic development, adaptive reuse of existing structures, and enhancing downtown Mankato as a vibrant, mixed-use district. The proposed redevelopment will rehabilitate and revitalize an underused area and will promote infill development. 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 amendment is compatible with the character of existing development in the area, which includes commercial, retail, hospitality, and public uses within downtown Mankato. The adaptive reuse of the post office building preserves a historically significant structure while introducing new amenities that will enhance the downtown

environment. Providing necessary accommodation and infrastructure to support local businesses and events, the addition of a hotel and parking garage is in line with existing developments in the Mankato area. The architectural design and site improvements will be thoughtfully planned to harmonize with the surrounding built environment.

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

The proposed redevelopment of the post office site is anticipated to have a positive effect on surrounding property values. The proposed restaurant, event center, hotel, and structured parking will contribute to increased economic activity, improved pedestrian engagement, and overall neighborhood enhancement. By activating a currently underutilized site, the project will attract visitors, create job opportunities, and support surrounding businesses, thereby increasing property values in the area. No adverse effects on properties are expected.

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 inclusion of a parking garage will help address demand for parking in the area, supporting both the proposed uses and surrounding businesses. Traffic and pedestrian circulation will be carefully considered to ensure accessibility and safety. Additionally, the hotel and event center will contribute to the local economy without overburdening public 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 redevelopment will revitalize an underutilized property in the heart of Mankato's commercial district. The adaptive reuse of the historic post office building preserves its architectural character while bringing new economic and social vitality to the area. The addition of a hotel and parking garage further enhances the vibrancy of the district, supporting tourism and local businesses.

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

While this project does not include residential development, it indirectly supports the city's housing goals by strengthening the Central Business District. The addition of a hotel provides temporary lodging options that complement the city's residential neighborhoods and offers accommodation for visitors, business travelers, and event attendees.

3. Encourage the orderly growth of the community.

This redevelopment supports the city's vision for growth by aligning with Mankato's comprehensive plan and economic development strategies. The transition to a Central Business District designation allows for a more cohesive and sustainable expansion of downtown commercial activities.

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

This project promotes infill development as it repurposes an existing structure and parking lot within a developed area. The use of existing water, sewer, road, and utility infrastructure reduces the need for costly new expansions and maximizes urban land efficiency.

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

The proposed redevelopment will take place in an already developed urban setting, ensuring no impact on environmentally sensitive areas. Sustainable building practices and landscaping will be incorporated where feasible to enhance environmental quality.

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

The redevelopment will incorporate high-quality architectural design, site landscaping, and streetscape improvements consistent with the downtown design guidelines and to maintain an inviting pedestrian environment.

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

The transition to a Central Business District designation ensures compatibility with surrounding downtown uses. The proposed restaurant, event center, hotel, and parking are consistent with downtown land use patterns and will help enhance the area's economic growth.

8. Promote efficient use of municipal 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.

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

By utilizing an underused parcel within the downtown area, this amendment helps ensure that vacant land in other areas can be preserved for future residential or industrial needs.

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

The project is located within close proximity to existing sidewalks, access to bike routes, and transit which will enhance pedestrian activity in the downtown area. The redevelopment of Jackson Street will also provide better pedestrian and bike corridors which will contribute to reaching this goal.

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

Redevelopment will increase the value of a key site, create economic activity, and promote continued investment in the surrounding area, helping stabilize and enhance adjacent property values.

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 adaptive reuse of the post office building demonstrates innovative development techniques that balance historic preservation with modern commercial functionality. The design of the new hotel and parking garage will incorporate contemporary planning principles that enhance urban livability.

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

While the project does not directly include new park space, it supports downtown activity and economic growth. Streetscape enhancements will contribute to a more inviting and pedestrian-friendly urban environment.

This land use amendment request supports Mankato's long-term development vision by encouraging economic growth, enhancing downtown vibrancy, and repurposing an underutilized property. The proposed changes align with the City's Comprehensive Plan, complement surrounding land uses, and will positively contribute to the local economy and community infrastructure. We respectfully request approval of this amendment to allow for the redevelopment of the Post Office site.

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: South 2nd Street Turn Lane Warrants

Using the ITE Trip Generation Manual, 11th Edition, for a Hotel in a Dense Multi-Use Urban area (moderate size urban area downtowns), the site is anticipated to generate up to 168 trips during the PM peak hour of the adjacent street traffic. Most of the existing traffic is for alternate destinations, so the site generated trips were added to the existing traffic volume. The site initially served as a post office which based on the ITE Trip Generation Manual, 11th Edition was anticipated to generate 327 vehicles during the PM peak hour, this proposed development will not have a detrimental effect on the existing infrastructure.

	Home2 Hotel vehicle trips	Cave Restaurant vehicle trips	Office Space vehicle trips	Total 2 nd Street Vehicle trips
AM Peak hour	56	6	38	100
PM Peak hour	65	63	40	168

Traffic due to on-site restaurants and other hotel services are included in the trip generation estimates.

Per NCHRP 457 Figure 2-6 (determining the need for a major-road right-turn lane at a two-way stop-controlled intersection), a right turn lane is not warranted, using the anticipated generated trips and assuming the following:

- speed limit of 30 MPH
- daily existing traffic volume of 5,200 vehicles per day (draft 2023 AADT is 5,191 per MnDOT Traffic Mapping Application),
- 55% of traffic is traveling SE during AM or PM peak hour of traffic
- 10% of daily traffic occurs during the peak hours

For reference, MnDOT's turn lane policy at urban intersections is that turn lanes should be considered whenever construction is economically feasible, taking into account amount of right of way needed, type of terrain, and environmentally or culturally sensitive areas. Constrained right-of-way limits space for turn lanes and right-of-way acquisition would be required to construct a right-turn lane, assuming the existing sidewalk widths and neutral offset left-turn lanes are maintained. MnDOT also provides turn lane warrants for undivided roadways, several of which are not applicable to low speed roadways (less than 45 MPH). Of those that are applicable to South 2nd Street, adverse road grades, limited sight distance, and nearby railroad crossings are not present to warrant a right-turn lane.

Therefore, turn lanes are not warranted for the development due to the low (30 MPH) travel speeds and low proposed volumes (168 vehicles, one-way, during peak hour) on South 2nd Street.

OWNER'S STATEMENT

I/We Blue Blue Hospitality, LLC. am/are the Titleholder(s)/Owner(s), or authorized representative of the Titleholder(s)/Owner(s), of the property located at:

401 S. 2nd Street
(Street Address)

R010918107001
(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

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)
RYAN EVENSON - MANAGER
(Printed Name and Title)

4-4-25
(Date)

1531 Madison Ave. Suite 200
(Street Address)
Mankato, MN 56001
(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

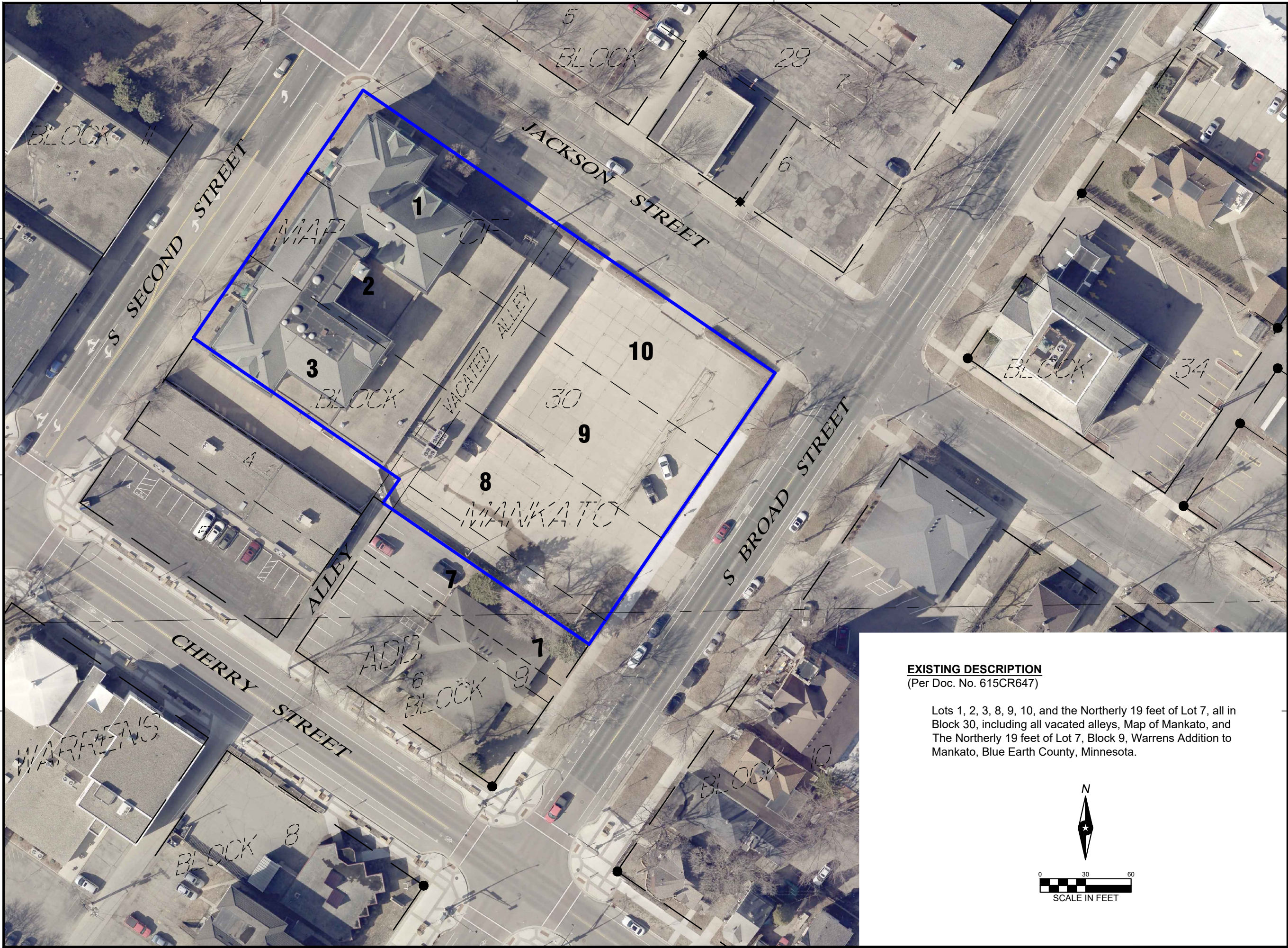
Location: ISG – 115 East Hickory Street, Mankato, MN 56001

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ISG

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

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PROJECT

**MANKATO
POST OFFICE**

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32514
CAD FILE NAME	32514 EX
DRAWN BY	KH
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	---/---/---
CLIENT PROJECT NO.	---

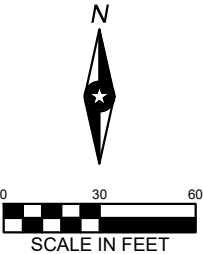
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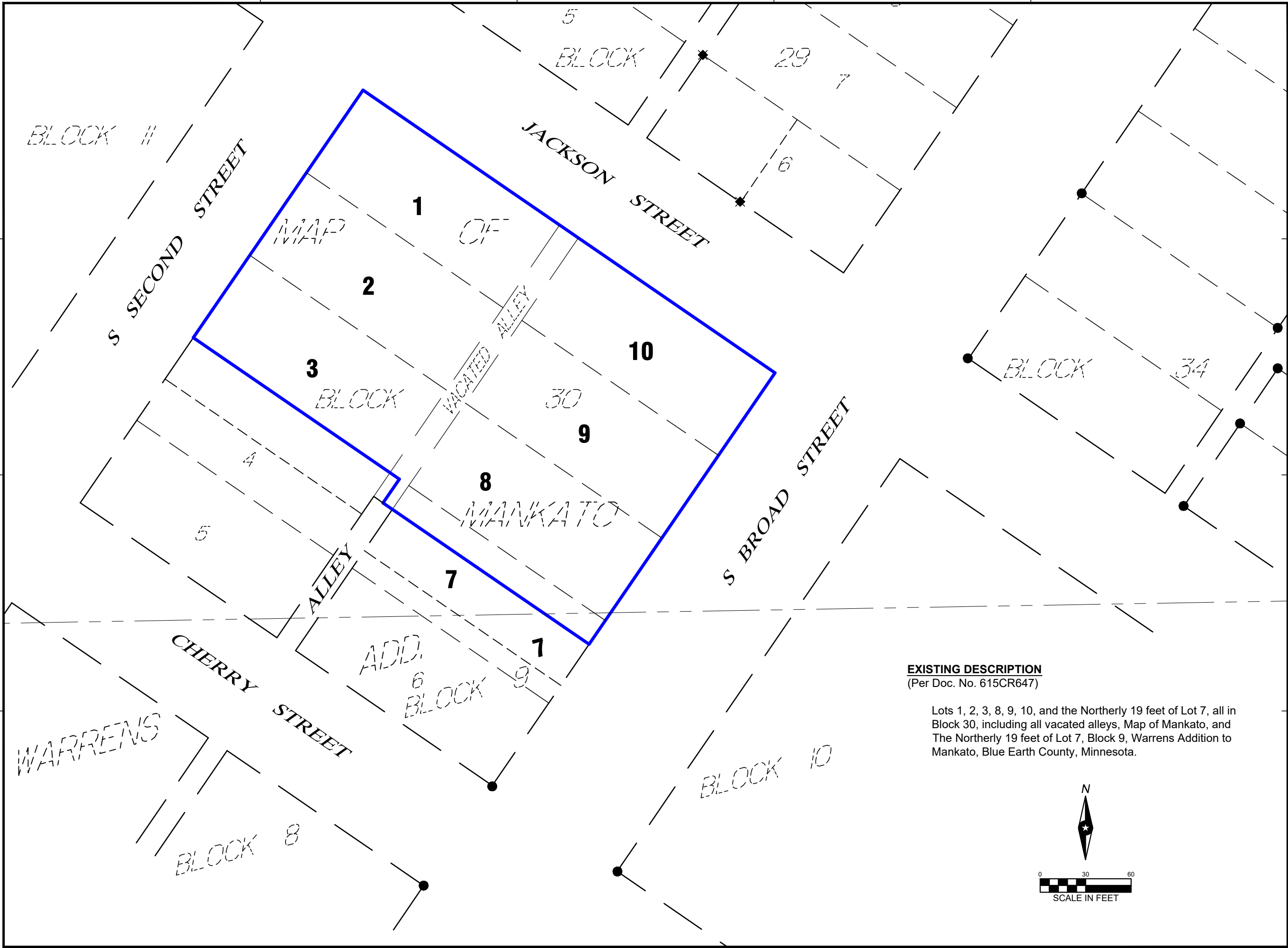
**PROPERTY
EXHIBIT**

SHEET

EXISTING DESCRIPTION
(Per Doc. No. 615CR647)

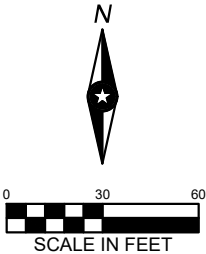
Lots 1, 2, 3, 8, 9, 10, and the Northerly 19 feet of Lot 7, all in Block 30, including all vacated alleys, Map of Mankato, and The Northerly 19 feet of Lot 7, Block 9, Warrens Addition to Mankato, Blue Earth County, Minnesota.





EXISTING DESCRIPTION
(Per Doc. No. 615CR647)

Lots 1, 2, 3, 8, 9, 10, and the Northerly 19 feet of Lot 7, all in Block 30, including all vacated alleys, Map of Mankato, and The Northerly 19 feet of Lot 7, Block 9, Warrens Addition to Mankato, Blue Earth County, Minnesota.



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PROJECT

**MANKATO
POST OFFICE**

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32514
CAD FILE NAME	32514 EX
DRAWN BY	KH
DESIGNED BY	---
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CLIENT PROJECT NO.	-

TITLE

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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
 - Office Residential
 - High Density Residential
 - Central Business District

Site Information

- *Former Post Office, currently vacant
- *Opportunity to redevelop for continued economic growth of Downtown
- *Preservation and reuse of historic structure
- *No environmental concerns present
- *Proposed change in existing land use from Public-Semi Public to Central Business District
- *NE portion of the site currently zoned CBD-C, SW portion currently zoned O-R
- *Proposed rezone to CBD-C to provide consistent zoning throughout project area

0 55 110 Feet
1:20



Existing Land Use Map
Mankato Post Office
Mankato, Blue Earth County, Minnesota

Source(s):
Orthophoto (NAIP, 2023)
Parcels (Blue Earth County, 2023)
Roads (MnDOT, 2023)
Zoning (Mankato, 2022)

ISG

