



Real People. Real Solutions.

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December 22, 2025

To: City of Mankato Community Development

RE: Transitional Yard Setback Variance
Goodrich Construction

Goodrich Construction is seeking a variance to the M-1 zone transitional yard setback, when abutting residential zones, of 30-ft to be reduced to 6-ft. The variance would allow for improvement of the existing gravel parking lot and include new pavement, curb & gutter, and landscaping. Current extents of the gravel parking lot are similar to the proposed improvement utilizing the reduced setback.

Included with this submittal is:

- A preliminary site plan with dimensions, turning movement of typical business vehicles, the variance request area, and designated landscaping area
- The variance questionnaire items inserted on Goodrich Construction letterhead
- A letter of support from the adjoining owner

Should the variance be approved, Goodrich Construction intends to move forward with design and construction documents for the parking lot improvement. These documents would be submitted to the City of Mankato for necessary reviews prior to construction.

Sincerely,

Bolton & Menk, Inc.

Alec Pietz, P.E.

Land Development Project Manager