



**COMMUNITY DEVELOPMENT**

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

August 3, 2020

Planning Commissioners  
Winona, Minnesota 55987

Dear Commissioner:

The next meeting of the Planning Commission will be held on **Monday, August 10, 2020, at 4:30 p.m. electronically via Zoom. Instructions for access to Zoom are attached to this meeting notice.**

1. Call to Order
2. Approval of Minutes – July 13, 2020
3. Public Hearing – Application of R-3 Zoning at 22839 County Road 17
4. Review of CIP 2021-2025 Capital Improvements Program (CIP)
5. Other Business
6. Adjournment

Sincerely,

A handwritten signature in black ink, appearing to read 'Carlos Espinosa', written over a horizontal line.

Carlos Espinosa  
City Planner

## Zoom Procedures for Planning Commission

All interested parties are invited to participate via electronic means. This meeting is open to the public via web or phone. This meeting begins at 4:30 pm; please log in prior to the start of the meeting. You may exit the meeting at any time.

### Planning Commission and Staff:

- To join the Zoom Meeting via web, go to: <https://zoom.us/j/575007967>  
and enter Meeting ID: 575 007 967
- To join via phone, dial either phone number:  
+1 312 626 6799 US (Primary)  
+1 646 558 8656 US (Backup)  
When prompted, enter the following Meeting ID: 575 007 967  
Then enter your participant ID if you have one; if not, enter #

### For participants:

- Only use one audio source; audio from computer is preferred if available.
- Be aware of background noise from your location.
- If using phone, do not use the speaker function.
- If using a web cam, be aware of what is in your background.
- If you have headphones, please use them as that will limit background noise
- Please mute your audio until you wish to speak. Then unmute your audio, and ask the Chairman for permission to talk.
- If using web access, note the options for you to view the meeting (gallery shows all participants same size)

### Other notes:

- Staff will "host" the meeting on a city computer and will manage when participants' audio is muted / unmuted.
- The public hearing notices included the Zoom meeting information, and also indicated that written comments could be submitted to staff by a set date prior to the Planning Commission meeting. These written comments will be provided to the Commissioners either in advance or at the public hearing.

## PLANNING COMMISSION MINUTES

**DATE:** July 13, 2020  
**TIME:** 4:30 p.m.  
**PRESENT:** Chairman Buelow, Commissioners Hahn, Boettcher, Hall, Olson, Ballard, Paddock, and Shortridge  
**ABSENT:** Commissioner Marks  
**STAFF PRESENT:** City Planner Carlos Espinosa, Assistant City Planner Luke Sims

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The meeting was called to order at 4:30 p.m. by Chairman Buelow.

### Approval of Minutes – June 6, 2020

The minutes from the Planning Commission meeting of June 8, 2020 were reviewed. Commissioner Olson moved to approve the minutes. Commissioner Boettcher seconded the motion. All members present voted aye via roll call vote.

### Public Hearing – Final Plat – Bay State Milling Company

Al Simanovski on behalf of the applicant informed the Commission he was available for questions.

Mr. Espinosa provided an overview of the proposal, highlighting the change from three existing lots to one lot as required by City Code for the purpose of building a new warehouse.

Chairman Buelow opened the public hearing. No members of the public coming forward to speak, the public hearing was closed.

Commissioner Hahn moved to approve the final plat as recommended by City staff. Commissioner Hahn seconded the motion. All members present voted aye via roll call vote.

### Public Hearing – Final Plat – Port Authority Riverview Park Outlot D

Mr. Espinosa provided an overview of the proposed final plat which would allow part of Outlot D to be sold to help facilitate the nearby Fastenal development. At this time, there is no proposed use though it may be used for landscaping, parking, or snow storage.

Chairman Buelow opened the public hearing.

Charlene Baumbich, 2 Washington Street, asked to have the speculated use reiterated. Mr. Espinosa responded that it would be for landscaping, parking, or snow storage.

Rose Pappas, 2 Washington Street, inquired about access to the Fastenal site and whether there would be a one-way street in the morning and reversed one-way in the later afternoon. Ms. Pappas expressed concern about the increase in traffic and

**PLANNING COMMISSION MEETING MINUTES**  
**JULY 13, 2020**  
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Fastenal's intent. Mr. Espinosa responded that at this point there are no plans to use Outlot D for ingress or egress. Should a proposal for use as ingress or egress materialize in the future, it would be in the public interest to review it. Commissioner Hahn asked if access to the Fastenal lot would be from Second Street. Mr. Espinosa mentioned that the primary entrance is off of Second Street and primary vehicular access will be off Washington Street. Ms. Baumbich asked to clarify that Washington Street would be the sole ingress and egress. Mr. Espinosa noted that the site review is still under staff review but that is the current proposal. Ms. Baumbich followed up to ask if the ingress and egress would come off the alley or from Second Street. Mr. Espinosa clarified that the access would be off Washington Street. Commissioner Shortridge clarified that the entrance is denoted in the documentation sent to the Commission. Those participating in the public hearing indicated they had copies as well. General discussion regarding ingress and egress and alley location ensued.

No further comment forthcoming, the public hearing was closed. Commissioner Paddock joined the meeting at 4:45 pm.

Commissioner Shortridge asked to clarify if there could or should be a condition added regarding access to the site. Mr. Espinosa responded that this may be premature at this time as it could be addressed in the future should the land be proposed for access in the future.

Commissioner Olson moved to approve the final plat as recommended by City staff. Commissioner Ballard seconded the motion. All members present voted aye via roll call with Commissioner Paddock abstaining.

**Other Business**

Chairman Buelow noted that the weeds on rail property are high near Levee Park and suggested that it be followed up with by City staff. Mr. Espinosa responded that City staff would follow up.

**Adjournment**

On a motion from Commissioner Olson and second by Commissioner Shortridge, the Commission unanimously voted in favor of adjournment at 4:51 pm.

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Luke Sims  
Assistant City Planner

## PLANNING COMMISSION

AGENDA ITEM: 3. Public Hearing – Application of R-3 Zoning at 22839 County Road 17

PREPARED BY: Carlos Espinosa

DATE: August 10, 2020

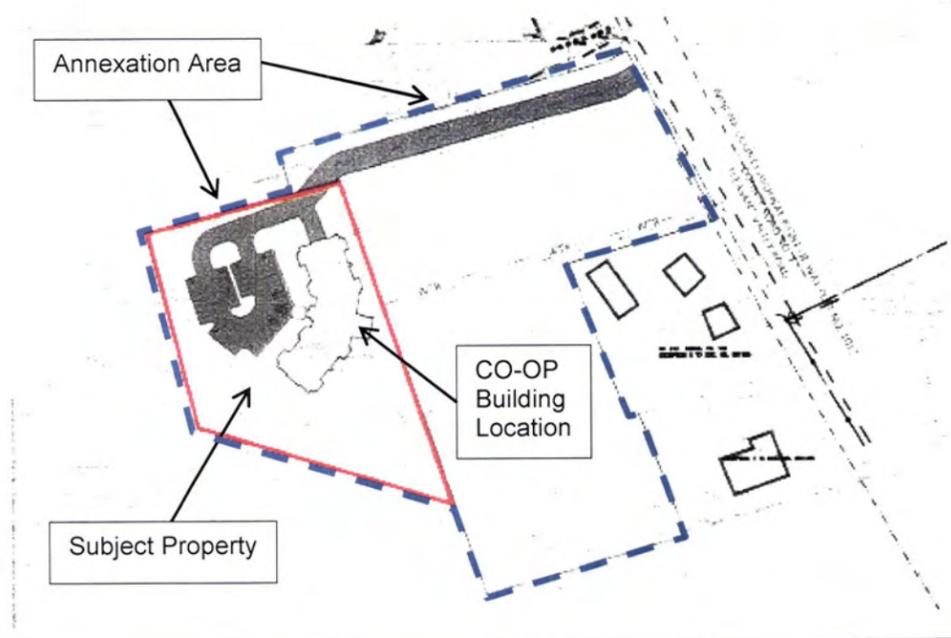
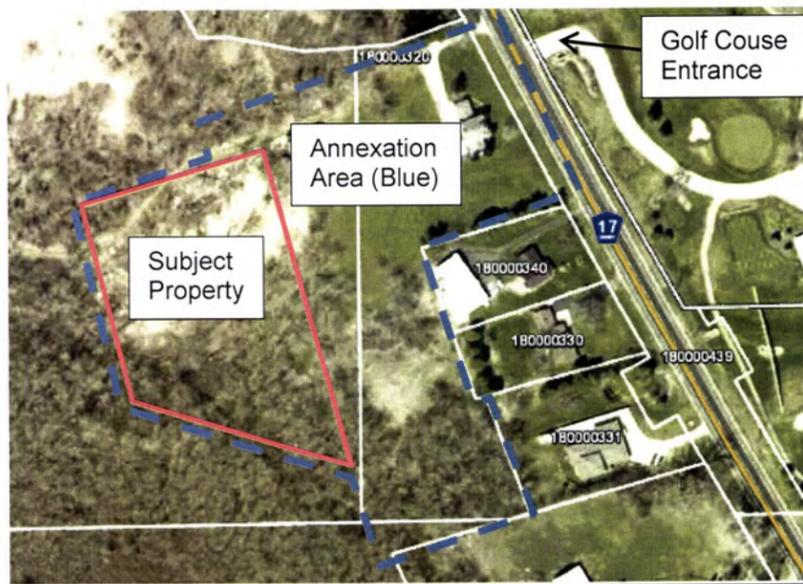
### INTRODUCTION

Bradford Development has submitted a petition to zone approximately 3 acres of land R-3 Multi-Family residential at 22839 County Road 17. The R-3 zoning district will facilitate development of a three story maximum 36 unit senior CO-OP building. This property was recently approved for an Urban Residential land use designation by the City Council. The format for this item is the following:

- A. Chair shall state the case to be heard.
- B. Chair shall ask the applicant to present his/her case.
- C. Chair shall call on the City Planner, to present staff comments.
- D. The hearing shall be opened and interested persons, upon giving their name and address, are invited to speak to the Commission. Following recognition by the Chair, Commission members may ask questions of persons addressing the Commission in order to clarify facts. Any statement by a member, other than to question, may be ruled out of order.
- E. After all new facts and information have been brought forth, the hearing shall be closed, and interested persons shall not be heard again unless the hearing is reopened and unless all interested parties shall be allowed to be heard again. Upon completion of the hearing, the Commission shall discuss the item at hand and render a decision or recommendation.

**BACKGROUND**

On July 6<sup>th</sup>, the City Council approved an Urban Residential Land Use designation for the subject property (below). On July 20<sup>th</sup>, the Council approved annexation of the subject property and an additional 6 acres of adjacent land (also below). Following that, Bradford Development submitted a request to zone the property R-3 - which is the subject of this item's public hearing. Again, the purpose of the R-3 zoning is to facilitate construction of a three story maximum 36 unit senior CO-OP building.



### ANALYSIS

The recent change to the Urban Residential land use designation was done to facilitate application of the R-3 zoning district and future construction of the proposed CO-OP building. In approving the Urban Residential land use designation, Council made the following findings:

- 1) The amendment facilitates residential development, which meets the current and future needs of Winona's population in accordance with the Housing Section of the Comprehensive Plan.
- 2) Since adoption of the 2007 Comprehensive Plan, sewer and water utilities were installed adjacent to the subject property.
- 3) The potential uses supported by Urban Residential designation will be buffered from existing single-family homes by a 250' buffer that supports future low-density residential development.

As noted, Council also approved annexation of the subject property and an adjacent 6 acres of land. Information considered by Council related to that decision is provided in Attachment A.

### NEXT STEPS

Given the subject property's Urban Residential land use classification, staff would recommend approval of the requested R-3 zoning for the property. Since the request is specifically related to the CO-OP building project, staff would recommend the conditions below:

- 1) All land use, zoning, subdivision, and site plan approvals to construct a three story CO-OP senior living facility with up to 36 units shall be obtained by June 2021; and
- 2) If the above condition is not met, application of the R-3 zoning shall be null and void and the property shall return to an unzoned classification.

In consideration of this matter, the following actions are available to the Commission:

1. Recommend approval of the request with the conditions above.
2. Recommend denial of the request. If denial is recommended, specific reasons should be given.
3. Table the item to allow staff additional time to answer questions.

### ATTACHMENT

- Selected portions from Council Bublitz Annexation Item

A.

# REQUEST FOR COUNCIL ACTION

<i>Agenda Section:</i> <b>Required Public Hearings</b>	<i>Originating Department:</i>	<i>Date:</i>
<i>No:</i> <b>2</b>	<b>Planning</b>	<b>7/20/20</b>

*Item:* **Bublitz Annexation Petition**

*No.* **2.**

### Summary

Staff requests Council consider a petition for annexation of 9.35 acres of land at 22839 County Road 17 in Wilson Township. The petition was submitted by Mitchell Bublitz. This item was first on Council's agenda in April, but no action was taken. Since that time, Council approved an Orderly Annexation Agreement which includes the subject property, but because the agreement isn't in effect yet, the petition is being processed through annexation by ordinance.

The proposed Cedar Brook senior CO-OP is located on approximately 3 acres of the property. The remaining 6 acres would remain undeveloped at this time. For this agenda item, Council is being asked to decide if the 9.35 acre property should be annexed or not.

### Costs and Benefits

The potential costs associated with this annexation petition are significantly reduced by adjacent City sewer and water utilities in County Road 17. The utilities extend an additional mile to the Cobblestone Creek Subdivision. When the utilities were designed and constructed, additional development along County Road 17 was anticipated. In accordance, the existing infrastructure is designed to handle the development proposed with this annexation.

Costs for installation of streets and utilities within the annexed area will be paid for by the developer. In addition, should it be determined that a turning lane is required on County Road 17, the developer would pay for that as well.

Also, while future development of the subject area will require additional City services such as Fire and Police, service is already provided to general area. Neither department anticipates a significant impact to service levels as a result of the annexation.

Benefits of the annexation include potential development of the annexed area. As noted, the proposed CO-OP development is located on 3 acres of the land. The remaining 6 acres would remain designated for low-density housing units (e.g. single-family homes or twinhomes). Thus, full build-out of the annexed area would include multi-family housing toward the back of the valley, existing single-family homes along County Road 17, and potentially single-family or twinhomes in-between.

<b>Department Approval:</b>	<b>City Manager Approval:</b>

**Public Comments**

Written comments on the annexation received by staff are included in Attachment B. These comments are from April; no comments were received specifically for this item. A staff memo responding to the comments is provided in Attachment C. The staff memo addresses concerns about tree and vegetation removal, traffic, and the scale of proposed development.

**Council Options**

After the public hearing, the following options are available to Council:

1. Approve the Annexation. Under this option, a motion to introduce the attached ordinance for approval would be in order. If the motion to approve fails, it is a denial.
2. Postpone a decision the item – if more information is needed.

Attachments:

- A) Annexation Ordinance
- B) Public Comments Received in April
- C) Staff Memo to Council Regarding Public Comments

# MEMORANDUM

## DEPARTMENT OF COMMUNITY DEVELOPMENT/PLANNING DIVISION

**TO:** City Council  
**FROM:** Carlos Espinosa, City Planner  
**DATE:** July 13, 2020  
**SUBJECT:** Bublitz Annexation Public Comments

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### Tree and Foliage Removal on Surrounding Land

A large amount of trees and brush were cleared from the land surrounding the proposed annexation. This was a significant change to the landscape and has prompted concerns about erosion and fire danger from the left over brush piles. To assess the situation, staff met with the property owner and walked the land on April 22<sup>nd</sup>. Although a significant amount of trees and brush were removed, the ground cover (e.g. grass) was intact and there were no visible signs of erosion. According to the property owner, an Oriental Bittersweet infestation was the reason so much vegetation was removed.

Staff also consulted with the Fire Department about the fire danger concerns from the left over brush piles. At this time, they do not appear to be a major fire danger. Long term it would be beneficial to burn the piles. Currently the piles fall under the jurisdiction of Wilson Township. Should the annexation proceed, the Fire department will work with the applicable landowner to remedy any potentially hazardous situation within City limits and coordinate with Wilson Township on the surrounding property.

### Traffic

The annexation has prompted concerns about increased traffic on County Road 17, and issues with pedestrian connections. In consultation with the Winona County Highway Department, County Road 17 and the roundabout at Homer Road have sufficient capacity to handle the increased traffic from the full build-out of the annexation area (i.e. the maximum 36 Unit CO-OP and approximately 15-20 single family or twinhome housing units). Should the annexation and development proceed, the need for a right turn lane on County Road 17 will be assessed later in the approvals process. For pedestrians, staff will recommend a sidewalk be installed along the access drive to link the CO-OP with the Golf Course entrance.

The need for additional sidewalks will be assessed during future development proposals.

### Scale of Development

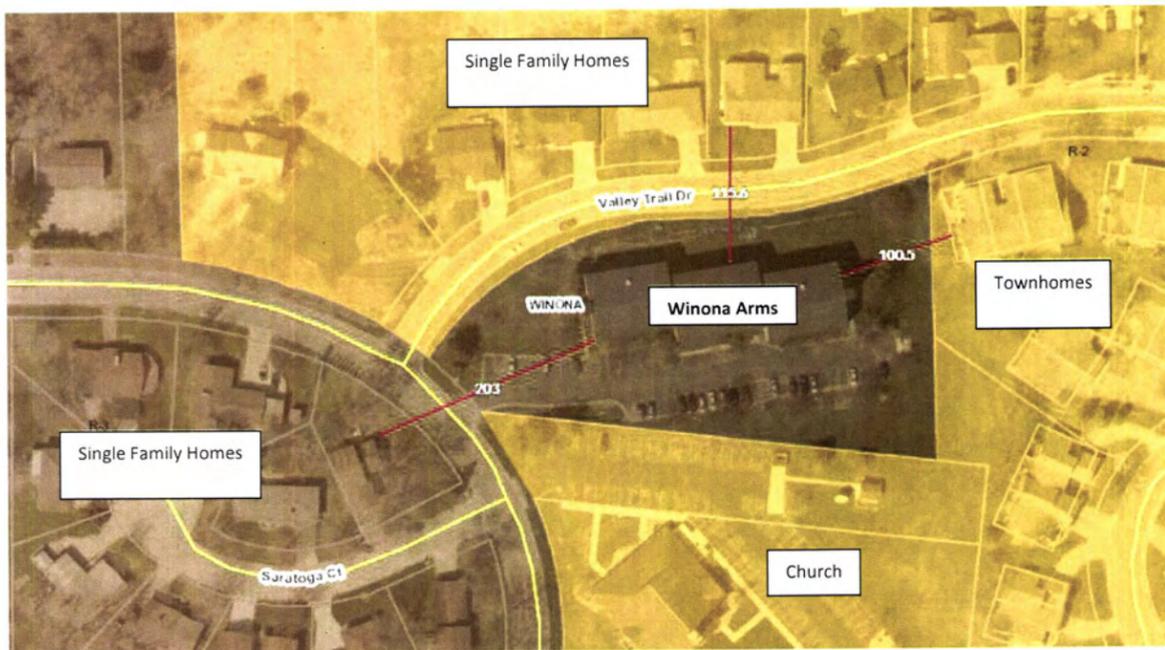
The proposed three-story, maximum 36 unit CO-OP building does not match the character of the surrounding low-density area. However, the impact of the use will be buffered in the short term by an undeveloped area between the subject property and existing houses on County Road 17.



As shown above, there is approximately 250' between the CO-OP property and the adjacent residential properties in Wilson Township. This buffer area will remain designated for low density residential development. This designation would support future rezoning to a "maximum" R-1.5 zoning district which, in concept, would allow new residential homes to be built between the existing structures on County Road 17 and the proposed senior CO-OP.

Also, although the proposed CO-OP building is three stories tall, it will be surrounded by bluffs and located toward the back of a valley. This will help make the height of the building less imposing. In addition, the existing structures along County Road 17 will help reduce the building's visibility from the road.

Overall, staff sees the setting for proposed CO-OP development as somewhat similar to the 49 unit Winona Arms apartment building in Knopp Valley. Although the building is high density, it is part of a surrounding neighborhood which includes single-family homes, townhomes, and a church (see next page).



\*Note: Photo is taken approximately 450' from Winona Arms building. The proposed CO-OP would be located approximately 500' from County Road 17. However, if this photo were taken adjacent to the subject property, existing homes along 17 would be in the foreground – partially blocking the ability to see the CO-OP building.

## PLANNING COMMISSION

**AGENDA ITEM: 4. Review of 2021-2025 Capital Improvement Program (CIP)**

**PREPARED BY: Carlos Espinosa**

**DATE: August 10, 2020**

For Commission review, please see the attached draft CIP. This is preliminary review, final Commission review of the document and a corresponding resolution will occur on Monday, September 14<sup>th</sup>. Again, the Commission's role is to review the CIP in consideration of the Comprehensive Plan.

Attachments:

- 2021-2025 CIP Dated 7/28/2020

City of Winona, Minnesota  
Capital Improvements Program for the period of 2021-2025

**SUMMARY BY PROJECT NAME**

Project Name	FS	Comments	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Account Number
<b>Airport</b>								
Fuel Farm Construction	SA		\$0	\$0	\$22,500	\$0	\$0	612-49829-7309
Fuel Farm Construction	GR		\$0	\$0	\$22,500	\$0	\$0	612-49829-7309
Fuel Farm Construction	FA		\$0	\$0	\$405,000	\$0	\$0	612-49829-7309
Fuel Farm Design	GR		\$0	\$5,000	\$0	\$0	\$0	612-49829-7309
Fuel Farm Design	FA		\$0	\$90,000	\$0	\$0	\$0	612-49829-7309
Fuel Farm Design	SA		\$0	\$5,000	\$0	\$0	\$0	612-49829-7309
<b>Total - Airport</b>			<b>\$0</b>	<b>\$100,000</b>	<b>\$450,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Central Garage</b>								
2 Transit-Class 500 Transit Vehicle	OTH	2 Transit buses - 80% MnDOT funding, 20% local share (City of Goodview and Transit Reserve Fund)	\$6,200	\$0	\$0	\$0	\$0	610-49819-7409

7/28/2020

City of Winona CIP

Project Name	FS	Comments	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Account Number
2 Transit-Class 500 Transit Vehicle	RES	2 Transit buses - 80% MnDOT funding, 20% local share (City of Goodview and Transit Reserve Fund)	\$55,800	\$0	\$0	\$0	\$0	610-49819-7409
2 Transit-Class 500 Transit Vehicle	SA	2 Transit buses - 80% MnDOT funding, 20% local share (City of Goodview and Transit Reserve Fund)	\$248,000	\$0	\$0	\$0	\$0	610-49819-7409
90' x 50' Addition to Central Garage Building	FAC				\$1,950,000	\$0	\$0	101-43170-7309
Central Garage-2017 Chevrolet Malibu #1707	EQ	Replace, transfer Malibu to Friendship Center.	\$0	\$30,000	\$0	\$0	\$0	101-43170-7402
Engineering-2003 Ford Excursion #0308	EQ	Purchase new, transfer old to park rec - east end rec	\$39,000	\$0	\$0	\$0	\$0	101-43110-7409
Fire-2011 Chevrolet Impala #1106	EQ	Replace with new, Auction or transfer old car	\$0	\$39,000	\$0	\$0	\$0	101-42210-7409
Inspections - Hybrid Rav4	UR	SUV for new inspector	\$33,000	\$0	\$0	\$0	\$0	652-42410-7409

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City of Winona CIP

Project Name	FS	Comments	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Account Number
Park-1993 Smithco Leaf Sweeper 93-3	EQ	1993 Smithco Leaf Sweeper replace with new, trade in old.		\$0	\$24,000	\$0	\$0	101-45210-7402
Park-2006 Bobcat S185 #0616	EQ	Replace with new, trade in old.	\$0	\$0	\$45,000	\$0	\$0	101-45210-7402
Park-2006 Ford F-150 4x4 #0615	EQ	Replace 2006 Ford F-150 4x4 with new, sell old at auction.		\$33,000	\$0	\$0	\$0	101-45210-7402
Park-2006 Ford F1-150 4x2 Pickup #0606	EQ	Replace with new, sell old at auction.	\$0	\$33,000	\$0	\$0	\$0	101-45210-7402
Park-2006 John Deer 5425 4x4 tractor #0613	EQ	Replace with new, trade in old.	\$95,000	\$0	\$0	\$0	\$0	101-45210-7409
Park-2006 John Deer 5425 4x4 tractor #0620	EQ	Replace with new, trade in old	\$0	\$0	\$95,000	\$0	\$0	101-45210-7409
Park-2007 Cushman Truckster #0707	EQ	Replace with new, trade-in old.	\$0	\$33,000	\$0	\$0	\$0	101-45210-7409
Park-2008 Ford F-350 Dump #0818	EQ	Replace, auction old	\$0	\$49,000	\$0	\$0	\$0	101-45210-7409
Park-2012 Ford F-150 4x4 #1212	EQ	Replace, auction old	\$0	\$0	\$38,000	\$0	\$0	101-45210-7409
Park-2013 Toro 5900D Motor #1318	EQ	Replace new, trade in old.	\$130,000	\$0	\$0	\$0	\$0	101-45210-7409

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City of Winona CIP

Project Name	FS	Comments	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Account Number
Park-2016 Bobcat Toolcat #1622	EQ	Replace, transfer old one to P.I. Campground/Bud King		\$55,000	\$0	\$0	\$0	101-45210-7402
Park-Track Mower	EQ	New track mower for wet areas	\$0	\$0	\$25,000	\$0	\$0	101-45210-7402
Police - 3 Patrol Cars	EQ	Purchase new, transfer old or auction	\$0	\$118,000	\$0	\$118,000	\$0	101-42110-7402
Police-3 Patrol Cars	EQ	Purchase new, transfer old or auction		\$0	\$118,000	\$0	\$118,000	101-42110-7402
Street-1986 Bomag Rubber Tire Compactor #23	EQ	Replace 1986 bombag Rubber Tire Street Compactor #23 with new, trade in old.		\$0	\$0	\$85,000	\$0	101-43120-7409
Street-1990 Ingersoll Rand Air Compressor #34	EQ	Purchase new, trade in old	\$0	\$0	\$34,000	\$0	\$0	101-43120-7409
Street-1993 Buethling Asphalt Compactor and Trailer #24	EQ	Replace 1993 Buethling Asphalt Compactor and trailer #24 with new, trade in old.	\$55,000	\$0	\$0	\$0	\$0	101-43120-7409

7/28/2020

City of Winona CIP

Project Name	FS	Comments	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Account Number
Street-1996 Chevy Pickup/Plow Truck #28	EQ	Replace 1996 Chevrolet Pickup/Plow #28 with new, sell old at Auction.	\$0	\$39,000	\$0	\$0	\$0	101-43120-7409
Street-1997 Chevy 1/2 ton pickup #38	EQ	Purchase new, Auction old.	\$0	\$33,000	\$0	\$0	\$0	101-43120-7402
Street-1999 Klauer Sno-Go Blower #22	EQ	Replace 1999 Klauer Sno-Go Blower #22 with new, trade in old.	\$0	\$231,000	\$0	\$0	\$0	101-43120-7409
Street-2001 John Deer Gator #0127	EQ	Purchase new, trade in old	\$0	\$17,000	\$0	\$0	\$0	101-43120-7409
Street-2001 Sterling Truck & Street Flusher Assm. #0105	EQ	Replace 2001 Sterling Truck and Street Flusher #0105 with new, trade in old.	\$0	\$160,000	\$0	\$0	\$0	101-43120-7402
Street-2006 International Dump/Plow #0609	EQ	Replace 2006 International Dump/Plow #0609, transfer old to WWTP	\$210,000	\$0	\$0	\$0	\$0	101-43120-7409
Street-2006 International Dump/Plow #0612	EQ	Replace 2006 International Dump/Plow #0612 with new.	\$210,000	\$0	\$0	\$0	\$0	101-43120-7409

7/28/2020

City of Winona CIP

Project Name	FS	Comments	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Account Number
Street-2007 Ford F-150 #0750	EQ	Replace 2007 Ford F-150 #0750 with new, sell old at Auction.		\$35,000	\$0	\$0	\$0	101-43120-7402
Street-2007 John Deer 672 Grader #0718	EQ	Replace with new, trade in old.	\$0	\$250,000	\$0	\$0	\$0	101-43120-7409
Street-2008 Case Wheel Loader w/ Plow & Wing #0806	EQ	Replace 2008 Case Wheel Loader with Plow and Wing #0806 with new, trade in old.	\$190,000		\$0	\$0	\$0	101-43120-7409
Street-2009 International Dump/Plow/Wing #0951	EQ	Replace with new, trade in old.		\$0	\$210,000	\$0	\$0	101-43120-7402
Street-2011 Case Loader/plow/wing #1113	EQ	Purchase new, trade in old	\$0	\$0	\$195,000	\$0	\$0	101-43120-7409
Street-2013 Elgin Street Sweeper-#1321	EQ	Replace with new, trade in old.	\$225,000	\$0	\$0	\$0	\$0	101-43110-7409
Trees-1996 Chevrolet Aerial Bucket Truck #96-1	EQ	Replace with new, trade in old.		\$225,000	\$0	\$0	\$0	101-43181-7402
Trees-2006 Ford F-150 4x2 Pickup #0605	EQ	Replace with new, sell old at auction.		\$37,000	\$0	\$0	\$0	101-43181-7402

7/28/2020

City of Winona CIP

Project Name	FS	Comments	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Account Number
Trees-2006 Ford F-350 dump #0608	EQ	Replace with new, sell old at auction.		\$55,000	\$0	\$0	\$0	101-43181-7402
Trees-2008 International Dump #0817	EQ	Replace with new, trade in old.	\$0	\$145,000	\$0	\$0	\$0	101-43181-7402
Water-1999 Case Backhoe Tractor #99-5	UR	Replace 1999 Case Backhoe Tractor #99-5 with new, trade in old.	\$0	\$90,000	\$0	\$0	\$0	601-49414-7402
Water-2012 Ford F-250 4x4 w/ Service Body #1209	UR	Replace 2012 Ford F-250 4x4 service body #1209 with new sell old at auction.	\$0	\$55,000	\$0	\$0	\$0	601-49414-7402
Water-2014 Ford F-250 4x4 Service Body #1506	UR	Replace with new, sell old at auction.	\$0	\$55,000	\$0	\$0	\$0	601-49414-7402
WWTP - 621 Loader #0133	UR	Replace #0133 with new, trade in old	\$0	\$155,000	\$0	\$0	\$0	602-49459-7402
WWTP 2008 Ford F-350 Flatbed #0908	UR	Replace with new, auction old truck.	\$0	\$44,000	\$0	\$0	\$0	602-49459-7402
WWTP-1991 Intern. Flusher #2	UR	Replace 1991 International Tanker/Flush with new, trade in old.	\$0	\$135,000	\$0	\$0	\$0	602-49459-7402

7/28/2020

City of Winona CIP

Project Name	FS	Comments	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Account Number
WWTP-1992 Intern. 6x6 with Slinger Spreader #10	UR	Replace 1992 International 6x6 with Slinger Spreader #10 with new, trade in old.	\$0	\$245,000	\$0	\$0	\$0	602-49459-7402
WWTP-2001 Intern. 6x6 #01-5	UR	Replace with new, trade in old.	\$0	\$235,000	\$0	\$0	\$0	601-49459-7402
<b>Total - Central Garage</b>			<b>\$1,287,000</b>	<b>\$2,554,000</b>	<b>\$3,021,000</b>	<b>\$203,000</b>	<b>\$118,000</b>	
<b>Engineering</b>								
Curb, Gutter & Sidewalk	SP	This is an annual program to replace the hazardous sidewalks. The assessable portion will be assessed to homeowners to repair their sidewalks. The non-assessable portion is for city sidewalks, alley approaches, and curb & gutter. Emphasis will shift pr	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	401-49911-7309

7/28/2020

City of Winona CIP

Project Name	FS	Comments	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Account Number
Curb, Gutter & Sidewalk	GR	This is an annual program to replace the hazardous sidewalks. The assessable portion will be assessed to homeowners to repair their sidewalks. The non-assessable portion is for city sidewalks, alley approaches, and curb & gutter. Emphasis will shift pr	\$80,000	\$90,000	\$90,000	\$90,000	\$90,000	406-49911-7309
<b>Total - Engineering</b>			<b>\$130,000</b>	<b>\$140,000</b>	<b>\$140,000</b>	<b>\$140,000</b>	<b>\$140,000</b>	
<b>Flood and Storm Control</b>								
Additional Culvert Lining	GR		\$300,000	\$0	\$0	\$0	\$0	101-42960-7309
Burns Valley Creek Outlet Grading	GR		\$0	\$300,000	\$0	\$0	\$0	101-42960-7309
Gillmore Creek Analysis & Design	GR		\$0	\$1,000,000	\$0	\$0	\$0	101-42960-7309
<b>Total - Flood and Storm Control</b>			<b>\$300,000</b>	<b>\$1,300,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Parks/Recreation</b>								

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Project Name	FS	Comments	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Account Number
Aquatic Center Floor and Wall Resurface	GR	Resurface pool floors and walls.	\$0	\$270,000	\$0	\$0	\$0	617-45125-7309
Aquatic Concrete-Deck	GR	Replace original concrete surrounding the pool deck.	\$60,000	\$65,000	\$0	\$0	\$0	617-45125-7309
Bambenek Field #2 Redevelopment	GR	Redevelop Bambenek Field #2 into a multi-sport field.	\$0	\$104,000	\$0	\$0	\$0	101-45210-7309
Bandshell Improvements	GR	In 2021 historical architect design for new roof and foundation. Update seating and grass area, add irrigation. In 2022, complete roof project, plaster work, painting, and foundation. Preparation for the 100th anniversary of the dedication of the Bandshell in 2024.	\$30,000	\$285,000	\$0	\$0	\$0	101-45210-7309
Bike Pump Track and Skill Course	GR	Creation of bike pump track and skills course, with skate park amenities in downtown location.	\$0	\$0	\$115,000	\$0	\$0	101-45210-7309

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City of Winona CIP

Project Name	FS	Comments	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Account Number
Community Center	GOB	Relocation of Friendship Center, transition planning, renovation to East Recreation and Masonic Temple. Funding amount is dependent on final decision.	\$5,000,000	\$0	\$0	\$0	\$0	617-45125-7309
Dacota Street Softball Field redevelopment	GR	Complete the renovation of Dacota Street Field as a fully functioning youth softball field.	\$0	\$86,000	\$0	\$0	\$0	101-45210-7309
Docks	GR	Complete renovation of the Levee Park Dock currently being leased to Winona State.	\$0	\$68,000	\$0	\$0	\$0	101-45210-7309
Downtown Placemaking and Parklet	GR	Streetscaping (benches, planters, trash receptacles, etc.) on Third Street and in greater downtown area per Downtown Streetscape Plan.	\$0	\$105,000	\$0	\$0	\$0	101-45210-7309

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Project Name	FS	Comments	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Account Number
East Recreation Center Outdoor Court	GR	Repair ERC basketball Court and playground updates.	\$0	\$188,000	\$0	\$0	\$0	617-45125-7309
East Recreation Center Roof	GR	Roof has reached its life expectancy in 2018	\$0	\$85,000	\$0	\$0	\$0	617-45125-7309
East Recreation Center-HVAC	EQB		\$0	\$0	\$70,000	\$0	\$0	617-45125-7309
<b>Total - Parks/Recreation</b>			<b>\$5,090,000</b>	<b>\$1,256,000</b>	<b>\$185,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Sanitary Sewers</b>								
Aeration Equipment	UR	Replacement in Contact Tanks.	\$0	\$0	\$225,000	\$0	\$0	602-49459-7309
C-65 Micro Turbine	UR	Add 2nd C-65 Micro Turbine for Digester Gas.	\$0	\$0	\$0	\$185,000	\$0	602-49459-7309
Final Clarifier	UR	Sandblast, paint troughs and walls	\$0	\$0	\$0	\$115,000	\$0	602-49459-7309
Gravity Thickener	UR	Dome (cover) Gravity Thickener.	\$0	\$90,000	\$0	\$0	\$0	602-49459-7309
Phosphorus Removal	UR	Replace Dist. Arms and Filter Media.	\$0	\$1,400,000	\$0	\$0	\$0	602-49459-7309
Portable Generator	UR	75KW Generator for small lift stations 30 HP and less	\$62,000	\$0	\$0	\$0	\$0	602-49459-7409

Project Name	FS	Comments	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Account Number
Primary Clarifier	UR	Cover 2 Primary Clarifiers (Dome)	\$0	\$0	\$195,000	\$0	\$0	602-49459-7309
Remodel Headworks Building	UR	Replace Barscreen, grit washer, blowers, ventilation, and electrical (MCC).	\$0	\$745,000	\$0	\$0	\$0	602-49459-7309
Screw Pump Equipment	UR	Replacement.	\$100,000	\$0	\$0	\$0	\$0	602-49459-7309
Turbine Engine	UR	4 year replacement cycle.	\$0	\$0	\$0	\$60,000	\$0	602-49459-7309
Utility Storage	UR	Outside covered shelter for equipment	\$0	\$0	\$0	\$67,000	\$0	602-49459-7209
<b>Total - Sanitary Sewers</b>			<b>\$162,000</b>	<b>\$2,235,000</b>	<b>\$420,000</b>	<b>\$427,000</b>	<b>\$0</b>	

**Streets**

Alley Reconstruction	GR		\$87,500	\$87,500	\$87,500	\$87,500	\$87,500	406-49925-7309
Alley Reconstruction	SP		\$262,500	\$262,500	\$262,500	\$262,500	\$262,500	406-49925-7309
Broadway 4 Lane to 3 Lane Conversion	OTH		\$1,900,000	\$0	\$0	\$0	\$0	410-49912-7309
Broadway 4 Lane to 3 Lane Conversion	MSAS		\$1,400,000	\$0	\$0	\$0	\$0	410-49912-7309

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Project Name	FS	Comments	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Account Number
City Street Reconstruction	RES	Street Resurfacing Program.	\$1,200,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	410-49932-7309
Mankato Avenue - Broadway to Sarnia	SP		\$0	\$0	\$0	\$150,000	\$0	410-49912-7309
Mankato Avenue - Broadway to Sarnia	MSAS		\$0	\$0	\$0	\$1,200,000	\$0	410-49912-7309
Mankato Avenue - Broadway to Sarnia	UR		\$0	\$0	\$0	\$500,000	\$0	601-49412-7309
Mankato Avenue Sarnia to TH 61	MSAS	Cost Share Placeholder		\$500,000	\$0	\$0	\$0	410-49912-7309
Mankato Avenue-Second to Broadway	UR			\$0	\$500,000	\$0	\$0	601-49412-7309
Mankato Avenue-Second to Broadway	SP			\$0	\$150,000	\$0	\$0	410-79912-7309
Mankato Avenue-Second to Broadway	MSAS			\$0	\$900,000	\$0	\$0	410-49912-7309

**Total - Streets \$4,850,000 \$2,350,000 \$3,400,000 \$3,700,000 \$1,850,000**

**Watermains**

Johnson Street Media Replacement	UR			\$300,000	\$0	\$0	\$0	601-49412-7309
Johnson Street repairs and improvements	UR		\$800,000	\$0	\$0	\$0	\$0	601-49412-7309

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City of Winona CIP

Project Name	FS	Comments	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Account Number
Well #14	UR		\$0	\$85,000	\$0	\$0	\$0	601-49412-7309
Well #18	UR		\$85,000	\$0	\$0	\$0	\$0	601-49412-7309
<b>Total - Watermains</b>			<b>\$885,000</b>	<b>\$385,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total</b>			<b>\$12,704,000</b>	<b>\$10,320,000</b>	<b>\$7,616,000</b>	<b>\$4,470,000</b>	<b>\$2,108,000</b>	