

Memorandum

Brotherhood Wrestling Facility Trip Generation Memo

ISG

To: City of Mankato

From: Corona Woychik, PE, PTOE

Date: May 19, 2025

Subject: Brotherhood Wrestling Facility Trip Generation Memo

The following is a Trip Generation Memorandum for the proposed Brotherhood Wrestling Facility to be located along 2nd Avenue in Mankato, Minnesota. This memorandum has been prepared to assess the trip generation potential for the proposed Wrestling Facility located at 1430 2nd Avenue in Mankato.

Vehicular access to the proposed development along 2nd Avenue will be provided via the following existing streets:

- 2nd Avenue
- Spruce Street

Refer to the attachments for a copy of the preliminary site plan. In addition to providing the trip generation comparison for the site, this letter also assesses the potential traffic impacts of the proposed development.

TRIP GENERATION

The proposed development is assumed to consist of a 6,800 SF building to be used as a wrestling facility. Average daily, AM peak hour, and PM peak hour trips for the proposed development land use options were estimated using the ITE Trip Generation Manual, 11th Edition. **Table 1** provides a summary of the trip generation potential for the proposed wrestling facility.

TABLE 1 TRIP GENERATION

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Health Fitness Club (492)	6,800 SF	225	5	4	28	13

It should be noted that the daily traffic volume generated by the proposed development is expected to be below the thresholds to require a Traffic Impact Study (TIS) based on the Minnesota Department of Transportation (MnDOT) Access Manual.

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 razed. 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 would be generated by the proposed wrestling facility.

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TRIP DISTRIBUTION

The trip distribution used in assigning the site traffic for the proposed development was estimated based on a combination of existing traffic patterns, population centers in the vicinity of the study area, and engineering judgement.

It was assumed that the site trips will be regionally distributed along 3rd Avenue as follows:

- 30% to/from the north via 3rd Avenue
- 70% to/from the south via 3rd Avenue

The site traffic along 3rd Avenue is expected to utilize Spruce Street, Maxfield Street, and 2nd Avenue to access the proposed development. The trip distribution was applied to the anticipated trip generation to assign trips to the network. Refer to the attachments for an illustration of the site's trip assignment.

Based on the low site traffic generated and alternative routes provided to access the site, it is expected that the development will have minimal impacts to the surrounding roadway network.

CONCLUSION

The proposed Brotherhood Wrestling Facility development was reviewed to determine the trip generation potential and the potential traffic impacts from the proposed development. Based on the low trip generation potential and alternative routes provided to access the site, it is expected that the development will have minimal impacts to the surrounding roadway network. Although minimal impacts from the proposed development are anticipated, a more in-depth traffic study would be necessary to determine if the proposed development would introduce any need for intersection geometry or traffic control improvements.

Attachments: Preliminary Site Plan
Site Trip Assignment Figure

I HEREBY CERTIFY THAT THESE CALCULATIONS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.



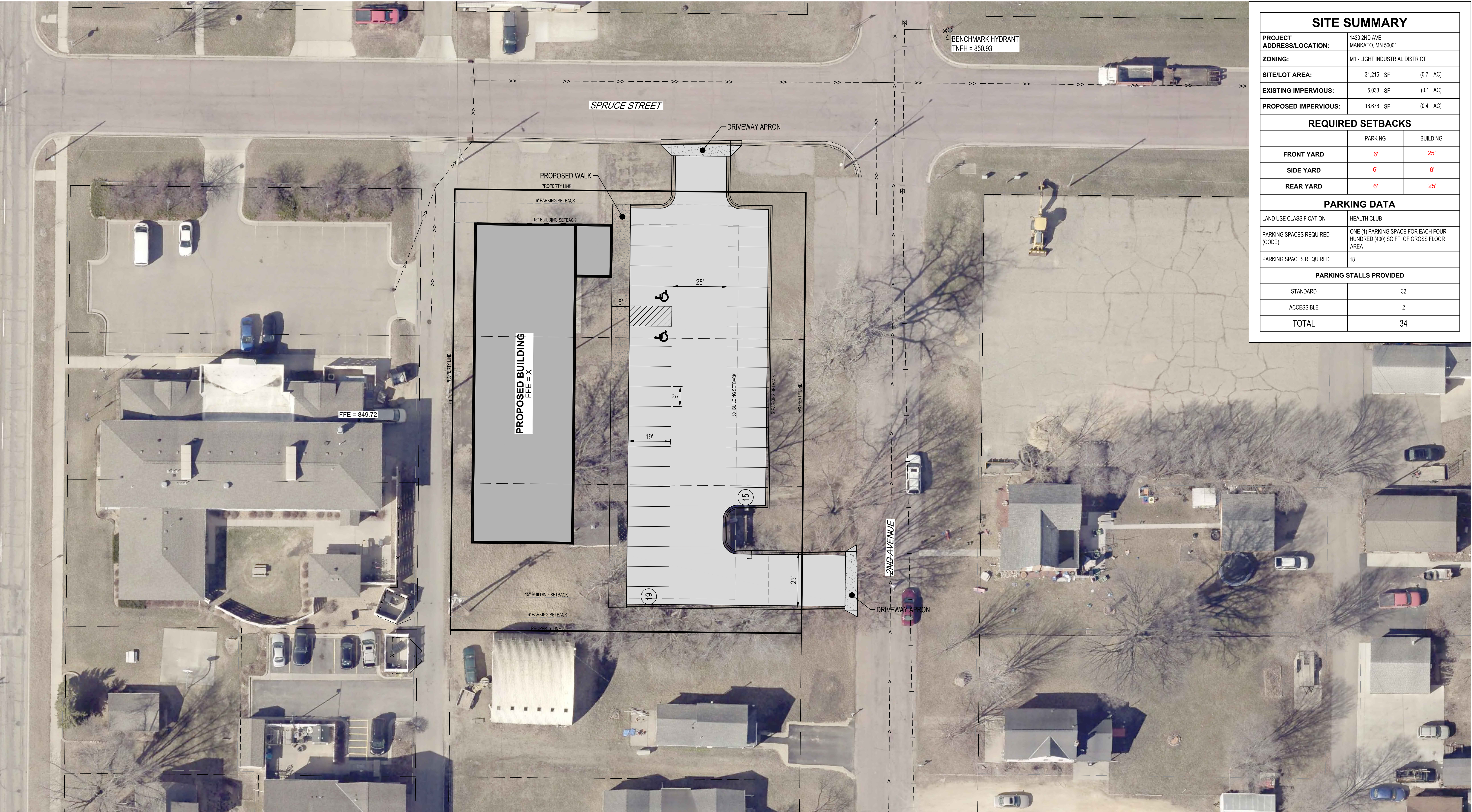
Corona Woychik, **PE, PTOE**
Project Engineer
License No. 59049

Brotherhood Wrestling Facility Trip Generation Memo

Mankato, Minnesota

Engineer's Project Number: 25-32225

Dated this 19th day of May, 2025



SITE SUMMARY		
PROJECT ADDRESS/LOCATION:	1430 2ND AVE MANKATO, MN 56001	
ZONING:	M1 - LIGHT INDUSTRIAL DISTRICT	
SITE/LOT AREA:	31,215 SF	(0.7 AC)
EXISTING IMPERVIOUS:	5,033 SF	(0.1 AC)
PROPOSED IMPERVIOUS:	16,678 SF	(0.4 AC)
REQUIRED SETBACKS		
	PARKING	BUILDING
FRONT YARD	6'	25'
SIDE YARD	6'	6'
REAR YARD	6'	25'
PARKING DATA		
LAND USE CLASSIFICATION	HEALTH CLUB	
PARKING SPACES REQUIRED (CODE)	ONE (1) PARKING SPACE FOR EACH FOUR HUNDRED (400) SQ.FT. OF GROSS FLOOR AREA	
PARKING SPACES REQUIRED	18	
PARKING STALLS PROVIDED		
STANDARD	32	
ACCESSIBLE	2	
TOTAL	34	

CONCEPT 1



TRIP ASSIGNMENT

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Architecture + Engineering + Environmental + Planning
ISGInc.com

Brotherhood Wrestling Facility
MANKATO, MINNESOTA - 05/19/2025
ISG PROJECT NO. 25-32225