



CITY HALL

207 Lafayette Street
P.O. Box 378
Winona, MN 55987-0378
FAX: 507/457-8212

July 9, 2015

Planning Commissioners
Winona, Minnesota 55987

Dear Commissioner:

The next meeting of the Planning Commission will be held on **Monday, July 13, 2015, at 4:30 p.m. in the Wenonah Room** of the Winona City Hall.

1. **Call to Order**
2. **Minutes – May 11, 2015**
3. **Public Hearing – Final Plat – Hiawatha Bluffs Living Subdivision**
4. **Other Business**
5. **Future Action Items**
 - Consultant selection relating to our development code update project is progressing on schedule. In summary, five consulting firms submitted proposals for the work. Following initial committee review, this list was pared to three firms who will be interviewed by the Committee on July 13th and 14th. In presuming that these go smoothly, we would plan to have a recommendation in front of Council on July 20th. From there, we would look at a first consultant/commission meeting date on August 10th.
6. **Adjournment**

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Moeller".

Mark Moeller
City Planner

PLANNING COMMISSION MINUTES

DATE: May 11, 2015

TIME: 4:30 p.m.

PRESENT: Chairperson Davis, Commissioners Boettcher, Porter, Hahn Buelow, Ballard, M. Olson, and Fritz

ABSENT: Commissioner L. Olson

STAFF PRESENT: City Planner Mark Moeller; Assistant City Planner Carlos Espinosa

The meeting was called to order at 4:30 p.m. by Chairperson Davis.

Approval of Minutes – April 27, 2015

The minutes for April 27, 2015 were approved upon motion by Commissioner Boettcher and second by Commissioner Hahn.

Public Hearing – Rezone Request M-1 to B-3

Chairperson Davis opened the public hearing and asked staff to present the item. Mr. Espinosa stated that the request is to rezone the area in question from M-1 to B-3. Mr. Espinosa presented the following analysis and recommendation:

1. There may have been error or oversight in M-1 zoning of the area in question – as the use of the area in 1959/1960 could have been supported by a business zoning classification.
2. Adjacent land uses have changed since the application of M-1 zoning in 1959/1960 to warrant rezoning of the area in question.
3. Potential uses of the B-3 zoning would not impose “undue hardship” on surrounding properties.
4. In addition to the petitioner, the proposed rezoning benefits surrounding land uses because it facilitates future uses that are more compatible with the area.
5. Because the proposed rezoning is in-line with the Comprehensive Plan’s designation of the area as Downtown Fringe, the proposed rezoning should not be misconstrued as spot zoning.

Given the above staff conclusions, approval of this request is recommended.

Mr. Espinosa stated that the Commission could either approve the request, deny the request, modify the request to lower zoning classification such as B-2, or table the item.

Chairperson Davis then asked the petitioner for comments. Mr. Beier stated that he feels the requested B-3 zoning better fits with the existing restaurant use of the property and the changes to the area resulting from the interstate bridge project. The B-3 zoning would also give him more flexibility for future additions because the required setbacks are eliminated.

PLANNING COMMISSION MEETING MINUTES

MAY 11, 2015

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Commissioner Fritz stated that he thought the B-2 zoning district would be a better fit because the B-3 zoning district is relatively unrestrictive for a business zone. The B-3 zone allows uses such as wholesale warehousing and storage which are less retail and commercial oriented.

Commissioner Porter asked about the rationale behind the B-3 zoning district. Mr. Espinosa responded that B-3 district was chosen because the area is designated by the Comprehensive Plan as "Downtown Fringe." This designation recommends a lower intensity of use than the downtown core, and the B-3 zoning district has a height limit of 3 stories or 40 feet in height, thus promoting a lower intensity of use than a B-2 zoning district which allows heights of 6 stories or 75 feet in height.

Commissioner Porter stated he was concerned that B-3 permitted uses such as warehouses and welding shops would not fit in with the surroundings given plans for a pedestrian plaza in the new bridge area.

Commissioner Olson asked if the Commission could add a condition to the rezoning request to limit the height of new development. Mr. Espinosa responded that typically conditions are not added to rezoning requests – typically the zoning district either fits or another zoning district is examined. Mr. Espinosa explained that another reason the B-3 was recommended is that the Commission can modify the request to a B-2 without re-publishing the public hearing notice.

Chairperson Davis stated that it's difficult to decide between the B-2 and B-3 districts because on one hand a 6 story building would not be appropriate, but on the other hand some of the potential uses allowed by the B-3 zoning district are concerning.

Chairperson Davis then asked if anyone else would like to speak for or against the project. There being no one who desired to speak, Chairperson Davis closed the public hearing.

Commissioner Hahn made motion to table the item to allow staff to consult the City Attorney about conditions for the rezoning. The motion was seconded by Commissioner M. Olson. Upon vote, the motion died due to a 4-4 tie and Commissioners decided to deliberate further.

Mr. Espinosa was asked to differentiate between the B-2 and B-3 zoning districts. Mr. Espinosa read off a list of the uses first permitted in the B-3 zoning district that wouldn't be permitted in the B-2 zoning district.

Commissioner Boettcher noted that the property in question may be too small for some of the B-3 uses which include trucking.

Commissioner Fritz made a motion to modify the rezoning request to a B-2 zoning district. The motion was seconded by Commissioner Boettcher. Upon vote, the motion passed 7-1 with Commissioner Porter voting against.

PLANNING COMMISSION MEETING MINUTES

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Request for Proposals (RFP) – Development Code Update

Mr. Moeller reviewed the draft RFP for the Development Code Update. Mr. Moeller explained that the RFP is relatively flexible, thus allowing consultants to be more creative in their responses.

Commissioner Fritz asked if the Unified Development Code would have property maintenance and design standards. Mr. Moeller responded that those could be discussed.

Commissioner Porter has a question about funding for the project. Mr. Moeller responded that the intent is to allocate a total of \$100,000 to the project - \$50,000 in 2015 and \$50,000 in 2016. Although the 2016 dollars have not been dedicated yet, the project is being started mid-year and Councilman Thurley is participating on the RFP Advisory Committee to help make sure there aren't any issues with future funding.

Commissioner M. Olson asked if commissioners or others could sit in on meetings of the Advisory Committee. Mr. Espinosa stated that he'd check with the City Attorney.

Next, Commissioner Porter motioned to recommend the RFP to the City Council. The motion was seconded by Commissioner Fritz and passed unanimously.

Other Business – Downtown Narrative Presentation

Alek Warwein introduced herself and went through the downtown narrative document she had produced during her last semester as an intern in the Planning Division. Following a few questions, the Commission thanked Ms. Warwein for the presentation.

Future Action Items

Commissioner Fritz noted that he had received the CIP timeline and a joint City Council/Planning Commission review meeting is scheduled for 45 minutes on August 17th. There was discussion among Commissions that this meeting should be longer, in a larger room, and not be truncated by a Council meeting on that date.

Adjournment

There being no further business to come before the Commission, the meeting was adjourned at 5:30 p.m.

Carlos Espinosa
Assistant City Planner

PLANNING COMMISSION

AGENDA ITEM: 3. Public Hearing – Final Plat – Hiawatha Bluffs Living Subdivision

PREPARED BY: Mark Moeller

DATE: July 13, 2015

BASE DATA

- Petitioner:** Hiawatha Bluffs LLC (by Julie Hanson)
- Location:** Exhibit A – Parcel to be created is located at the rear of 1423 and 1437 Service Drive, occupied by Slumberland and Westgate Bowl/Wellingtons.
- Existing Zoning:** B-2 (Commercial)
- Proposed Lots:** 1 (Exhibit B)
- Lot Area:** 1.31 acres-more or less
- Proposed Use:** As proposed, the Hiawatha Mental Health Center plans to construct a 20-unit State licensed building for single adult tenants. A general discussion of the use, which is permitted under present commercial site zoning, is attached as Exhibit C. Since the focus of this use is “residential”, the structure of the lot is governed by performance standards of the R-3 (Multiple Family Residential) zoning district. For the use proposed, standards require:
- A minimum “lot size” of 30,000 square feet (20 units x 1500 square feet of lot area/unit).
 - A minimum lot frontage of 75 feet.

DISCUSSION

In summary, this petition seeks to split an approximate 1.31 acre parcel from land parcels occupied by Slumberland and Westgate Bowl/Wellingtons uses. Together, these parcels currently include a total of 3.95 acres of land. Given planned construction

PLANNING COMMISSION

3. PUBLIC HEARING – FINAL PLAT – HIAWATHA BLUFFS LIVING SUBDIVISION

JULY 13, 2015

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of the 20-unit State licensed residential structure, development process “actions”, to date, have included:

1. The approval of a variance allowing technical lot frontage requirements of the “new” parcel to be reduced from 75 feet to 20 feet at Service Drive. (Reference Exhibit B). This variance was approved by the Board of Adjustment on June 4, 2014, and remains valid.
2. The approval of a site plan for the proposed residential project. Approved site and landscaping plans, along with proposed building elevations of the new structure are attached as Exhibit D. The site plan review process did not generate a request for Commission review, while the City’s approval letter (June 19, 2015) did include conditions requiring an additional hydrant at the site, and the preparation/submittal of a final plat-needed to create the development site parcel. (Note: The Fire Department has since released the requirement for a second hydrant.)

Given the previous, the following address general conformance with City Zoning and Subdivision requirements, and other considerations:

A. Conformance with Zoning Ordinance:

- The planned 1.31 acre parcel will exceed the minimum lot area standard (30,000 square feet) required for the immediate (residential) use.
- Given B-2 (Commercial) zoning, the location of proposed “new” southerly property lines for both of the “existing” parcels are appropriate. Again, although commercial uses, located within B-2 districts are generally not subject to yard requirements, the planned residential use of the site would be subject to R-3 (Multiple Family) District standards. As reflected on the approved site plan, Exhibit C, required front, rear, and side requirements will be exceeded. Additionally, required on-site parking and stormwater management will be met.
- As approved by the Board of Adjustment last year, the structure of the plat reflects the reduced street frontage (75 to 20 feet) of the lot, at Service Drive.

B. Conformance with Subdivision Ordinance:

- As prepared and submitted, the plat is consistent with provisions of City Code Chapter 42.06, which presents minimum information to be shown on the final plat.
- Adequately sized City sanitary sewer/water mains and other utilities are available to the new parcel. City utilities are formally recognized through appropriate utility easements.
- Although minimal, the 20 foot wide strip, providing access to Service Drive, is appropriate.

-
- As a general note, although the parcel appears to be somewhat secluded, it does provide a viable development site.

OTHER REVIEWS

Follow review of the plat, the City Engineer has determined that it is compliant with minimum development standards.

RECOMMENDATION

Given the previous, approval of the plat is recommended.

Attachments

Hiawatha Bluffs Living

A

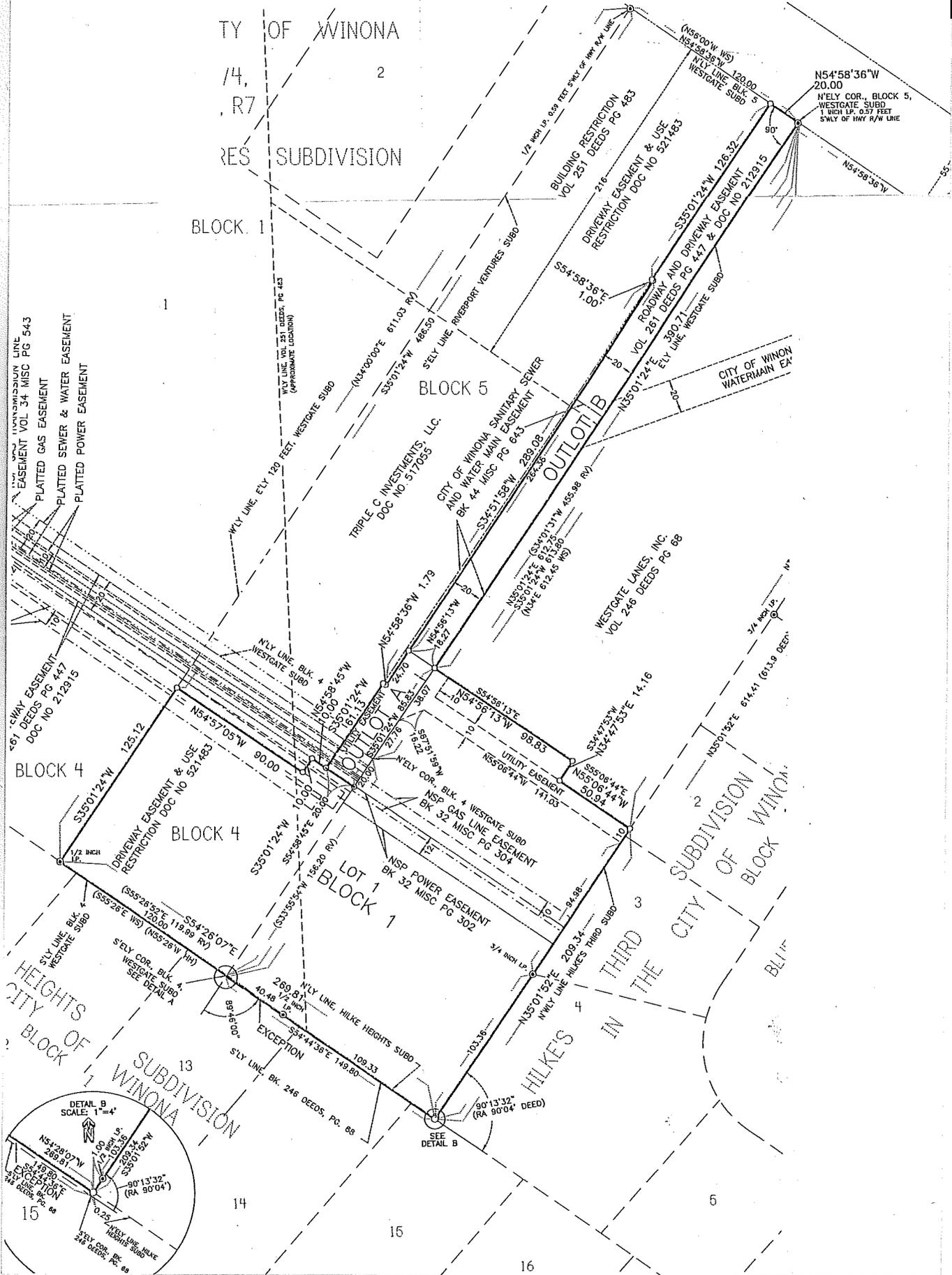


This map was compiled from a variety of sources. This information is provided with the understanding that conclusions drawn from such information are solely the responsibility of the user. The GIS data is not a legal representation of any of the features depicted, and any assumptions of the legal status of this map is hereby disclaimed.

0 75 150 300
Feet

HIAWATHA BLUFFS LIVING

B



TY OF WINONA
/4,
R7
RES SUBDIVISION

BLOCK 1

BLOCK 5

OUTLOT B

BLOCK 4

BLOCK 4

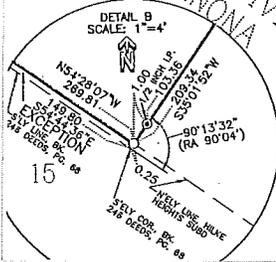
LOT 1

BLOCK 1

IN THE CITY OF WINONA

HILKE'S THIRD SUBDIVISION

HEIGHTS CITY OF WINONA
BLOCK 13
SUBDIVISION



14

15

16

5

Hiawatha Valley C



Mental Health Center

Caledonia Office

121 So. Marshall
Caledonia, MN 55921
507.725.2022

La Crosse Office

319 Main St., Suite 301
La Crosse, WI 54601
608.796.1168

Red Wing Office

2835 South Service Dr.
Suite. 103
Red Wing, MN 55066
651.327.2270

Rushford Office

105 State Rd. 16
Suites 2, 3
Rushford, MN 55971
507.864.2600

Wabasha Office

611 Broadway Ave.,
Suite 100
Wabasha, MN 55981
651.565.2234

Winona Main Office

166 Main Street,
Winona, MN 55987
507.454.4341

SCY Center

122 W 2nd St
Winona, MN 55987
507.474.9320

Peer Support Network

122 W 2nd St
Winona, MN 55987
507.474.9640

Adult Community

Based Services
252 West Wabasha
Winona, MN 55987
507.454.1046

HIAWATHA BLUFFS LIVING

A Supported Housing Project for Adults with Mental Health Needs

June 2015

- A 20 Unit 1 Bedroom Apartment Building for Single Adult Tenants.
- Each tenant is a client of Hiawatha Valley Mental Health Center and has a mental health diagnosis qualifying him/her for a variety of comprehensive mental health services including onsite case management, skills training, nursing and other supportive and/or therapeutic services.
- Each prospective tenant will submit an application for an apartment at Hiawatha Bluffs Living through his/her county case worker. Applications will be reviewed and screened through a needs assessment process established by Hiawatha Valley, Winona and other local counties as well as the state financing agency that has funded construction of the project. Applications that include a history of illegal activity will not be considered.
- 24 hour 7 day a week awake staffing will be provided in the building to assist and monitor all clients. A security monitoring system will be in place.
- Clients will have care plans that assess their ability to safely and appropriately access community resources such as shopping, recreation, public transportation and medical appointments. Most of these errands will be done in company with a staff member; some will be carried out independently.
- Some clients may have jobs in the community which will enable them to contribute toward the cost of their housing and other everyday needs. State grant funds supplement any earnings for those necessities. Clients are not expected to independently drive and have their own vehicles.

800.657.6777

KEYNOTES

- 1 NEW, 2-STORY BUILDING. REFER TO ARCHITECTURAL PLANS.
- 2 STOOP. REFER TO STRUCTURAL PLANS. COORDINATE SIDEWALK JOINTS.
- 3 ASPHALT PAVEMENT.
- 4 PAINTED PARKING STRIPE, 4" WIDE, WHITE; TYPICAL
- 5 ACCESSIBLE PARKING STALL WITH WHEEL STOP AND SIGNAGE.
- 6 B612 CONCRETE CURB AND GUTTER,
- 7 RIBBON CURB,
- 8 CURB TRANSITION. SEE PLAN FOR LENGTH.
- 9 CONCRETE PAVEMENT,
- 10 CONCRETE SIDEWALK,
- 11
- 12 MODULAR BLOCK RETAINING WALL,
- 13 7" RISER. SEE PLAN FOR NUMBER OF RISERS.
- 14 INFILTRATION BASIN. SEE SHEET CG101 AND LANDSCAPE PLANS.
- 15
- 16 NEW AND EXISTING ASPHALT PAVEMENT INTERFACE,
- 17 VALLEY GUTTER.

- 18 DERO BRAND 9-BIKE RACK. STYLE RR4H. IN-GROUND MOUNT PER MANUFACTURER INSTRUCTIONS.
- 19 THICKENED BITUMINOUS EDGE.
- 20 BOULDER WALL, 18" - 36" DIAMETER BOULDERS. SEE CG101 FOR ELEVATIONS.
- 21 DUMPSTER / MAINTENANCE AREA

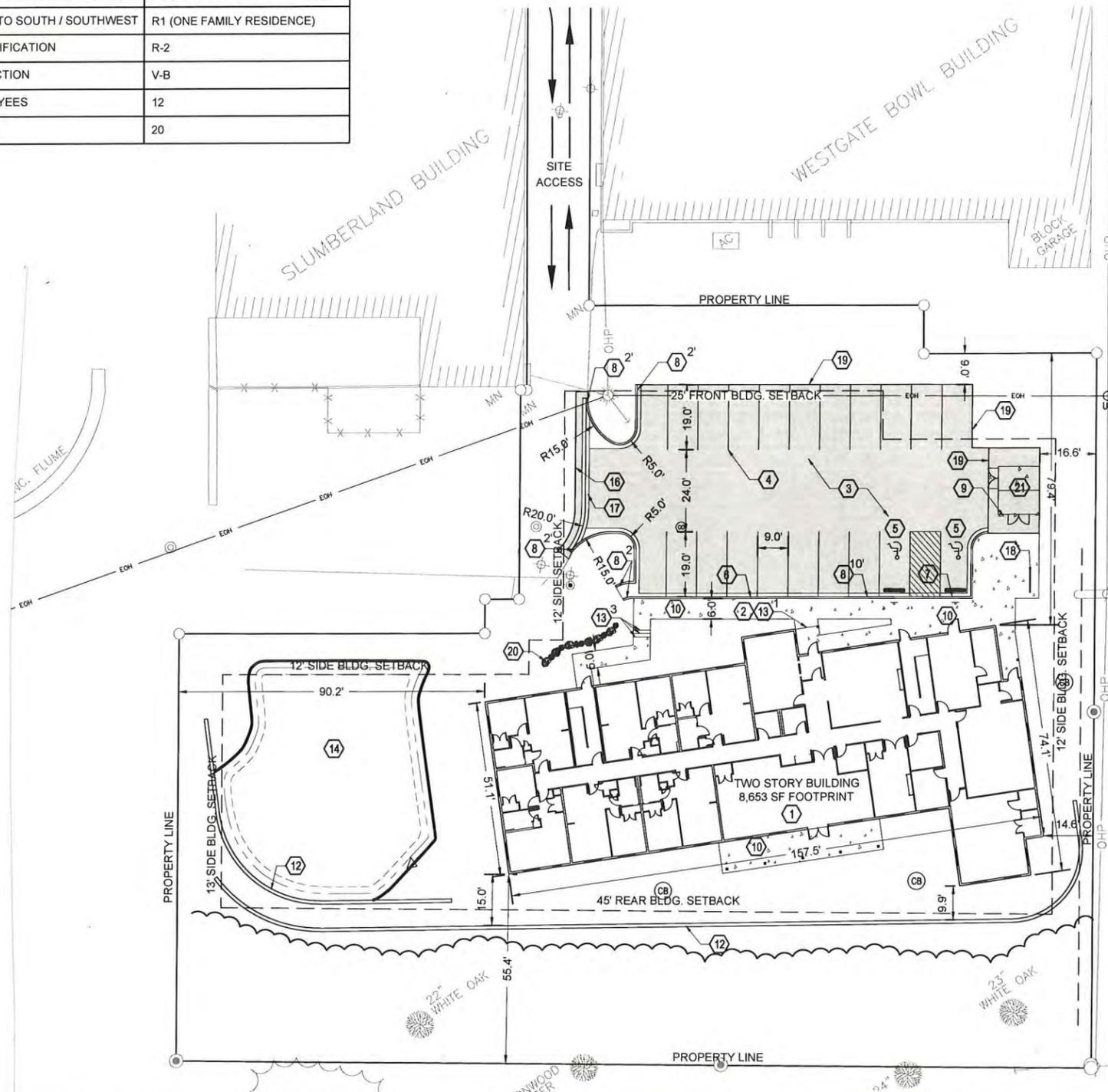
SITE / BUILDING CHARACTERISTICS	
SITE ZONING	B2 (CENTRAL BUSINESS DISTRICT)
ADJACENT ZONING TO NORTH AND WEST	B2 (CENTRAL BUSINESS DISTRICT)
ADJACENT ZONING TO EAST / SOUTHEAST	R3 (MULTI-FAMILY RESIDENCE)
ADJACENT ZONING TO SOUTH / SOUTHWEST	R1 (ONE FAMILY RESIDENCE)
OCCUPANCY CLASSIFICATION	R-2
TYPE OF CONSTRUCTION	V-B
NUMBER OF EMPLOYEES	12
NUMBER OF UNITS	20

LEGEND

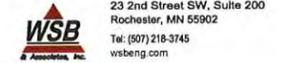
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK

SITE PLAN NOTES

- 1. SEE SHEET CJ001 FOR CIVIL GENERAL NOTES.
- 2. SEE SHEET CD101 FOR SITE DEMOLITION PLAN.
- 3. REFER TO ARCHITECTURAL AND/OR STRUCTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS, STOOP AND RAMP LOCATIONS.
- 4. THE CONTRACTOR SHALL CONSTRUCT ALL PAVEMENTS TO CONFORM WITH THE CORRECT LINES AND FINISHED GRADES AS INDICATED ON THE PLANS AND TO MATCH EXISTING PAVEMENT GRADES AT TIE-IN POINTS. NO PONDING OF WATER WILL BE ALLOWED.
- 5. SAW ALL CONCRETE CONSTRUCTION JOINTS, CLEAN THEM OF DEBRIS, BLOW THEM DRY AND IMMEDIATELY SEAL WITH JOINT SEALANT.
- 6. REINFORCE ODD SHAPED PAVING PANELS WITH #3 BARS AT 24" EACH WAY. AN ODD SHAPED PANEL IS CONSIDERED TO BE ONE IN WHICH THE SLAB TAPERS TO A SHARP ANGLE WHEN THE LENGTH TO WIDTH RATIO EXCEEDS 3 TO 1 OR WHEN A SLAB IS NEITHER SQUARE NOR RECTANGULAR.



701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029



engineering · planning · environmental · construction

CLIENT:
Hiawatha Valley Mental Health Center

166 Main Street
Winona, MN 55987

THIS SQUARE APPEARS 1/2"x1/2" ON FULL SIZE SHEETS

NO	DATE	REVISION
01	06.01.15	SITE PLAN REVIEW
NO	DATE	ISSUED FOR

NO	DATE	REVISION

I HEREBY CERTIFY that this plan, specification or report was 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.

PRELIMINARY NOT FOR CONSTRUCTION
6.1.15

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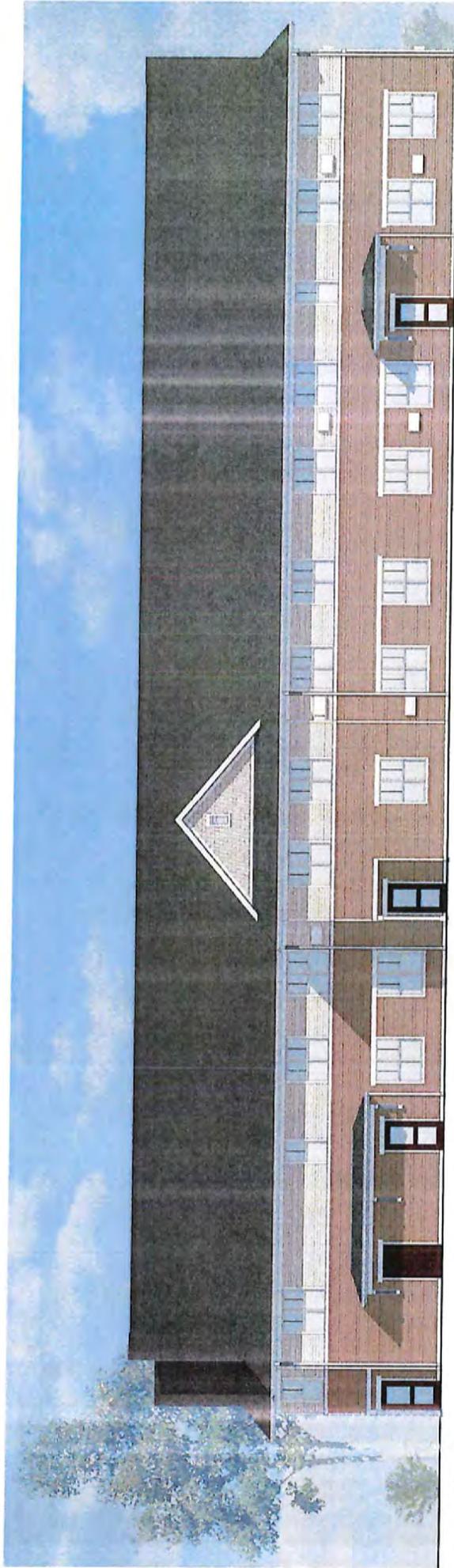
PROJECT NAME:
Hiawatha Valley Mental Health/ Hiawatha Bluffs Living

Winona, MN 55987

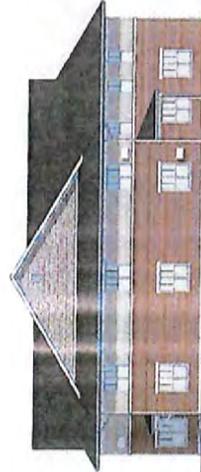
DRAWING TITLE:
Site & Layout Plan

FILE: 01813-040 CS101
DRAWN BY: JF
CHECKED BY: MS
PROJ. NO: 01813-040
DRAWING NO:

CS101



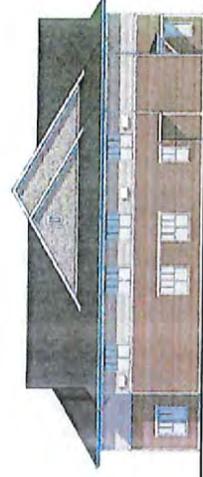
Front Elevation



West Elevation



South Elevation



East Elevation

Hiawatha Valley
 MENTAL HEALTH CENTER

Hiawatha Bluffs Living
 Winona, Minnesota
 May 2015



PERFORMANCE
 DRIVEN DESIGN.