

January 27, 2026

Molly Westman
Planning and Zoning Administrator
City of Mankato
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**RE: Conditional Use Permit and Planned Unit Development Request
The Station – R430903200005**

Molly,

Thank you for reviewing the attached materials in support of a request for Conditional Use Permit (CUP) and Planned Unit Development (PUD) submitted on behalf of AJK Mankato Holdings LLC.

PROJECT NARRATIVE

AJK Mankato Holdings LLC is pursuing a Conditional Use Permit and Planned Unit Development to allow for traditional self-storage development. The proposed development will include 412 traditional self-storage buildings in association with the previously approved Rickway Carpet warehouse, office, and showroom. The traditional self-storage buildings will be constructed in more than one phase. Emergency and vehicle access will be maintained around the south side of the buildings for each phase of construction. The parking requirement of one parking stall for every two storage units will be met by providing parking adjacent to the storage units. The larger storage units (Garage Condos) are 27ft wide and will have three perpendicular parking spaces in front. The smaller storage units are 10ft wide, so one 9ft x 20ft parallel parking stall will be provided in front of each two units. The total space between units will be 30ft, allowing for a 12ft drive lane between 9ft parking stalls. It is our understanding that fire truck turning movements are allowed to encroach the parking stalls in front of the smaller storage units because vehicles will not be left unattended.

PLANNED UNIT DEVELOPMENT

The proposed project is a 13.39-acre development intended to provide spaces for the previously approved Rickway Carpet warehouse, office, and showroom, in addition to 412 traditional self-storage units available for rent. The purpose of the Planned Unit Development is to allow flexibility for multiple buildings, shared utilities and an appropriate roadway network to serve the proposed development. As designed, the proposed project will meet the criteria of Article 11 Division 4.

CONDITIONAL USE PERMIT

Further, the proposed project will meet the conditional use criteria of Sec. 10-1883 (1-10).

A. 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 M-1 Light Industrial District as stated in Sec. 10-1002 of the City of Mankato's Code.

B. It is in keeping with the comprehensive planning policies of the City and this article as amended from time to time.

The development proposed aligns with the goals and intentions of the City of Mankato's Comprehensive Land Use Plan and the M-1 Light Industrial District by following Mankato's future land use map in concurrence with a PUD overly and CUP to allow flexibility for the development of this proposed project. The new proposed development will provide room for economic growth while establishing appropriate transitions between land uses.

C. *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. Introducing spaces for traditional self-storage with the previously approved Rickway Carpet warehouse, office, and showroom will line up well with the neighboring city limits of Mankato. The site is in the vicinity of other parcels of land zoned M-1 which will motivate the orderly growth of the City of Mankato community. The development will be an asset to the city as it complements nearby areas and encourages appropriate transitions of future land use developments.

D. *It can be adequately served by public facilities and services.*

A private watermain will be extended south from the existing public watermain in 227th St as part of site development. The watermain will loop through the self-storage units to provide hydrant coverage. The storage units will not be sprinkled, so hydrants will be spaced no more than 300 feet apart.

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

The anticipated traffic impact is expected to be low due to the nature of the proposed use. Ample on-site parking and safe access will be implemented to meet city requirements, ensuring safe and efficient use of the development.

F. *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.

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

A wetland is located on the southernmost part of the site that receives stormwater from the adjacent area to the north and the ditch along the east side of the site. The western side of the defined ditch along the east side of the site goes away to allow the stormwater to spill into the wetland area before overflowing to the southern ditch and ultimately discharging to the west. The proposed development is designed to detain stormwater in proposed ponds to reduce discharge rates to the pre-development conditions and improve water quality. The stormwater will then be discharged to the existing ditch system along the east, south, and west sides of the site. The volume of stormwater discharge to the eastern ditch will match existing conditions to ensure the existing wetland hydrology is maintained. Any site planning will comply with local environmental regulations, and stormwater management practices will be implemented to preserve the site.

H. *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. Promoting quality design standards and opportunities for industrial park development, this proposed development complements the nearby M-1 district locations. While evaluating the development near existing land uses in the area, the traditional self-storage building will not strain city services or change the existing neighborhood characteristics.

- I. 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.

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

The proposed development of traditional self-storage building will not jeopardize the public's health, safety, or general welfare. It will be professionally managed, regularly maintained, and designed with safety as a priority. The site development will be a positive addition to the area.

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,



Katia Ostermann
Development Services Coordinator
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Sincerely,



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Civil Engineer
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