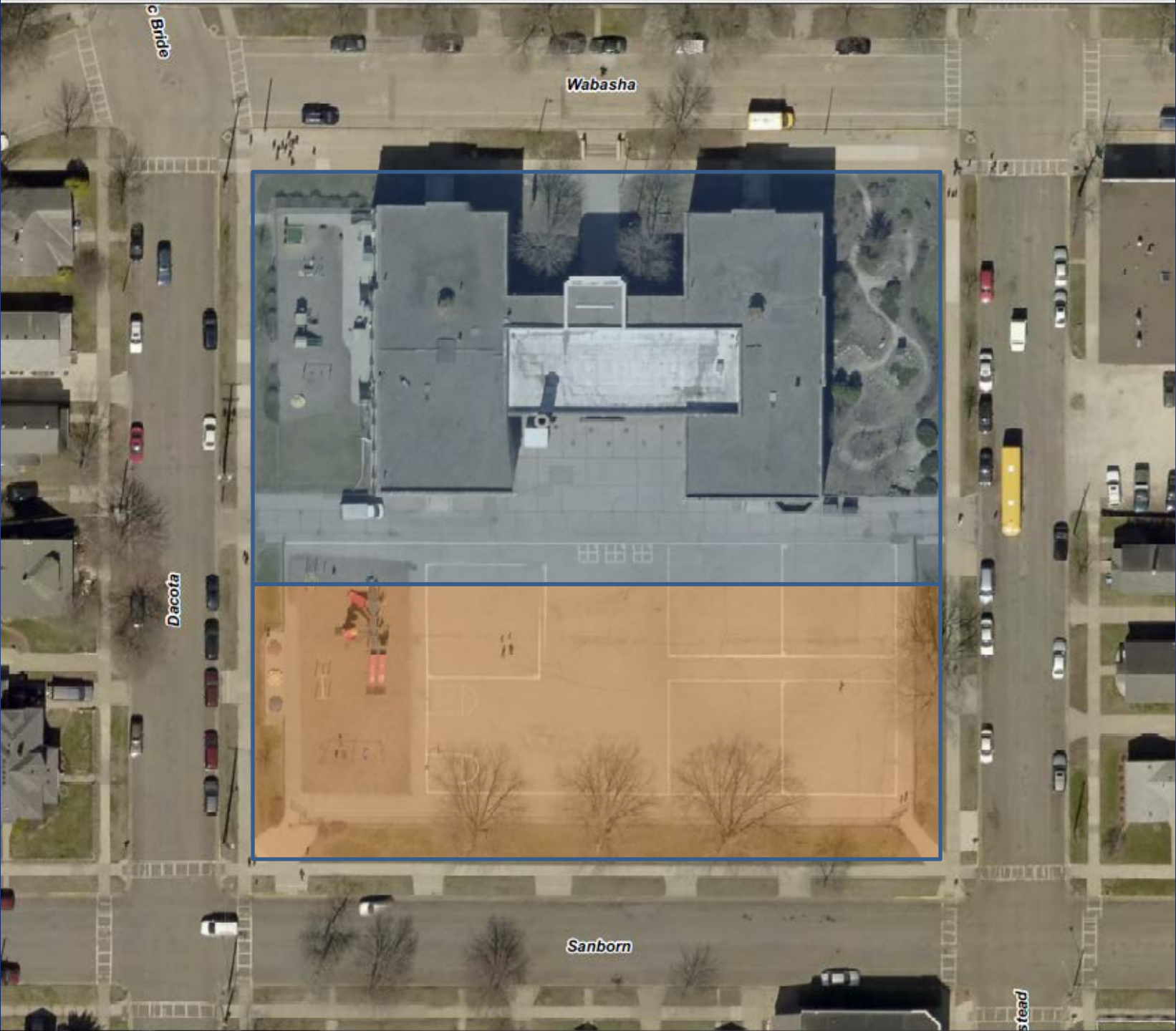


Madison Reuse Study

Madison Reuse Study

- Overall Reuse Study:
 - Engage Winona Public Input Report
 - Development Considerations for Three Main Future Uses Identified in Report:
 1. Educational and/or Community Center
 2. Housing
 3. Mixed Use
 - All with a component of public/green space



c Bride

Wabasha

Dacota

Sanborn

s tead

Existing Building:

- Educational (pre-k/daycare) or Community Center:
 - Comp plan = ok
 - Zoning =
 - 1) Pre-k/daycare must have educational component
 - 2) Variance required for 40' required school building setback from property lines and for 100' community center setback
 - Site plan review and approval

Existing Building:

- Housing
 - Comp plan = change required for over 4 units in building
 - Zoning = rezoning required for over 4 units in building
 - Variance required for front setback or potentially parking
 - Site plan review and approval

Existing Building:

- Mixed use
 - Comp Plan = change required
 - Zoning = Commercial not permitted; however studio, gallery, art/performance space conditional use in R-3
 - Site plan review and approval

South Portion of Lot



South Portion of Lot

- Number of potential uses under zoning = greenspace, garden area, parking, building site
- If a portion is a building site = any use permitted by zoning
- If housing, 120' X 240' area would support the following:
 - 4 single family homes (R-2 zoning)
 - 8 townhomes (R-2 zoning with variance)
 - 3 buildings with 4 units each (12 units total - R-2 zoning)
 - Multi-unit building with 11-19 dwelling units (R-3 zoning)
- Design standards apply to townhomes or multi-unit building

City Review

- Depending on use:
 - Comp plan amendment
 - Rezoning
 - Variance
 - Conditional Use Permit
 - Site Plan
- Each process either goes to City Council or is appealable to City Council
- Each involves public hearings (except site plan – but publicly available)
- Each has own set of criteria – City must make related findings to support decisions

City Review

- Comp Plan Change Criteria:
 1. The amendment is consistent with the policies and objectives of the Comprehensive Plan.
 2. The amendment is being requested due to changes which have occurred since adoption of the Comprehensive Plan.
 3. The amendment will not have an undue impact on the health, safety, or welfare of the community.

City Review

- Rezoning Criteria:

1. Was there an error or oversight in approval of 1959/1960 zoning of the site?
2. Have there been changes in area development patterns, since 1959/1960 zoning, to warrant rezoning?
3. Would potential uses of requested zoning district impose “undue hardship” (relating to noise, odors, etc.) on neighboring properties?
4. Would the public interest be better served if rezoning was considered within another area?
5. Could the rezoning be construed as spot zoning? *1) Benefits not only to developer, 2) Is it Arbitrary or Capricious, 3) Consistent with Comp plan*

City Review

- Variance Criteria:

1. Is the variance in harmony with the purposes and intent of the ordinance?
2. Is the variance consistent with the Comprehensive Plan?
3. Does the proposal put property to use in a reasonable manner?
4. Are there unique circumstances to the property not created by the landowner?
5. Will the variance, if granted, retain the essential character of the locality?
6. Are there other considerations for the variance request besides economics?

City Review

- CUP Criteria:
 - 10 criteria – Comp plan, zoning, substantial impacts on neighbors; compatibility with neighborhood character, etc.
- Site Plan Criteria:
 - Must meet City zoning code or get variance

Next Steps

- Purchaser has copy of draft report
- After tonight; report will be finalized and made publicly available
- Staff discussion with purchaser = now through beginning of 2019
- Formal Application process starting Feb/March of next year