



## **Comprehensive Plan Update: Land Use and Development Subcommittee**

### Summary

Subcommittee analyses existing land use, historical development patterns, and existing policies in the Unified Development Code and proposes policy changes and goals.

### Examples of discussion topics/focus areas:

- Updated Future Land Use Map (including updated categories and transitional land use designations)
- Consideration of parameters for future city growth, development, and re-development
- Identification of priorities for updated Zoning Map
- Identification of priorities for updated zoning text that directly influences land use
- Goals for subdivision standards addressing land stewardship, sustainable and resilient development, and transportation goals
- Land Use and Development Ideas and Issues from Comprehensive Plan Phase 1 Public Engagement (see next page)

### Overall Committee Product

**In accordance with Winona's 2045 vision, city values, and Comprehensive Plan Overarching Themes; an updated Future Land Use Map and appropriate new goals, objectives, and policies/actions identified by the subcommittee are recommended for incorporation into the Comprehensive Plan.**

### Committee Timeline:

- March - August 2022
- Two meetings per month – 1-1.5 hours long

## Land Use

Comments about land use covered topics such as a more detailed and considerate expansion plan, sustainability prioritization, and riverfront utilization. Respondents also commented about use of land for parking areas, especially in Winona's downtown core. We received a total of 63 comments about land use in response to questions about issues and ideas for Winona's future.

### Connections to values

The topic of land use is closely aligned with values reported by community members. Many people view Winona's small geographic size as an asset, and at the same time, the limited amount of land needs to be considered in planning and land use decision making.

### Issues and ideas

1. Consideration of Winona's size and geographic constraints.
  - property development is good - but it should be planned
  - Be mindful of land use in town - we're so short on land
  - we need to have a plan for expansion beyond current borders -an orderly plan. We need to grow somewhere
2. Consideration of natural areas.
  - As we develop, it's important to consider the natural resources, celebrate that, develop ecotourism around that. Balance it with a sense of sustainability and enriching that space, planning for the future intentionally.
  - Bring more attention to the river - in many ways we've turned our back to it - we rely on it to sustain us. There's a vibrancy the river can give to us. You can see how communities benefit from pivoting to the river
3. Use of land for parking areas. Parking in downtown was an area of note for respondents. Some feel more parking is needed, while others are concerned about the use of developable land for surface parking lots.
  - My vision was a parking ramp, I still think we need that option downtown- take a look at Rochester or la crosse
  - more parking - it's hard downtown
  - Parking - it's hard around the friendship center
  - use of space - there are to many parking lots that others do not use.
  - it feels like big business and the universities run the town - if they want to see something good happen, that's lucky for us. If they want to see a parking ramp, that's unlucky, because we think there should have been housing there. those conversations seem really weighted-skewed toward the rich people.
  - -more green (grassy) spaces > so much concrete around levee Park (parking and platforms)"