



CITY HALL

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

June 8, 2016

Planning Commissioners
Winona, Minnesota 55987

Dear Commissioner:

The next meeting of the Planning Commission will be held on **Monday, June 13, 2016, at 4:30 p.m. in the Council Chambers** of the Winona City Hall.

1. Call to Order
2. Public Hearing – Final Plat – Pelzer Properties
3. Public Hearing – Land Disturbance Activity Permit – City of Winona
4. Downtown Zoning Boundary Discussion
5. Discussion – Levee Park Connector Bicycle Routes
6. Other Business
7. Future Action Items
8. Adjournment

Sincerely,

A handwritten signature in black ink, appearing to read "Carlos Espinosa".

Carlos Espinosa
City Planner

PLANNING COMMISSION

AGENDA ITEM: 2. Public Hearing – Final Plat – Pelzer Properties

PREPARED BY: Mark Moeller

DATE: June 13, 2016

BASE DATA

- Petitioner:** Steve Kohner (Winona, MN)
- Location:** Exhibit A – Northwest corner of West Fifth and Pelzer Streets
- Existing Zoning:** B-2 (Central Business District)
- B-2 District Lot Development Standards:**
- Minimum lot area/frontage – No requirement.
 - Front Yard Setback – None, unless either side yard abuts a residential district, then 25 feet.
 - Side Yard Setback – None, unless a side yard abuts a residential district, then the same as required for one family dwelling as in the residential district.
 - Rear Yard Setback – None, unless a rear yard abuts a residential district, then the same as required for one family dwelling in the residential district.
- (Note: Previous requirements pertaining to front, side, and rear yards are certified in accordance with site review/approval).
- Area of Land to be Subdivided:** 6.04 Acres
- Proposed Number of Lots:** Exhibit B. Four + 2 Outlots
- Proposed Lot Areas:**
- Lot 1 – 2.35 acres (Fronts W. Fifth and Pelzer Streets)
 - Lot 2 – .98 acres (Fronts W. Fifth Street)
 - Lot 3 – 1.08 acres (Fronts Sebo Street)
 - Lot 4 – 1.63 acres (Fronts Pelzer Street)

Proposed Vehicular/Pedestrian Access:

Lot 3 has/will continue to be accessed from Sebo Street. As shown on Exhibit C, vehicle access to/from lots 1, 2, and 4, to W. Fifth and Pelzer Streets, will be "controlled," through shared access points at Outlots A and B. Since both outlots generally align with intersecting streets (Whitten and Broadway) located north and east of W. Fifth and Pelzer Street, and are located outside of W. Fifth and Pelzer Street intersection traffic lane medians, outlot locations should permit turning movements in any direction.

In addition to vehicular flow, pedestrian movement, throughout the neighborhood, is provided by existing sidewalks located along W. Fifth and Pelzer Streets.

Proposed Public Dedications:

Pursuant to plat language, the only public dedication proposed is Outlot B (Referenced as a utility easement).

Other Plat Features:

Given review of Exhibit B, the plat references a 15.25 foot wide ingress-egress easement that runs parallel with the south line of proposed lots 3 and 4. Historically, this easement dates back to development of the Penney's site, and the retention of the strip of land (by the Red Top), for mobile home park access purposes. Given recent discussion between Mr. Kohner and Fastenal (current owners of Penney site), staff understands that agreement has been reached to both retain/formalize the agreement. Work on this is progressing. Although the easement won't play a role in accommodating day to day traffic through the area, it could be used for emergency/incidental purposes, and would restrict the construction of a building/building addition (on the Penney's site) to the south line of lots 3 and 4.

Proposed Utilities:

Future redevelopment of the site will have access to existing mains serving the neighborhood. All are of adequate capacity to serve the site.

Current Use: Exhibit A, lot 3 presently includes a number of storage structures built in the mid 80's. Lots 1, 2, and 4 previously accommodated the former Red Top Mobile Home Park that was officially closed (vacated) in June of 2015. Although no official proposal has been received for redevelopment of the site, any such proposal will require site plan review/approval.

Area Streets: As previously noted, the plat will be served by three streets including Sebo (a "local" street) and West Fifth and Pelzer Streets (both designated as minor arterials). For reference, 2011 average daily vehicle counts on W. Fifth were 8,300 and on Pelzer Street were 10,000. Additionally, although Pelzer is a City street, W. Fifth Street falls under Winona County jurisdiction, as County State Aid Highway 32.

Environmental: The platted site is not located within a designated flood hazard area or Shoreland Overlay District. Additionally, given information provided by the National Wetland Inventory and Winona County Soil Survey, no known wetlands exist on the site. No other known environmental concerns have been identified to the site.

DISCUSSION/CONSIDERATION

This request relates to a proposal that will split a single land parcel into 4 lots + 2 outlots for future sale and redevelopment.

Historically, lot 3 was rezoned (R-3 to B-2) in 1983 for the present storage use. The remainder of the site was rezoned (R-3 to B-2) in mid-November, 2015. With this, and given demands for available commercial land within the City, it is anticipated that redevelopment will entail commercial use. Again, whereas the purpose of the plat is to simply define how the parcel will be split, the actual detail of redevelopment will occur, once specific proposals site plans, etc. are received.

Given review of the base data section, although the layout of this plat is not subject to a significant amount of requirements/guidance, it may be concluded that:

1. All lots will front on existing public streets.
2. All lots will be sized to facilitate/support reasonable development.
3. All lots will have access rights to abutting streets.
4. All lots will access existing utility mains with adequate capacities.

In further addressing Point 3, although a bit unusual, access to/from all lots will be "pre-structured" by way of the two Outlots proposed. Although abutting property owners will equally share rights/responsibilities to these areas, their design will include a "single" driveway to West Fifth and Pelzer Streets. These single drives will then be accessed from adjoining parcels from outside of Outlots. Given discussion with the City Engineer, staff suggests that, should the plat be approved, it be tied to a condition ensuring that Outlots be designed to include one driveway. Again such a condition could be certified with future site plan reviews/approvals for individual lots.

Along with the previous, it is noted that the developer's engineer has been working with the City Engineer in planning for a new left hand turn lane for north bound traffic, from Pelzer to Outlot B. Additionally, the project surveyor has advised staff that the developer has been discussing needed access provisions, related to West Fifth Street (again a County Highway), with the County Engineer. Although comments from that agency have been invited, none have yet been received. Should these be identified, they will be brought to the meeting for consideration.

RECOMMENDATION

Approval of this plat is recommended subject to the condition that both Outlots be designed for no more than a single driveway, and subject to County Highway Department comments. In consideration of this matter, the following alternatives are available to the Commission:

1. Recommend approval of the request, adopting the analysis above as the findings of the Planning Commission.
2. Recommend denial of the request. If denial is recommended, specific reasons should be given.
3. Recommend modification of, and/or conditions to, the request.
4. Table the item to allow staff additional time to answer questions.

Attachments

Pelzer Properties **Exhibit 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. Imagery from 2013

0 50 100 200 Feet

June 1, 2016

PLANNING COMMISSION

AGENDA ITEM: 3. Public Hearing–Land Disturbance Activity Permit–City of Winona

PREPARED BY: Mark Moeller

DATE: June 13, 2016

Hearing Purpose:

In accordance with City Code Section 43.84 D, the City of Winona has submitted a Land Disturbance Activity Permit Application, seeking approval to construct a City water reservoir within a portion of Outlot C, Cobblestone Creek Subdivision (Exhibit A). As referenced on Exhibit B, the proposed tower site is fully located within a Bluff Impact Overlay District. Although the purpose and intent of the City Bluff Protection Ordinance is to restrict/limit disturbances to bluffs, a limited number of activities are permitted, if preceded by Commission's hearing and approval of a Land Disturbance Activity Permit. Of these exceptions, one includes the construction of "essential services". In part, this term relates to activities that are "reasonably necessary for the furnishing of adequate service by a municipality," or for the public health, safety, or general welfare of citizens. An example of such a service would be the treatment and distribution of City water, including facilities such as reservoirs, towers, etc. to ensure adequate water pressure.

In its consideration of the request, the Commission will be guided by five conditions, all to be discussed in the following. After its hearing, the Commission will act on the application. This action will then be subject to a 10 day period allowing for an appeal of it, to Council. Should a request be received, an additional Council hearing (and final action) will be required.

Project Purpose/Need

Given initial planning for the Pleasant Valley Water Main Extension Project, it was realized that, without additional storage features, extension of the line to Cobblestone Creek would result in marginal tolerances relating to flow/pressure, at upper ends of the extension. Following 2008 construction, various testing has been conducted of the current line. Although the line appears to be adequate to serve "current" day-to-day residential use, significant problems exist of the system's ability to meet fire volume/flow needs (Exhibit C). In addressing this problem, the Cobblestone site was selected for the reservoir because:

1. It is located within City limits, land located immediately outside of the development are located within Wilson Township.
2. The parcel was made available to the City by the developer of Cobblestone Creek.
3. The site is located at the upper elevation of the Pleasant Valley water system.

-
4. The site offers the elevation needed to achieve water system pressure goals.
 5. Although the Cobblestone development site includes a number of sites that could provide elevation needed for the structure, the selected sites “average grade” is less than others. With this, the grade of the structures access road will be more reasonable (12–13 %), and site disturbance impacts are less than might occur on optional sites.

The reservoir is projected to cost \$925,000, while construction activities will progress over a six month period beginning in late June.

Project Scope

As referenced on plans submitted with the Land Disturbance Activity Permit Application, the reservoir structure is located on, with access to, Echodale Road, an existing gravel road (Exhibit D). The 300,000 gallon structure (Exhibit E) will have an overall diameter of 50 feet a height of 28 feet, and its base will be established at an elevation of 940 feet (approximately 75 feet above Echodale Road). This elevation represents the designed minimum needed to promote desired system pressure.

As referenced on Exhibit G, the reservoir will be accessed by a 12' wide driveway from Echodale Road and will be served by a 12" water main from Cobblestone Lane. This line will be “trenched” from Echodale Road to the reservoir, and “directionally bored” between Echodale Road and Cobblestone Lane.

During construction, Echodale will be used for the staging of vehicles, supplies, etc. In order to facilitate this activity, “temporary turnarounds” will be constructed at the southwest corner of the development. Additionally, a single family residence, located south of the project is currently accessed by Echodale Road. During construction activity, it is proposed (Exhibit G) that this access will be transferred to a temporary driveway between Cobblestone and southerly of temporary turnarounds on Echodale Road. Generally, this driveway will align with an abandoned drive (existing decades ago).

From a “disturbance” standpoint, Exhibit F shows limits of vegetation that will be removed/grubbed to facilitate the grading and construction of the reservoir, service drive, and water line on the site. As noted on the plan, clearing and grubbing will occur on 1.33 acres of the site. Given required stormwater management controls, Exhibit G shows that areas immediately “beyond” disturbed areas will be protected by machine sliced silt fences. This exhibit also shows that following construction, the disturbed site will be revegetated with appropriate erosion control blankets and seed mixes.

Again, outside of the primary construction site, the water line connection between Echodale Drive and Cobblestone Lane will be “directionally bored”, resulting in minimal disturbance to surface land. Activity relating to hook up disturbances at the foot of this connection will be revegetated with appropriate grass mixes (Exhibit G).

As reflected on Exhibit H, the proposed temporary driveway, for the single family dwelling, will encroach on a designated "special water buffer" to the Pleasant Valley Creek tributary passing through the Cobblestone Development. Although disturbances to these buffers are generally prohibited, those relating to vehicle access may be permitted if documented in the projects SWPPP (Stormwater Pollution Prevention Plan). Given that the road will align with a previous roadbed, significant improvements, other than a layer of gravel surface, are not proposed. Additionally, to protect adjoining spring/wetland complexes from erosion and "incidental" vehicle access, a machine sliced silt fence would be constructed/maintained along the southerly/westerly side of the drive between Echodale Drive and Cobblestone Lane. As noted on the SWPPP (Exhibit I), for the project, the silt fence and road will be removed and the site restored upon project completion. At that point, access to the southerly residence will be reestablished on Echodale Road.

Project Review Criteria

Section 43.82 (F) (4) addresses five criteria to be used in evaluating this proposal.

- The Commission finds that the only reasonable and feasible location for an essential service requires placement within/through a defined Bluff Impact Overlay District, and that alternative locations and design elements have been considered.

Given the previous discussion, the site was selected for a number of factors as listed under the project purpose/need section. Again, the structures base elevation of 940 feet is the "designed" elevation needed to promote fire protection pressure along the water main. Given the varied topography of Pleasant Valley, it would be difficult to find an alternative site that is not within a bluff location is located within the City, and is available for reservoir use. Although, an alternative design might include a tower structure that could have greater visual impacts than the one proposed. Again, the facility is needed to address general public safety issues.

- Essential services shall be designed to consider existing vegetative, topographic, and other site features, with the intent of minimizing vegetative and visual impacts to the greatest extent feasible. Land disturbance activity shall be limited in scope to include only those lands which are necessary to construct the essential service.

By design, all efforts have been made to limit disturbance activity of the 3.5 acre project site to a maximum of 1.33 acres. Off of the project site, the water main connection between Echodale Drive and Cobblestone Lane will include minimal impact directional boring construction methods. Additionally, the proposed temporary drive will function with minimal improvements that are designed to be removed once the project is completed and Echodale Road is reopened to general traffic. As noted within the project SWPPP (Exhibit I), during site

disturbance, all reasonable methods will be employed to control erosion and stormwater.

- The essential service shall be constructed in accordance with any applicable local or state laws and permitting requirements, including the City of Winona Stormwater Management Ordinance.

All required permits will be secured prior to implementing the project.

- No structure associated with the construction of an essential service shall exceed a maximum height of 30 feet.

The structure will have a maximum height of 28 feet.

- The activity shall include a site vegetative restoration plan which shall, in part, serve to promote the screening of structures required for the use, and shall include the use of native plant materials.

Following construction, disturbed areas of the site will include erosion control/seed mats and the reseeded of areas using MnDOT formulas. Although no further restoration is proposed over time, reseeded areas will “transition” to other native plant materials that currently exist on the hillside. Should the Commission determine that this process should be accelerated, it could condition project approval on the planting of native trees/shrubs. If required, it is recommended that the condition be tied to a specific volume of plants.

RECOMMENDATION

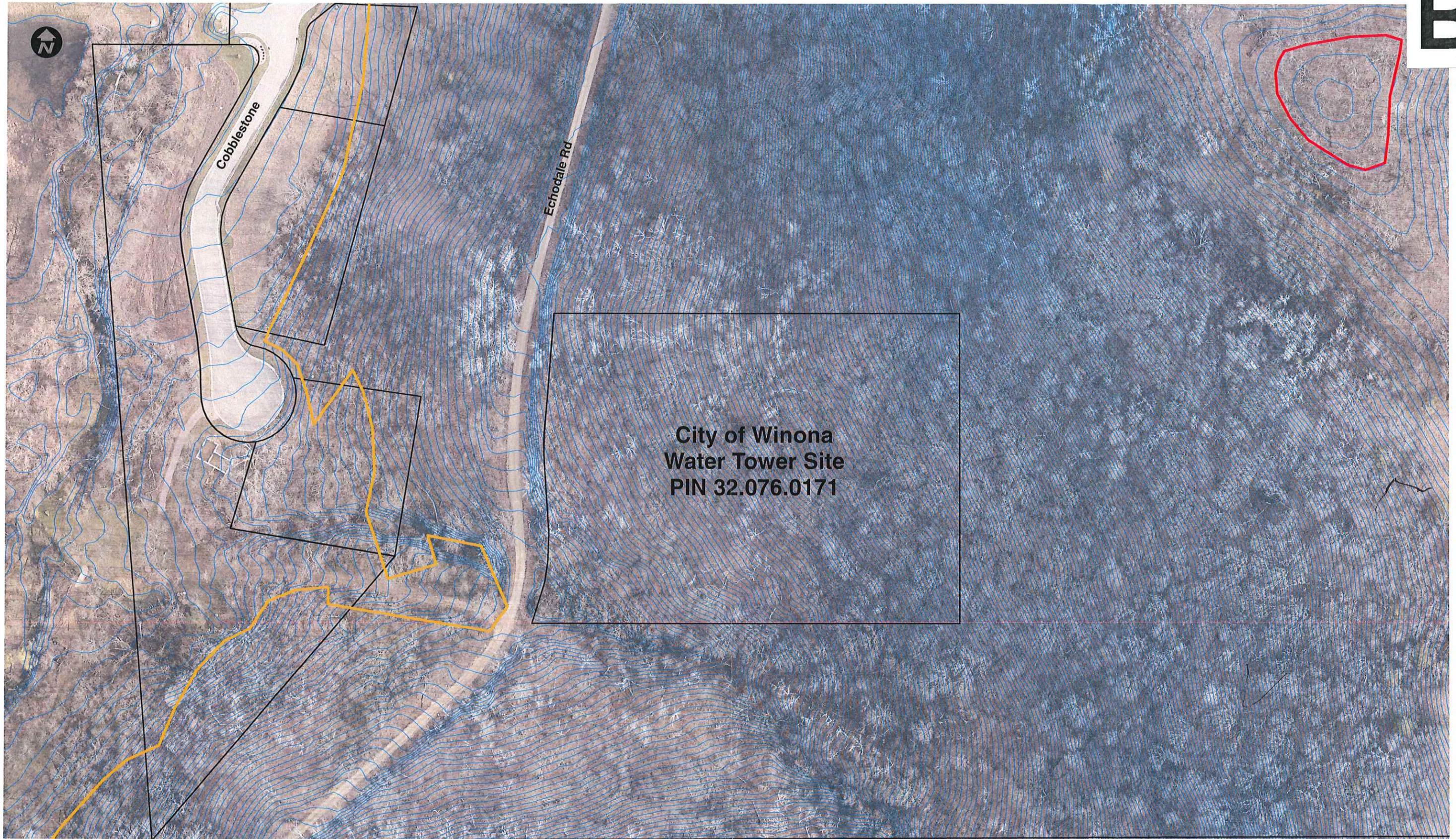
Given its consideration of this application, and the previous findings, staff recommends approval of the Land Disturbance Activity Permit provided that the project is carried out in accordance with all plans and the project SWPPP submitted in the application.

Following its public hearing, the following action options are available to the Commission:

1. Approval of the request, adopting the analysis above as the findings of the Planning Commission.
2. Recommend denial of the request. If denial is recommended, specific reasons should be given.
3. Recommend modification of, and/or conditions to, the request.
4. Table the item to allow staff additional time to answer questions.

Again, Commission approval of the request will be subject to a 10 day Council appeal period.

Attachments



This map was compiled from a variety of sources; 2008 Lidar data. 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.

- Toe of Bluff (18% / 50')
- Top of Bluff (18% / 100')
- - - 200' Ridgeline Transition
- 2' Contours

Mark Moeller



From: Keith Nelson
Sent: Monday, June 06, 2016 7:36 AM
To: Mark Moeller
Subject: FW: fire suppression for cobblestone

Keith Nelson

From: Curt Bittle
Sent: Thursday, October 03, 2013 1:41 PM
To: Keith Nelson
Cc: Bob Dunn; FireAll; Judy Bodway
Subject: fire suppression for cobblestone

Keith,

For the past few weeks we have been working with the water department to determine our fire suppression needs (water gpm) out at cobblestone. It was determined the two 30hp Pumps provided us with a very limited ability to supply initial attack lines. Today, the 75 hp fire pump was used in the test. We flowed approx. 960gpm in this scenario; more than enough water for a working residential fire.

The problem lies in the initial fire suppression effort with the residential supply 30hp pumps running.

Scenario: working fire is reported at 0200hr. Arriving crews notify dispatch of a working fire. Off duty personal are paged along with water dept. staff to switch over to the 75 hp pump used for fire suppression. The realistic 20-30 minute delay in switching over from the 30 hp to 75 hp pump could be a life safety issue.

In conversations with Mr. Dunn, there is a real possibility of getting a 250,000 gallon reservoir on site. The fire department fully supports any effort to remedy the initial water supply problem.

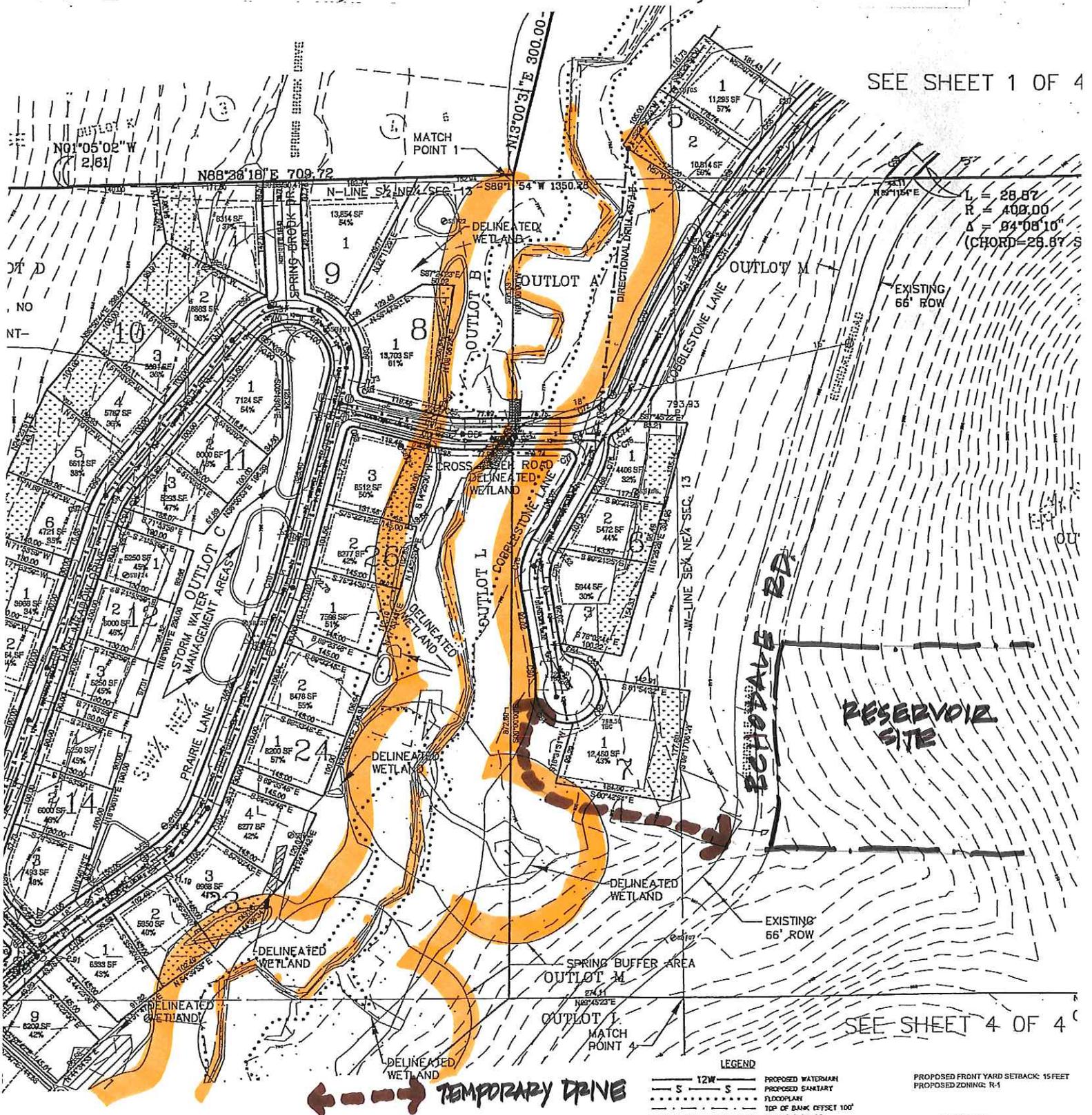
Thanks,

Curt Bittle, Fire Chief

COBBLESTONE CREEK

CITY OF WINONA, WINONA COUNTY, MINNESOTA

SEE SHEET 1 OF 4



$L = 28.87$
 $R = 400.00$
 $\Delta = 94^{\circ}08'10"$
 (CHORD = 28.87)

RESERVOIR SITE

SEE SHEET 4 OF 4

SEE SHEET 3 OF 4

← → TEMPORARY DRIVE

SPECIAL WATER STREAM BUFFER

LEGEND

- 12W PROPOSED WATERMAIN
- PROPOSED SANITARY FLOODPLAIN
- TOP OF BANK OFFSET 100' BUILDABLE SPACE
- CURBS & CUTTERS BUILDABLE AREA
- PERCENT BUILDABLE AREA
- NSA
- SANITARY MH
- STORM CATCH BASIN
- PROPOSED FRONT YARD SETBACK: 15 FEET PROPOSED ZONING: R-1

PLANNING COMMISSION

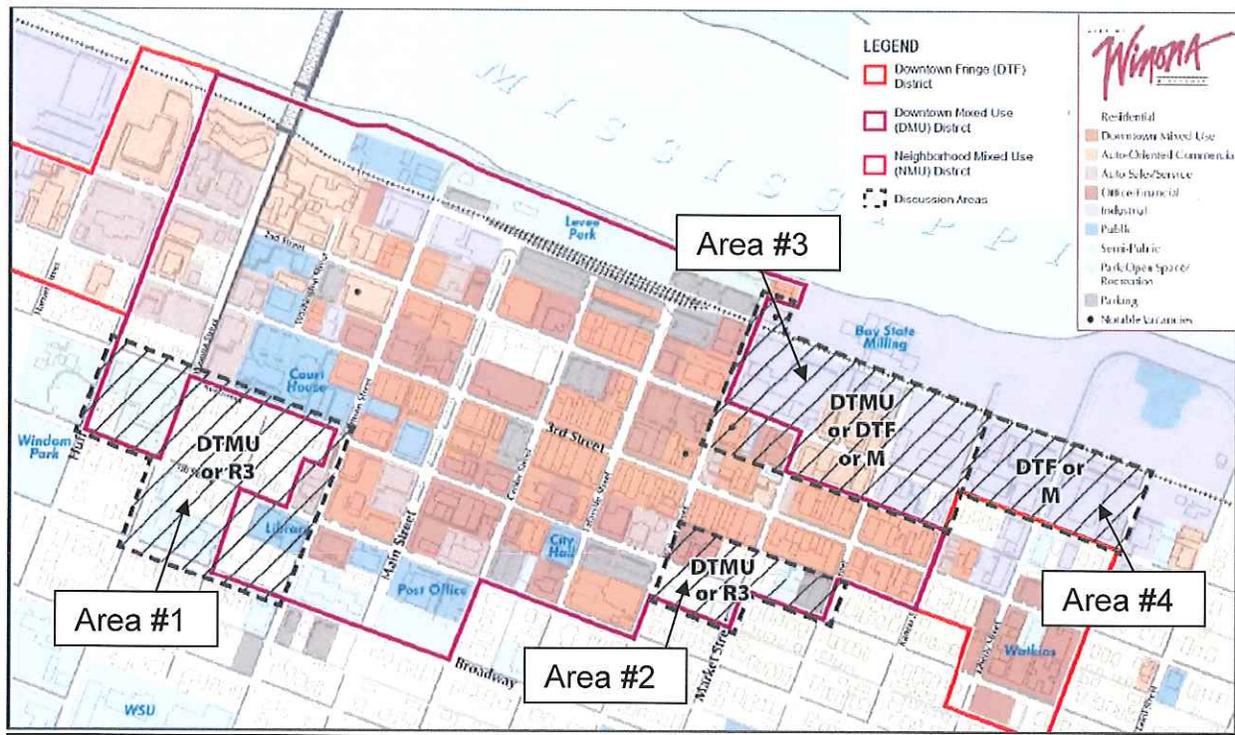
AGENDA ITEM: 4. Downtown Zoning Boundary Discussion

PREPARED BY: Carlos Espinosa

DATE: June 13, 2016

Summary

At the April 25th Planning Commission meeting, potential boundaries for the new downtown zoning districts were discussed. During that discussion, four areas were identified for further study. Those four areas are shown on the map below:



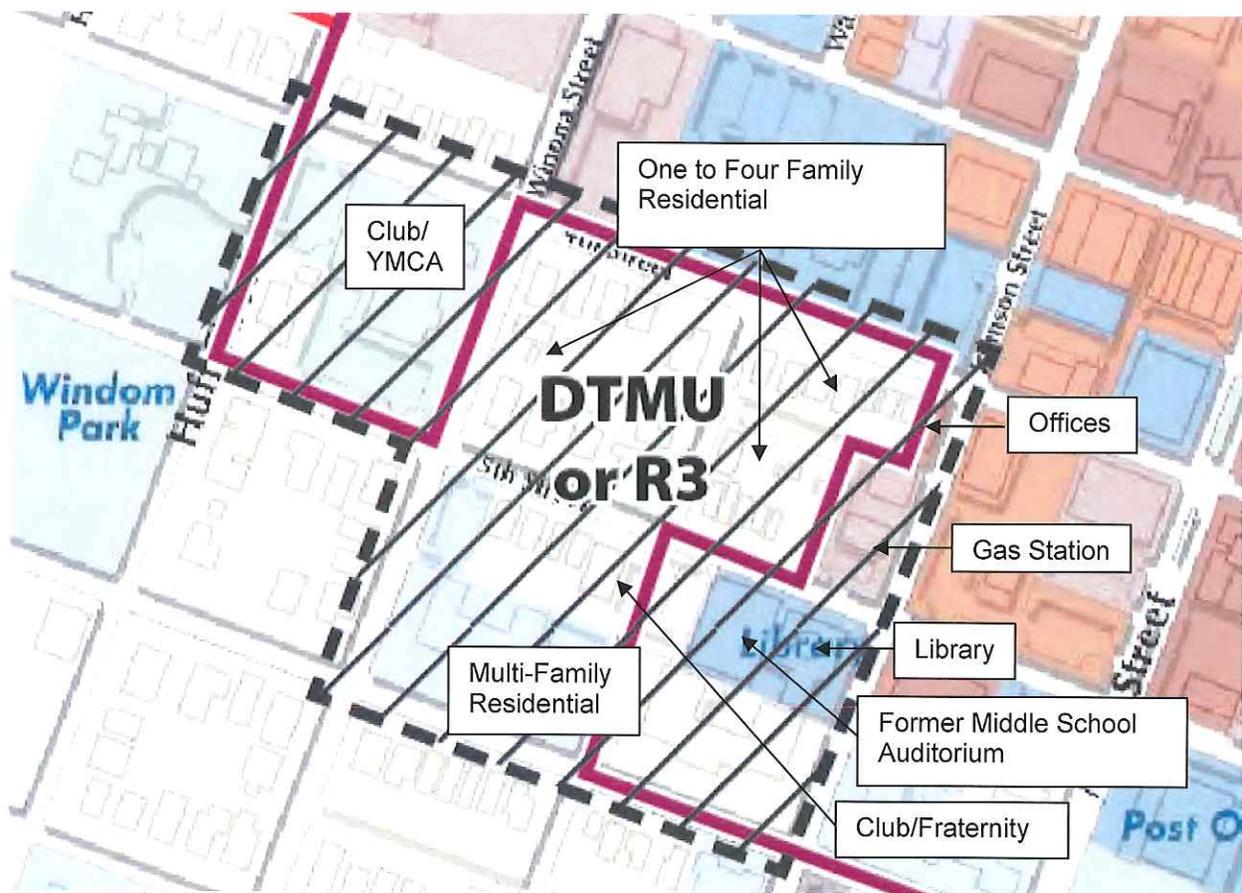
In order to assess how application of the new zoning districts would potentially impact existing land uses, analysis of each area is provided on the following pages.

A map is provided for each area along with a table which details existing zoning and potential zoning. The tables contain the two new downtown zones: DTF (Downtown Fringe), and DTMU (Downtown Mixed Use). The table cells have a P for permitted uses, PS for Permitted with Standards, C for conditional uses subject to a CUP, and "Legal Nonconforming Use" for uses not permitted (See Attachment A for full use table).

When examining the rezoning options, Commissioners should pay special attention to where the application of a new zoning district would create new nonconforming uses. Per state statute and City Code, nonconforming uses cannot be expanded (See Attachment B).

It's important to note that the boundaries are part of a working draft map. Continued discussion through the Development Code Update process will likely result in additional changes – especially when specific standards are considered for the new zones.

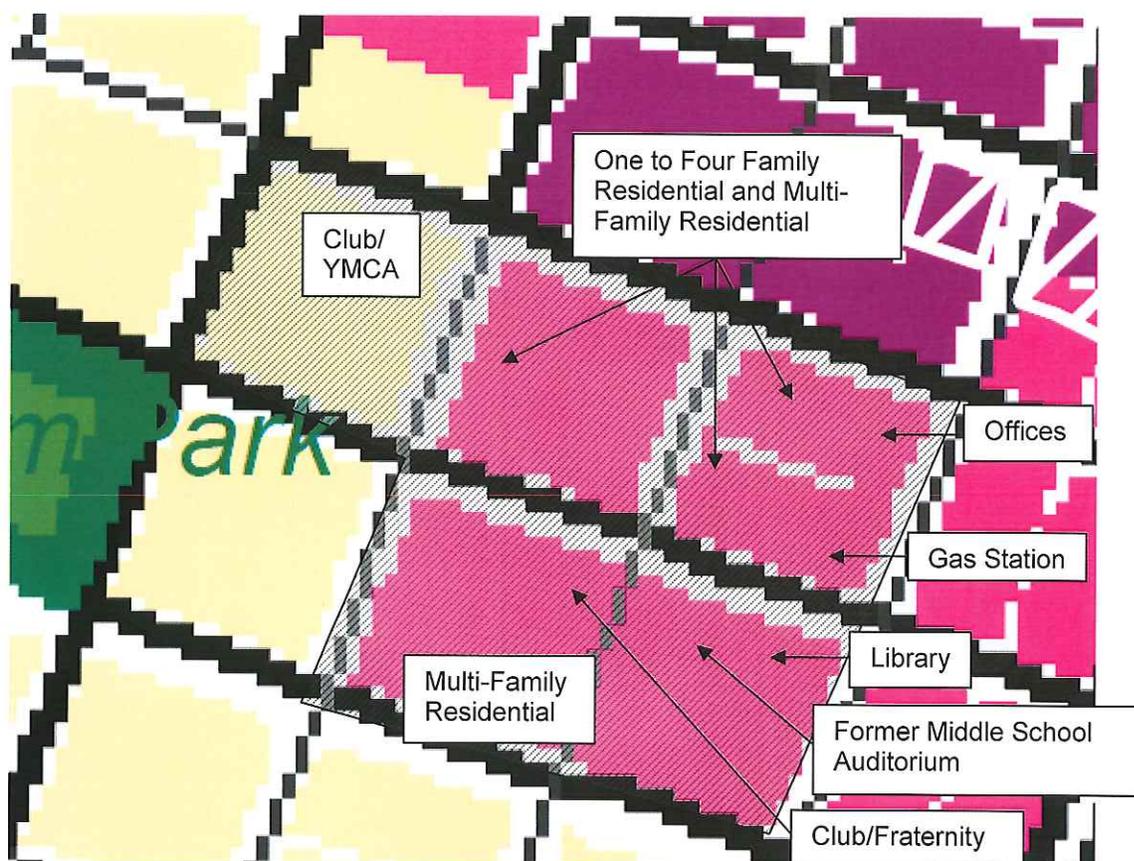
Area #1



Use	Current Zoning	R-3	DTF	DTMU
Club	R-2 (C)	C	C	C
Multi-Family (5+) Residential	R-2, R-3, B-2 (P)	P	P	P
One to Four Family Residential	R-2, R-3, B-2 (P)	P	Legal Nonconforming (Cannot Expand)	Legal Nonconforming (Cannot Expand)

Use	Current Zoning	R-3	DTF	DTMU
Library	R-3 (P)	P	PS	PS
Offices	B-2 (P)	C	P	P
Gas Station	B-2 (P)	Legal Nonconforming Use (Cannot Expand)	C	C
Middle School Auditorium	R-3 (Legal Nonconforming Use – Cannot Expand)	R-3 (Legal Nonconforming Use; Cannot Expand)	PS	PS

As shown above, application of the new downtown zoning districts would make the one to four family residential properties nonconforming uses. These properties could continue to be used as residences, but additions would be prohibited. In order to avoid creating nonconforming uses in this area; the boundary previously presented by staff excluded these properties. However, it should be noted that the Comprehensive Plan designates these residences as “Downtown Fringe” (see below in pink). As a result, should a project involving these properties arise in the future, the Comprehensive Plan would support rezoning at that time.



Area #1 also includes the block that the YMCA is on. The boundary previously presented by staff includes both this property and the adjacent residential property in the Downtown Mixed Use District. However, a more appropriate rezoning classification

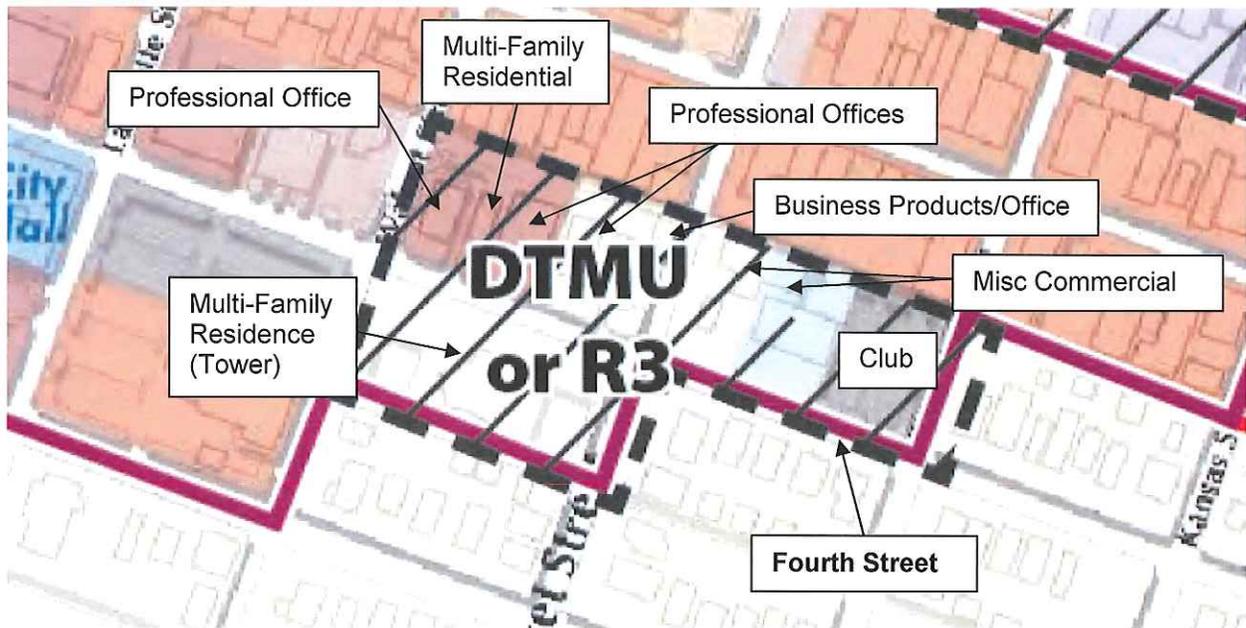
for the block would be Downtown Fringe given adjacent land use designations in the Comprehensive Plan. As presented in the recent Kwik Trip rezoning request, a re-designation from Traditional Neighborhood (yellow color in map above) to Downtown Fringe would be required for rezoning.

Recommendation

Given the information presented, staff recommends the following for Area #1 at this time:

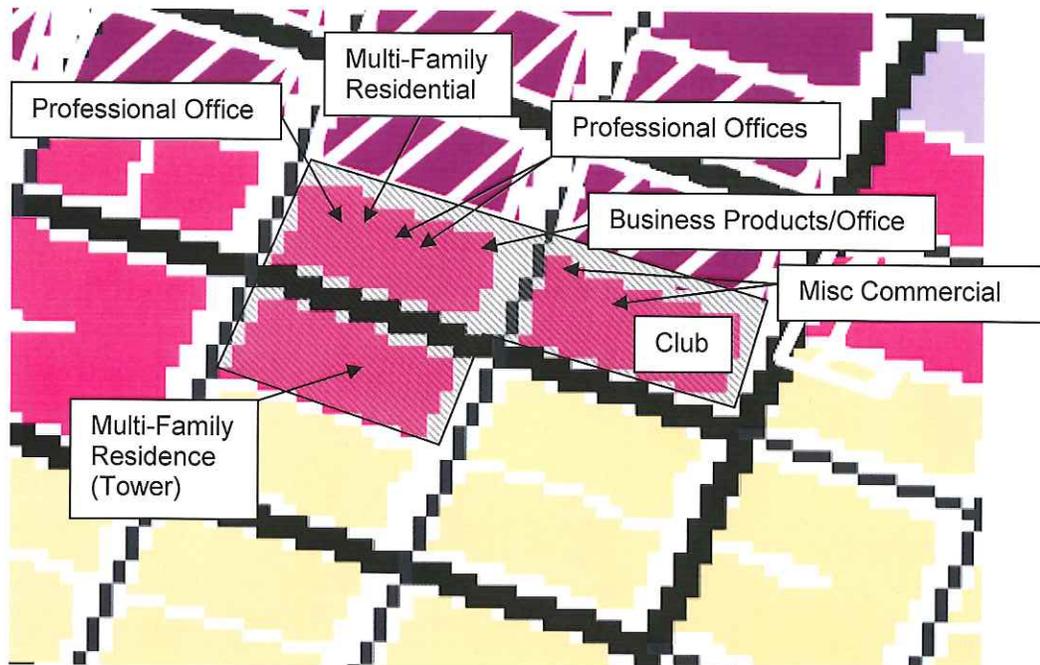
1. Maintain the current boundary which excludes the one-four family residential properties from DTF or DTMU zoning.
2. Maintain the current boundary which includes the middle school auditorium building.
3. Change the YMCA block from proposed DTMU zoning to DTF zoning.

Area #2



Use	Current Zoning	R-3	DTF	DTMU
Club	R-3 (C)	C	C	C
Multi-Family Residential	M-1 (P in Overlay)	P	P	P
Multi-Family Residential (Valley View Tower)	R-3 (P with height variance)	P (with height variance)	P (with height variance)	P (with height variance)
Offices	M-1 (P)	P	P	P
Misc. Commercial (Cars and Credit Inc.)	M-1 (P); R-3 (Legal Nonconforming Use – Cannot Expand)	Legal Nonconforming Use (Cannot Expand)	C	Legal Nonconforming Use (Cannot Expand)

In Area #2, the boundary proposed by staff excludes the residential properties to the south of the Valley View Tower and the residential properties south of Fourth Street. As shown in the table, rezoning this area to Downtown Fringe may be most appropriate to eliminate a potential nonconforming use on the lots owned by Cars and Credit Inc. The Comprehensive Plan would also support rezoning to Downtown Fringe as shown in pink below:

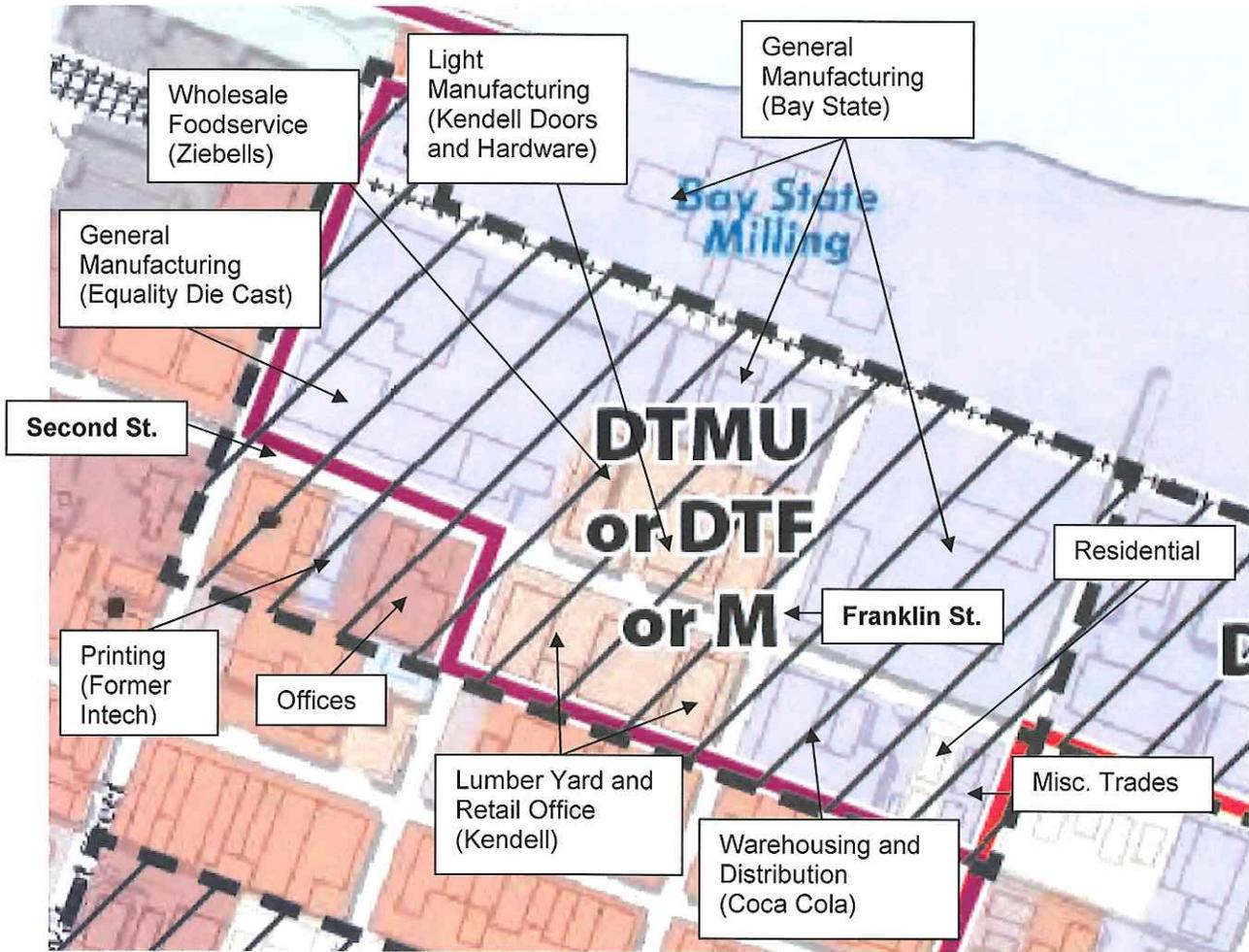


Recommendation

Given the information presented, staff recommends the following for Area #2 at this time:

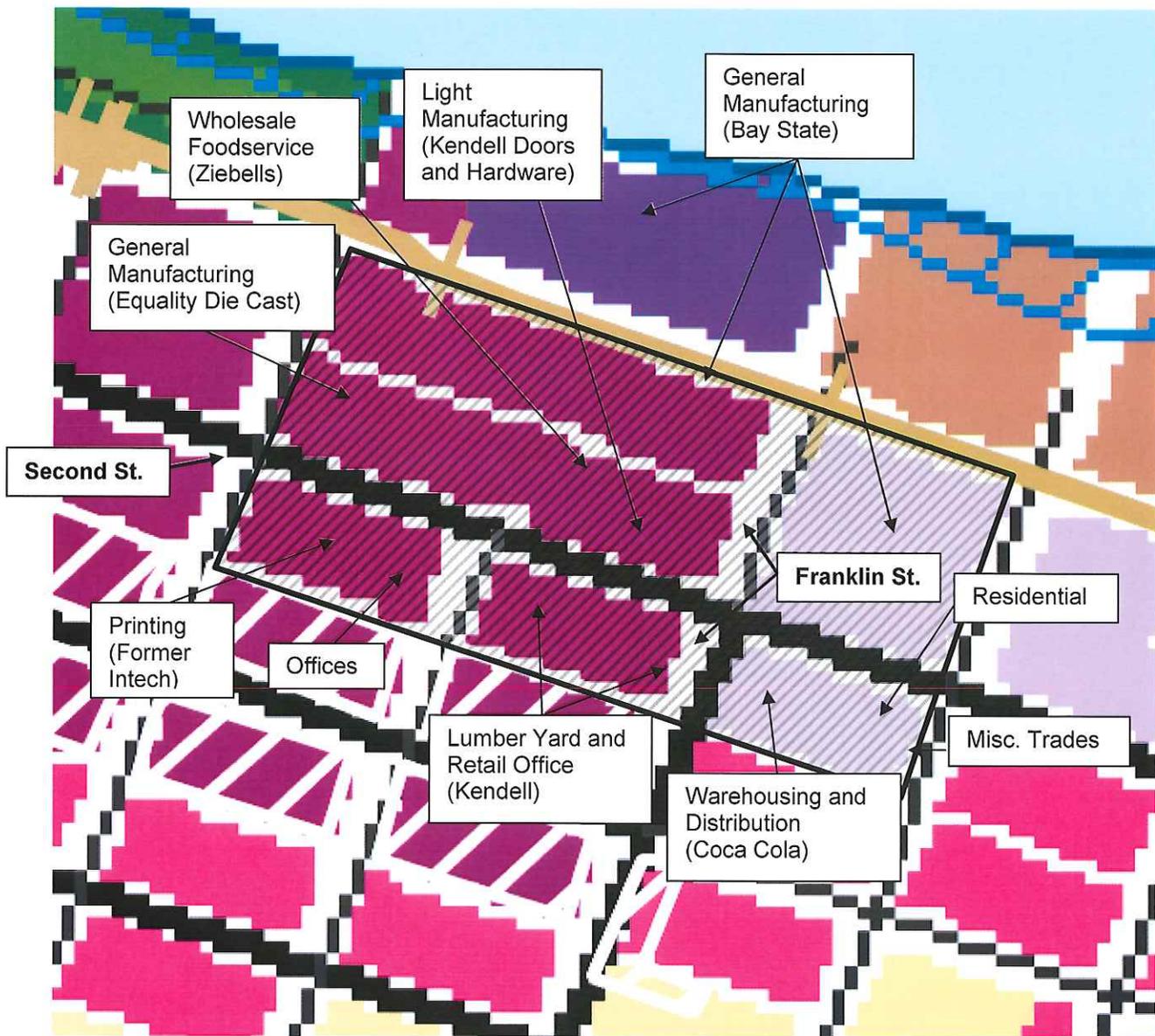
- Maintain current zoning for the Valley View residential tower.
- Change the proposed zoning for the two ½ blocks north of 4th street from DTMU to DTF.

Area #3



Use	Current Zoning	DTF	DTMU
General Manufacturing	M-2 (P)	(Legal Nonconforming Use – <i>Cannot Expand</i>)	(Legal Nonconforming Use – <i>Cannot Expand</i>)
Light Manufacturing	M-2 (P)	C	C
Lumber Yard and Retail Office	M-1 (P)	C	(Legal Nonconforming Use – <i>Cannot Expand</i>)
Warehousing and Distribution	M-1 (P)	C	(Legal Nonconforming Use – <i>Cannot Expand</i>)
Printing	M-1 (P)	C	C
Miscellaneous Trades	M-1(P)	P	P
Offices	M-1(P)	P	P
Single-Family Residential	M-1 (P in Overlay)	(Legal Nonconforming Use – <i>Cannot Expand</i>)	(Legal Nonconforming Use – <i>Cannot Expand</i>)

In Area #3, the boundary proposed by staff excludes the general manufacturing uses north of Second Street and the ½ blocks occupied by Kendall Lumber and Coca Cola. As shown in the table, if these areas are rezoned to Downtown Fringe or Downtown Mixed Use, some uses could become nonconforming and not be able to expand. However, it should be noted that the Comprehensive Plan designates these properties as “Downtown Mixed Use” or “Limited Industrial” (see below in purple and lavender). As a result, should a project involving these properties arise in the future, the Comprehensive Plan would support rezoning at that time.

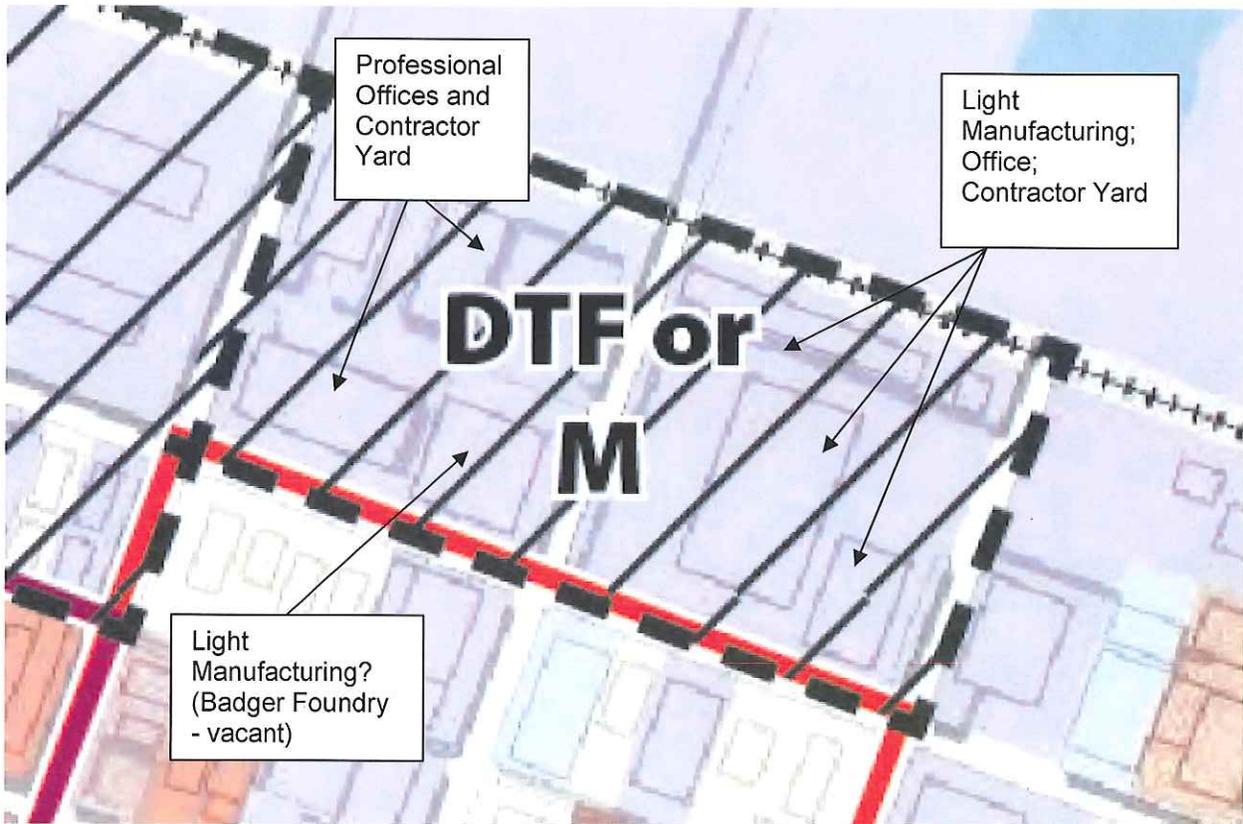


Recommendation

Given the information presented, staff recommends the following for Area #3 at this time:

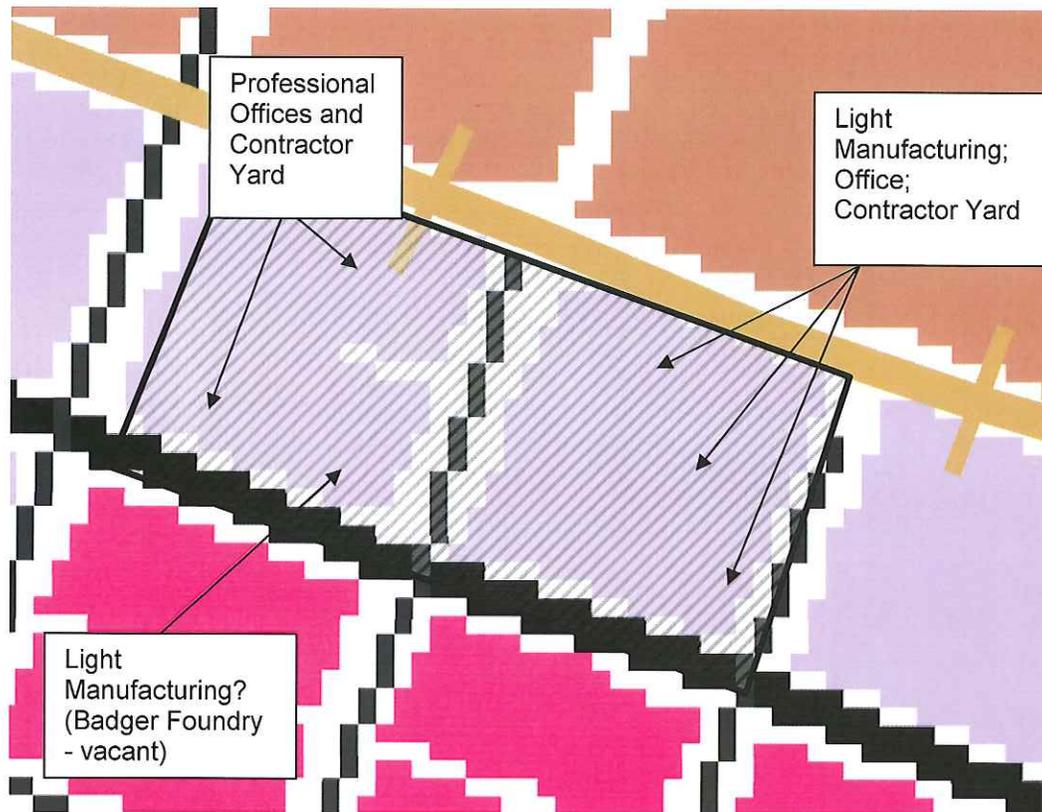
- Maintain the current boundary which excludes all properties north of Second Street and the two ½ blocks occupied by Kendell Lumber and Coca Cola from DTF or DTMU zoning. Zoning may be changed as necessary in the future related to a specific project.

Area #4



Use	Current Zoning	DTF
Professional Offices and Contractor Yard	M-2 (P)	C
Miscellaneous Light Manufacturing	M-2 (P)	C
Light Manufacturing; Office; Contractor Yard	M-1 (P)	C

As shown in the map on the previous page, a change to Downtown Fringe would make the existing uses subject to a Conditional Use Permit for expansion. The Comprehensive Plan designates these properties as "Limited Industrial:"



Recommendation

Given the information presented, staff recommends the following for Area #4 at this time:

- Maintain the current boundary which excludes the referenced properties from DTF or DTMU zoning. Zoning may be changed as necessary in the future related to a specific project.

Next Steps

Commissioners should discuss application of the Downtown Fringe or the Downtown Mixed Use Districts to the areas shown. The discussion will help determine if changes should be made to the working boundary map for the new zoning districts. It's important to note that the map is a working draft and continued discussion through the Development Code Update process will likely result in additional changes – especially when specific standards are considered for the zones.

Attachments:

- A. Draft Use Table
- B. Nonconforming Summary

DRAFT Principal Uses Summary Table DRAFT

P = Permitted

PS = Permitted with Standards

C = Conditional

Blank Cell = Prohibited

USE TYPE	RESIDENTIAL			MIXED USE			BUSINESS			INDUSTRIAL			CONSERVANCY/AGRICULTURAL				
	R-R	R-S	R-1	R-1.5	R-2	R-3	MU-DT	MU-F	MU-N	B-1	B-2	B-2.5	B-3	M-1	M-2	CONSERVANCY	AG
Residential																	
Household Living																	
Dwelling, single-family	P	P	P	P	P	P				PS	PS	PS	PS				P
Dwelling, two- to four-family		C	P	P	P	P				PS	PS	PS	PS				C
Dwelling, attached townhouse or rowhouse		C	PS	PS	PS	PS	PS			PS	PS	PS	PS				
Dwelling, apartment low rise (2-4 floors)			C	C	C	C	P			PS	PS	PS	PS				
Dwelling, apartment high rise (5-6 floors)							P			PS	PS	PS	PS				
Dwelling, apartment mixed use (2 to 6 floors)							P	P	P	PS	PS	PS	PS				
Manufactured home park			C	C	C	C	C	C	C								
Dwelling, conversion to two-, three-, and four-family			C	P	P	P				PS	PS	PS	PS				
Group Living																	
Roominghouse (3 or greater units)							C	C				C	C				
Residential care, licensed in-home (6 or fewer persons)	P	P	P	P	P	P	P	P	P	P	P	P	P				P
Residential care, licensed in-home (7 or more persons)							P	P	P	P	P	P	P				
Assisted living facilities							C	C	C	C	C	C	C				
Long-term or transitional care facilities							C	C	C	C	C	C	C				
Lodging																	
Residential retreat center, non-owner occupied tourist homes	C	C	C	C	C	C	C	C	C	PS	PS	PS	PS				C
Bed and breakfast, owner-occupied tourist homes																	
< 3 rooms	C	C	C	C	C	C	C	C	C	PS	PS	PS	PS				C
< 4 rooms			C	C	C	C	C	C	C	PS	PS	PS	PS				
< 6 rooms							C	C	C	PS	PS	PS	PS				
any number of rooms							C	C	C	PS	PS	PS	PS				
Motel, motor hotel							C	C	C	PS	PS	PS	PS				
Hotel										P	C	PS	PS				
Public and Institutional																	
Hospitals							C					C	C	C			
Emergency service facilities	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		PS
School, nursery or preschool	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		PS
School, elementary or secondary	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		PS
School, college or university	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		PS
School, trade or business	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		
Parking, structural or non-structural							C	C	C	P	P	P	P	P			
Municipal, county, state, and federal administrative buildings	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		PS
Clubs, fraternities, lodges, other organization meeting places							C	C	C	C	C	C	C	C			
Religious facilities	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		PS



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USE TYPE	RESIDENTIAL			MIXED USE			BUSINESS			INDUSTRIAL			CONSERVANCY/AGRICULTURAL				
	R-R	R-S	R-1	R-1.5	R-2	R-3	MU-DT	MU-F	MU-N	B-1	B-2	B-2.5	B-3	M-1	M-2	CONSERVANCY	AG
Commercial																	
Food, Beverage, and Indoor Entertainment																	
Restaurant							P	P	P	P	P	P	P	PS	PS		
Restaurant, drive-in									C	PS	PS	PS	PS	PS	PS		
Restaurant, drive-through							C	PS	C	PS	PS	PS	PS	PS	PS		
Bar, cocktail lounge, and night club							P	P	C	C	P	P	P	PS	PS		
Brewpub							P	P	C	C	P	P	P	P	P		
Conference or convention center							C	C			C	C	C	C	C		
Theater							PS	PS	C	C	PS	PS	PS	PS	PS		
Public recreation facility, indoor					PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		
Commercial recreation or entertainment facility, indoor							PS	PS			PS	PS	PS	PS	PS		
Adult use establishment														PS	PS		
Retail Sales																	
Grocery, food, or beverage store							P	P	P	P	P	P	P	P	P		
Pharmacy or convenience store							P	P	P	P	P	P	P	P	P		
Pharmacy or convenience store							P	P	P	P	P	P	P	P	P		
Heavy consumer goods store							C	P	P	P	P	P	P	P	P		
Retail store, not listed							P	P	P	P	P	P	P	P	P		
Automotive fuel station							C	C	C	PS	PS	PS	PS	PS	PS		
Vehicle sales and leasing							C	C		PS	PS	PS	PS	PS	PS		
Billboards or outdoor advertising, off-premise sign							C	C		PS	PS	PS	PS	PS	PS		
Personal Services																	
Personal service and repair business							P	P	P	P	P	P	P	P	P		
Day care facility							P	P	P	P	P	P	P	P	P		
Laundry, clothes cleaning, or dyeing establishments									P	P	P	P	P	P	P		
Animal hospital/veterinary clinic							C	C						PS	PS		
Kennel																	
Clinic							P	P	P	P	P	P	P	P	P		PS
Funeral home or mortuary							C		C	C	C	C	C	C	C		
Automotive service and minor repair garage							C	PS	C	PS	PS	PS	PS	PS	PS		
Automotive repair garage, body and fender shop, paint shop							PS	PS	PS	PS	PS	PS	PS	PS	PS		
Bank, including drive-up facilities							C	PS	C		PS	PS	PS	PS	PS		
Self-storage or commercial storage facility									P	P	P	P	P	P	P		
Business and Technical Services																	
Business, professional, and administrative offices							C	P	P	P	P	P	P	P	P		
Research and scientific laboratories							C	C	C	PS	PS	PS	PS	PS	PS		
Studio, commercial art and performance							C	C	C	C	P	P	P	P	P		
Studio, visual and sound production							C	C	C	C	P	P	P	P	P		

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Manufacturing																	
Building and Lumber Yards							C						PS	PS			
Breweries, Large															PS		
Breweries, Small							C	C					PS	PS	PS		
Contractor Yards								C					PS	PS	PS		
Crematory															PS		
Farm winery																	C
Microdistillery																	C
Manufacturing, Light							C	C					PS	PS	P		
Manufacturing, Heavy															C		
Meat packing, stockyards or slaughterhouses															C		
Newspaper printing and publishing							C	C			P	P	P	P			
Scrap/salvage yard															PS		
Silica sand processing facilities															C		
Warehouses															C		
Wholesale businesses							C	C					P	P	P		
Recreation & Open Space																	
Active Park, Playground, or Playfield	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Campground																	
Golf Course	C	C	C	C	C	C											C
Marina	P	P	P	P	P	P											
Passive Park, Open Space, or Natural Area	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Preserves, sanctuaries, or historic areas																	
Commercial recreation, outdoor							C	C	C	PS	PS	PS	PS	PS	PS		
Public recreation, outdoor							C	C	C	PS	PS	PS	PS	PS	PS		
Natural Resources & Agricultural																	
Agriculture - Raising of Crops	PS																PS
Agriculture - Raising of Livestock	PS																PS
Commercial greenhouse, nursery, tree farm, or orchard	PS									C	C	C	C	PS	PS	P	P
Community garden	PS	PS	PS	PS	PS	PS	PS	PS	PS								P
Extraction pits																	C
Private stable																	PS
Timber harvesting																	PS
Land alterations when not incidental to construction of a permitted use	C	C	C	C	C	C											C

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Utilities & Transportation																	
Airport																	
Essential services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		C
Public/utility maintenance facility					PS	PS											P
Railroad yard and freight station																	
Regional utility lines and towers (pipelines, power transmission lines, commercial radio, television and communication towers)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C
Water or sewer treatment facility																	
Solar or wind farm																	
Electric or heat generation plant																	
Transfer stations																	
Transportation facilities used to ship silica sand																	

B

Nonconformities Summary

Nonconformity: Any land use, structure, lot, or site characteristic, which existed lawfully at the effective date of a zoning ordinance or subdivision ordinance, has been continued since that time, but which would not have been permitted to become established under the terms of the City Code as now written.

Nonconformity, illegal: A nonconformity that was not legal at the time it was established or did not receive all required approvals.

Nonconformity, legal: A nonconformity that was legally conforming at the time it was established and received all required approvals.

- (b) **Continuation Rights.** Pursuant to Minnesota Statutes Section 462.357, Subd., any legal nonconformity, including, the lawful use or occupation of land or premises existing at the time a City Code amendment created the nonconformity may be continued with any necessary approvals, including through **repair, structural alteration, replacement, restoration, maintenance, and improvement**, but not including expansion, unless authorized by this Section.

Nonconformities may be expanded as follows:

- (1) Nonconforming uses may expand upon issuance of a conditional use permit only when listed as a conditional use within the applicable zoning district.
- (2) Nonconforming uses not listed as a conditional use may only expand if changed to a conforming use.
- (3) Nonconforming lots, structures or site characteristics may expand only upon approval of a variance.

In order to develop of add onto building under current code, all zoning approvals must be obtained and a building permit pulled by the time the new Development Code regulations are officially enacted. Currently, estimate is 1st quarter of 2017.

PLANNING COMMISSION

AGENDA ITEM: 5. Discussion – Levee Park Connector Bicycle Routes

PREPARED BY: Carlos Espinosa

DATE: June 13, 2016

Commissioners, please see attached for a summary of a proposed bike route project. Staff's intent is to discuss the item, and following input from Commissioners, forward it to the City Council.

Attachments

Levee Park Connector Bicycle Routes: Johnson Street and Walnut Street

Summary

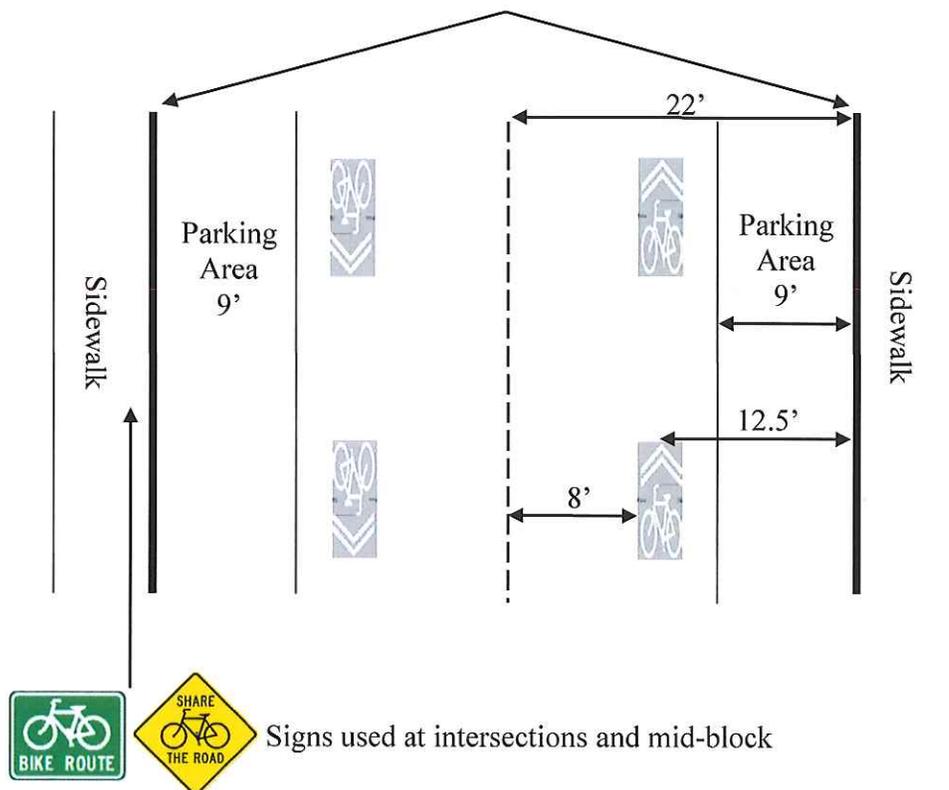
The Levee Park Connector Bicycle Routes are proposed to connect Levee Park with Somsen Hall and the Fifth Street Bike Route via Johnson and Walnut Streets. The proposed routes are identified in the Comprehensive Plan, connect Levee Park to downtown and Winona State University, and increase safety for pedestrians, bicyclists, and drivers.

The limited width of both Johnson Street and Walnut Street prevents bicycle lanes. As a result, sharrows are proposed for the routes. The sharrows would be painted on the streets, and there would be two markings per block – similar to the Wabasha Street Bike Route. Sharrows have been proven to:

- 1) Increase the distance between cyclists and parked cars
- 2) Increase the distance between motorists and cyclists
- 3) Reduce the number of cyclists on sidewalk
- 4) Reduce the number of cyclists riding the wrong way on the road

Signage would also be used to demarcate the routes. A sample layout is shown below, and a map is provided on the opposite side:

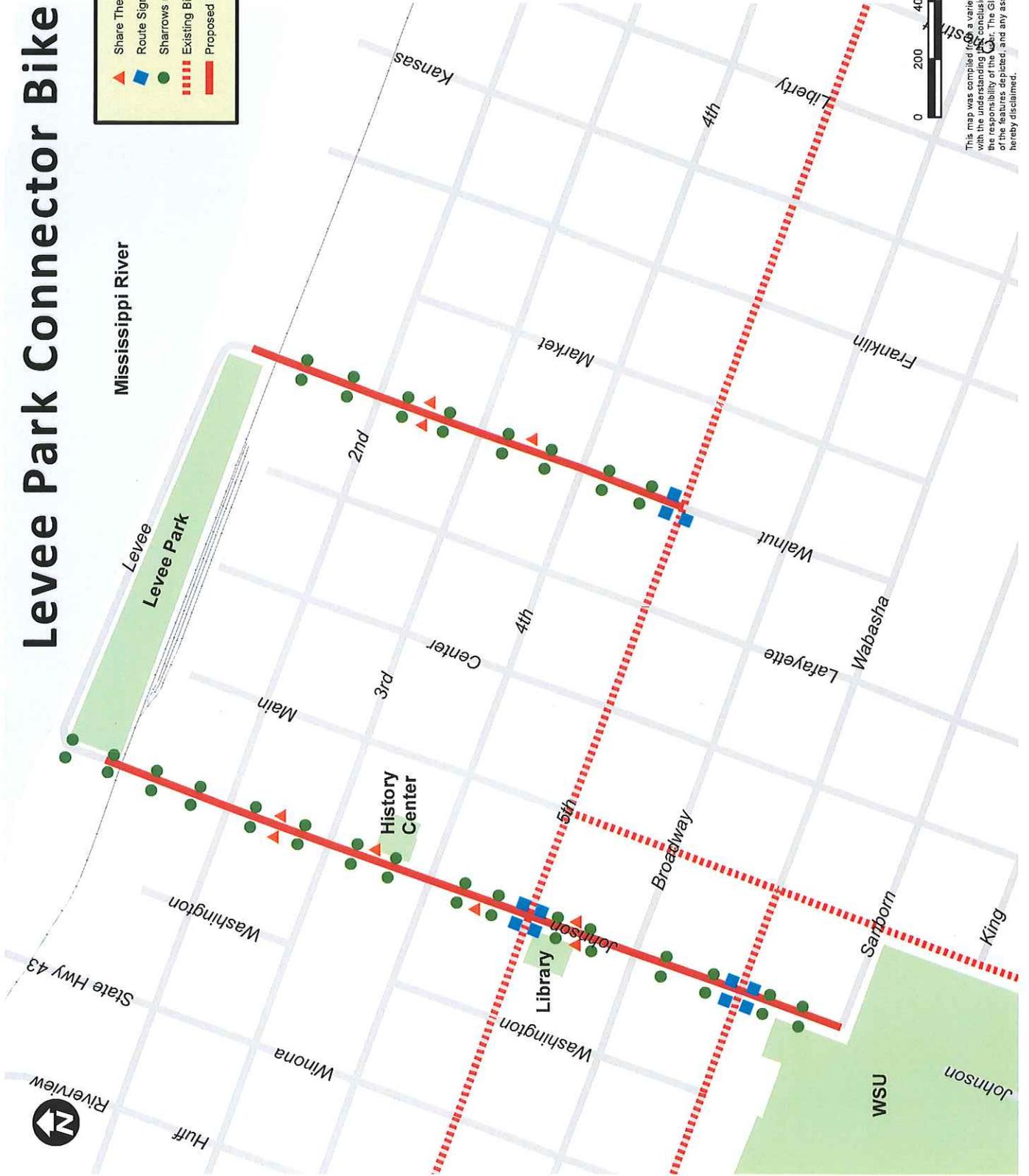
Johnson and Walnut Roadway Width = 44' (40' South of Fourth Street)



Levee Park Connector Bike Routes

March 2016

	Share The Road Signs (9)
	Route Signs (11)
	Sharrows (48)
	Existing Bike Route
	Proposed Bike Route



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 assumption of the legal status of this map is hereby disclaimed.