

July 22, 2025

Molly Westman
Planning & Zoning Administrator
City of Mankato
10 Civic Center Plaza
P.O. Box 3368
Mankato, MN 56002-3368
mwestman@mankatomn.gov

ISG

**RE: Conditional Use Permit & Variance Request
Mankato Wrestling – 1422 2nd Avenue, Mankato, MN 56001**

Molly,

Thank you for reviewing the attached materials in support of a Conditional Use Permit and Variance request being submitted.

PROJECT NARRATIVE

KD2 Properties LLC. is pursuing a Conditional Use Permit and Variance Request to allow for development of a wrestling facility.

The proposed wrestling facility will house a gymnasium for classes and training for participants and will operate as a private recreational use within the R-3 zoning district, as defined by Mankato's zoning regulations. This facility will primarily serve local youth wrestling programs and will be used for training, practice, and skill development for children and teenagers. It will not function as a commercial gym or open recreational center. Instead, the facility will be reserved for scheduled practices and training sessions. Participation will be limited to registered members of the youth wrestling program, and the facility will not be open to the general public for drop-in use. The intended purpose of the facility is to provide a safe, structured environment for physical fitness, character development, and training. No retail operations, commercial services, or for-profit activities will occur at the site.

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.

VARIANCE

KD2 Properties LLC. is seeking a variance from Section 10-169 (3) which requires a rear yard setback for other principle buildings and uses of 25% of the lot depth which would result in a building setback of 49.5 ft. However, a variance to allow a rear yard setback of 25 ft is requested. The proposed variance will meet all the criteria of Sec. 10-1941 (1-8) as described below.

1. ***General standard. No variance shall be granted unless the applicant shall establish that conforming to the strict letter of the provisions of this article would create a unique and particular hardship.***

Strict compliance with the rear yard setback requirement would create a unique and particular hardship for the subject property, as it would significantly limit the buildable area of the site and impede the ability to develop a reasonably sized youth wrestling facility that is appropriate for the intended community use.

2. ***Unique and particular hardship. Unique and particular hardship is defined as the property is exceptional as compared to other property subject to the same provisions by reason of a unique physical condition, including the presence of an existing use or structure, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot. The hardship shall amount to more than a mere inconvenience to the owner and the hardship shall relate to the physical situation of the lot rather than the personal situation of the current owner of the lot.***

The project site has a unique physical condition due to its exceptional depth (approximately 198 feet). Applying the 25% rear yard setback standard results in a required rear setback of 49.5 feet, which exceeds the minimum 25 feet required in R-3 zoning and consumes a disproportionate amount of usable lot area. This excessive rear yard setback, combined with other required setbacks and site design standards (e.g., parking, stormwater, landscaping), restricts reasonable development potential. The hardship relates to the physical dimensions of the lot rather than any personal or financial circumstance.

3. ***Not self-created. The unique physical condition and hardship shall not be the result of any action or inaction of the property owner or its predecessors in title. The unique physical condition shall have existed at the time of the enactment of the provisions from which a variance is sought or was created by natural forces or was the result of governmental action, other than the adoption of the ordinance from which this chapter is derived.***

The hardship is not the result of any action by the current property owner. The lot was created prior to the current ordinance, and its depth was established through previous subdivision or platting decisions. The hardship arises from the dimensional standards imposed on a pre-existing lot configuration and not from a development decision made by the applicant.

4. ***Denied substantial rights. The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other property subject to the same provisions.***

Enforcement of the strict letter of the ordinance would deprive the owner of a substantial right to reasonably develop the property, especially for a recreational use. The request to establish the rear yard setback at 25 feet, consistent with the minimum allowed, ensures the applicant can make reasonable and functional use of the property without creating unnecessary limitations.

5. ***Not merely special privilege. The alleged hardship shall not include the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision. The alleged hardship shall not include the inability of the property owner to realize a greater profit than if the variance were not granted.***

This variance request does not seek to obtain a special privilege or enhanced development right not available to other property owners. The proposed 25 foot setback still meets the minimum allowable rear yard distance per the zoning ordinance and is consistent with the scale and pattern of development in the neighborhood.

6. ***No other remedy. There are no means other than the requested variance by which the alleged hardship can be avoided or remedied to a degree sufficient to permit a reasonable use of the lot.***

There are no feasible alternatives that would eliminate or reduce the hardship to a reasonable degree without the requested variance. The layout and programming of the wrestling facility require a design to accommodate youth access and safety, and relocating or rotating the structure would conflict with other site constraints such as required parking, stormwater management, and access circulation.

7. ***Variance less than requested. A variance less than or different from that requested may be granted when the record supports the applicant's right to some relief but not to the relief requested.***

The applicant is requesting the minimum variance necessary to enable reasonable use of the lot and would accept a variance condition that allows for a 25 foot rear yard setback, which aligns with the minimum permitted rear setback distance in the R-3 district. The request does not exceed what is reasonably necessary to relieve the hardship.

8. ***Essential character of the area. The variance would not result in a development on the lot that:***

- a. ***Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity.***

The wrestling facility is designed to be compatible with adjacent uses and will not be detrimental to public welfare or nearby properties.

- b. ***Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity.***

The proposed setback allows for adequate spacing between structures and preserves light and air access.

- c. ***Would substantially increase congestion in the public streets due to traffic or parking.***

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.

- d. ***Would unduly increase the danger of flood or fire.***

The project will meet fire and stormwater safety and code requirements. Any site planning will comply with local environmental regulations, and stormwater management practices will be implemented to preserve the site.

e. *Would unduly tax public utilities and facilities in the area.*

The variance will not overburden public utilities or infrastructure. 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.

f. *Would endanger the public health or safety.*

The wrestling facility does not pose a public health or safety risk. 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.

g. *Would not be in harmony with the general and specific purposes of this article and the comprehensive planning policies and objectives of the city.*

The request 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.

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
Emily.Nepp@ISGInc.com

Sincerely,



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