

June 24, 2025

Molly Westman
Planning & Zoning Administrator
City of Mankato
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**RE: Conditional Use Permit & Rezoning Request
Mankato Wrestling – R010907206004, R010907206005, & R010907206006**

Molly,

Thank you for reviewing the attached materials in support of a Conditional Use Permit and Rezoning request being submitted on behalf of Wrestling Brotherhood.

PROJECT NARRATIVE

KD2 Properties LLC. is pursuing a Conditional Use Permit and Rezoning/Ordinance Amendment Request 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.

CONDITIONAL USE PERMIT

Further, the proposed project will meet the conditional use criteria of Sec. 10-883 (1-10).

1. *It is one (1) of the conditional uses listed in the particular district.*

The proposed use is one of the conditional uses listed under the R-3 Limited Multiple-Family Dwelling District as stated in Sec. 10-166 (7) of the City of Mankato's Code.

2. *It is in keeping with the comprehensive planning policies of the City and this chapter as amended from time to time.*

The proposed redevelopment aligns with the goals and intentions of the City of Mankato's Comprehensive Land Use Plan and the R-3 Limited Multiple-Family Dwelling District by revitalizing and redeveloping an area where improvements are warranted. The use allows for adaptive reuse of underutilized properties to serve community needs.

3. *It does not interfere with or diminish the use of property in the immediate vicinity.*

The proposed use is compatible with the overall character of the surrounding area. 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.

4. *It can be adequately served by 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 proposed use will not create an excessive burden on public services, and the facility's operation will be well within the capacity of available resources.

5. *It does not cause undue traffic congestion.*

The anticipated traffic impact is expected to be minimal. Adequate on-site parking and safe access will be designed to meet city requirements, ensuring safe and efficient use of the facility and a traffic circulation plan will be implemented to ensure safe ingress and egress.

6. *It preserves significant historical and architectural resources.*

The site does not contain any designated historical or architecturally significant structures. No adverse impacts to such resources are anticipated as part of this request.

7. *It preserves significant natural and environmental features.*

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.

8. *It will not cause a negative cumulative effect, when considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood, and the effect of the proposed type of conditional use upon the City as a whole.*

The proposed use will not cause a negative cumulative impact. It represents a low-intensity, community-oriented use that complements nearby residential development. When evaluated alongside existing land uses in the area, the youth wrestling facility will not burden city services or alter neighborhood character.

9. *It complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the granting of a variance.*

The project will comply with all applicable zoning, building, fire, and safety codes. Any additional reviews will be coordinated with City staff. Site design will adhere to local development guidelines for parking, lighting, and signage.

10. *It will not jeopardize the public's health, safety, or general welfare.*

The facility promotes public health by encouraging physical activity and youth engagement. It will be professionally managed, regularly maintained, and designed with safety as a priority. The use will be a positive addition to the neighborhood, serving local families and contributing to community well-being.

REZONE

The proposed project will meet the conditional use criteria of Sec. 10-2062 (2-4).

2. *The precise wording of the proposed amendment, together with concise explanation of its presumed effect.*

Requesting a rezone from L-I (Light-Industrial) to R-3 Limited Multiple Dwelling in order to accommodate the proposed wrestling facility.

3. *A statement containing all the circumstances, factors, and arguments that the petitioner offers in support of the proposed amendment.*

The purpose of this request is to allow for the development and operation of a youth wrestling facility—a community-oriented use that provides educational, physical, and social benefits to the local community. The current Light Industrial zoning does not permit recreational or athletic facilities of this nature. However, the proposed rezoning to Residential will better align with the facility's intended community-serving function and will allow the property to be used in a manner more consistent with nearby land uses.

4. *In the event that the proposed amendment would result in the rezoning of any property, the following shall be supplied:*

a. *A statement specifying the names of the owners of the land proposed to be rezoned.*

Owner of the land proposed to be rezoned is KD2 Properties LLC.

b. *A statement identifying the majority of owners of the land proposed to be rezoned and being parties to the petition.*

Owner of the land proposed to be rezoned is KD2 Properties LLC.

c. *The street address and legal description of the land proposed to be rezoned.*

New address to be determined post lot consolidation request. Please see the attached legal description and exhibits, which encompasses existing PID's R010907206004, R010907206005, & R010907206006.

d. *The present zoning classification and use of the land proposed to be rezoned.*

The present zoning classification is L-I. The current use of the land is vacant/underutilized.

e. *A preliminary plat if the property is not currently subdivided into lots and blocks in conformance with article XII of this chapter.*

N/A.

f. *A concept development plan for the property if the property is vacant or is intended to be redeveloped.*

Please see the attached concept development plans.

g. A statement of purpose explaining the reasons for the rezoning.

Rezoning of this site is required to allow for development of a wrestling facility. The proposed wrestling facility will house a gymnasium for classes and training for participants.

Additionally, the proposed project will meet the conditional use criteria of Sec. 10-2063 (1-4).

1. 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 zoning 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.

2. Whether the proposed amendment is compatible with the overall character of existing development in the immediate vicinity of the affected property.

The proposed rezoning 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.

3. 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.

4. 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 zoning will not create an excessive burden on public services, and the facility's operation will be well within the capacity of available resources.

Thank you again for reviewing the attached materials. 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
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Sincerely,



Nathan Hermer, PE
Civil Engineer
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