

CITY OF WILLMAR

PLANNING COMMISSION MEETING 7:00 P.M. ON WEDNESDAY, JUNE 30, 2021 VIRTUAL GOTOMEETING

Chair: Jonathan Marchand

Vice Chair: Jeff Kimpling

Members: Christina Nelson, Cletus Frank, Terry Sieck, Khalif Ahmed Bashir, Stephanie Carlson, and Justice Walker.

AGENDA

1. Call Meeting to Order
2. Minutes of May 19, 2021 meeting
3. New Member – Mr. Steven Dresler
4. Block 25 Lumber One Conditional Use Permit
5. Suite Liv'n Conditional Use Permit
6. Proposed Capital Improvements Project
7. Miscellany
8. Adjourn

**WILLMAR PLANNING COMMISSION
CITY OF WILLMAR,
WEDNESDAY, MAY 19, 2021**

MINUTES

1. The Willmar Planning Commission met on Wednesday, May 19, 2021, at 7:01 p.m. virtually via GoToMeeting.

**** Members Present:** Johnathan Marchand, Jeff Kimpling, Christina Nelson, Terry Sieck, Stephanie Carlson, and Justice Walker.

**** Members Absent:** Khalif Ahmed Bashir, Cletus Frank,.

**** Others Present:** Alex Rau – Planning & Development Intern, David Ramstad – Director of Planning & Development, Mathael Laidlaw – Overcomers International Fellowship, Steven Vossen – ALLCAP, LLC.

2. MINUTES: Minutes of the April 21, 2020 meetings were approved as presented. Motioned by Commissioner Nelson, seconded by Commissioner Walker
3. ALLCAP CONDITIONAL USE PERMIT – FILE NO. 21-02: Staff presented a request by ALLCAP, LLC of Willmar for a Conditional Use Permit to allow a small manufacturing facility on the property legally described as follows: Section 14 Twp 119 Range 35 that part of Solverson's Outlot lying South of US Hwy 12.

No one appeared to speak for or against the Conditional Use Permit. Commissioner Carlson motioned to approve, seconded by Commissioner Walker. The findings of facts were read.

The Conditional Use Permit was approved with the following conditions:

A. The use shall meet all applicable local, state, and federal rules and regulations at all times.

4. MATHEW TIMOTHY HOUSE MINOR SUBDIVISION – FILE NO. 21-02: Staff presented a request by Overcomes International Fellowship of St. Cloud Minnesota for a minor subdivision on the property legally described as follows: First Addition to the Town of Willmar, Lot 13 & 14.

Planning Intern Rau stated that the City of Willmar does not have a history of how these lots became one. The use is currently unconfirming and approving the subdivision would decrease the number of unconfirming properties within the city. Staff

recommended approving the minor subdivision.


No one appeared to speak for or against the minor subdivision.

Commissioner Marchand asked for clarification on the future intentions Overcomers International Fellowship had for the property and what prompted the minor subdivision. Planning Intern Rau stated that there is no intention of altering the existing use. Commissioner Carlson spoke favorably towards the company's assisted living program.

Commissioner Marchand motioned to approve, and Commissioner Walker seconded. The Minor Subdivision was approved with the following conditions:

- A. The Minor Subdivision is contingent upon receiving a variance from the Board of Zoning Appeals.
 - B. The shed currently located on the proposed property line must be relocated off the property line.
 - C. The use shall meet all applicable local, state, and federal rules and regulations at all times.
5. MISCELLANY: Director Ramstad stated that Intern Rau will be the lead staff at the Planning Commission meetings until a Planner is hired, and that there will be three Conditional Use Permits on the June 2nd meeting Agenda.
 6. There being no further business to come before the Commission, the meeting adjourned at 7:35 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'D. Ramstad', with a horizontal line drawn through it.

David Ramstad, PhD
Planning & Development Director

PLANNING COMMISSION – JUNE 30, 2021

STAFF COMMENTS – ALSO, PLEASE FIND ATTACHED CITY ATTORNEY MEMO ON PLANNING COMMISSION STANDARDS ON CUP REVIEW

1. BLOCK 25 CONDITIONAL USE PERMIT FILE NO. 21-04

- The applicant is Lumber One Development Company of Avon, MN.
- The applicant is requesting a Conditional Use Permit to construct a \$10M, 57-unit, 4 story loft style multi-family structure on the property legally described as follows: North ½ of Lots 7, 8, 9, 10, 11, 12; South ½ of lots 7, 8, 9; North 25 ft of South ½ of lots 10, 11, 12; South 50 ft of lots 10, 11, 12.
- All setback, lot size, and width standards are met.
- The property is zoned CBD (Central Business) and falls within the RZ (Renaissance Zone) Overlay District.
- Multifamily structures of 24-units require a CUP for areas within the Renaissance Zone (RZ) zoning overlay district.
- The façade of the building is designed to reflect the scale and aesthetic of downtown Willmar.
- The building will be setback 8' from the south property line to accommodate landscaping to soften the pedestrian ROW.
- A park is planned for the NE corner of the block.
- The west half of Block-25 is currently a parking lot, the center lot is exposed soil, and the east end of the block is occupied by a blighted Quonset and used car lot.
- On May 17, 2021, the Willmar City Council approved the purchase agreement for the city-owned west half of Block-25, and it has been signed by all parties.
- The developer's purchase agreement for the privately held parcels on the east half of Block-25 are also signed, and those property sales are tentatively scheduled to close on or about June 15th, 2021.
- City of Willmar Staff conducted a parking survey from April 23, 2021 to May 17, 2021, which showed a 42% utilization of the 48 parking spots, with an average daily use of 18.7 vehicles. Also included, are excerpts from a 2013 parking survey that concluded CBD parking utilization is at about 54% of capacity.
- The proposed project includes 43 interior parking spaces and 27 surface parking spaces, which significantly exceeds the minimum parking requirements for the Central Business District's 0 parking space requirement.
- The project is the first of its kind in downtown Willmar in many decades, it meets RZ requirements, and is only being proposed because of the RZ's incentive package and zoning flexibilities.

RECOMMENDATIONS

Approve Conditional Use Permit with the following conditions:

- A. Must meet or exceed all RZ requirements, including the permanent designation of 5% of units rented at 80% AMI and recorded with Kandiyohi County Recorder.
- B. The use shall meet all applicable local, state, and federal regulations.
- C. Site plans including stormwater management must be submitted to the City of Willmar.

2. SUITE LIV'N CONDITIONAL USE PERMIT FILE NO. 21-02

- The applicant is AEHN, LLC of Willmar, MN.
- The applicant is requesting a Conditional Use Permit (CUP) to construct two 24-unit multi-family structure on the property legally described as follows: The Westerly ½ of North East ¼ of NW ¼ Section 9 except North 622' & except South 370' & except East 220' & except West 355' & the Westerly 355' of the Fol Desk Property, West ½ of NE ¼ of NW ¼ of Section 9 except North 622' & except South 370' & except East 220'.
- The property is zoned R-4, Medium Density Residential.
- Multi-Family structures of thirteen (13) to twenty-four (24) units require a Conditional Use Permit for areas zoned R-4.
- All setback, lot size, and width standards are met.
- Minimum parking requirements are ninety-six (96) for forty-eight (48) units.
- Ninety-eight (98) parking spots are shown in the existing plans.
- The façade of the building will closely resemble the surrounding multifamily structures found North and South of the subject property.
- AEHN, LLC's intends to market its units as workforce and student housing.
- The preliminary plans provided do not include stormwater plans for City Engineering to review.
- Neighboring property owners have expressed concern about the general maintenance of the existing structures owned and operated by AEHN, LLC.
- AEHN, LLC. and the City of Willmar has a Tax Increment Financing (TIF) agreement which includes maintenance, fencing, and lighting improvements.

RECOMMENDATIONS

Approve Conditional Use Permit with the following conditions:

- A. The use shall meet all applicable local, state, and federal regulations.
- B. Site plans including stormwater management must be submitted to the City Engineering and all recommendations must be followed.
- C. Wetland management requirements must be met and approved by State and Local authorities.

3. CAPITAL IMPROVEMENTS PROGRAM

- Maintains reasonable and safe access to all retail and industrial uses.
- Maintains adequate parking for all business and community needs, when feasible.
- Promotes Willmar as a great location to host conferences and other special events.
- Continues to maintain, expand, and develop important public/semi-public community facilities, such as the Civic Center, Library, Aquatic Center, parks, and other key activity venues.
- Promotes the use of the Willmar Municipal Airport as an economic development tool.
- Expands and promotes tourism opportunities throughout the greater Willmar area, including the use of our extensive trails, lakes, and parks.
- Develops and supports transportation system that properly integrates all modes of transportation.
- Does not impact parking in the downtown area.
- Encourages expansion of the airport to accommodate larger aircraft and commercial development.
- Identifies existing streets for designated bike lanes on the master transportation plan.
- Promotes water management policies/programs to conserve the quantity and maintain the quality of all water resources in the community and its environs.
- Encourages preservation and management of existing parks and open space areas.
- Aligned with design, screening and landscape standards in the construction of all public facilities, utilities and buildings, when needed.

RECOMMENDATIONS

Approve Capital Improvements Program with the following conditions:

- A. Street repair and maintenance be made a priority.

MEMORANDUM

To: City of Willmar Planning Commission Members **BY EMAIL**

CC: David Ramstad, Community Development Director

From: Robert T. Scott, Shareholder Attorney
Alissa M. Harrington, Associate Attorney

Date: June 24, 2021

Re: Planning Commission standards for CUP review

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On June 2, 2021, the City of Willmar (the “City”) Planning Commission (the “Commission”) was scheduled to meet and consider three proposals for conditional use permits (“CUP”). The Commission lacked quorum and did not meet. at the request of Planning and Development Services staff, this memorandum explains (1) the standard the Commission must use in making its decisions on CUP applications; (2) common problems in CUP decision making; and (3) the consequences of not applying the standard and/or considering prohibited information in making its decision on a CUP application.

I. Conditional Use Permit (CUP) Standards

Cities have the authority to designate by ordinance certain types of developments and development activities as conditional uses under zoning regulations.¹ The CUP process allows a governing body or designated authority to review an application for certain types of developments, set reasonable conditions, and decide based on the local ordinance criteria and standards as to whether the use should be permitted. In zoning regulations, this is a middle ground between a permitted use, which does not require the review of a governing body, and completely prohibited uses.

Willmar’s Zoning Code

City zoning regulations generally list conditional uses alongside permitted uses by zone. The City’s code does so in Section 6 of the Willmar Zoning Ordinance.² For example, in the R-4, Medium Density Multi-Family Residential District, the only permitted uses are:

- a. Two-family (duplex) detached dwellings, including twin-homes;
- b. Three- and four-plex multi-dwellings, and town-houses up to four units; and
- c. Agricultural uses, not including livestock raising or feeding.³

¹ Minn. Stat. § 462.3595.

² https://cms5.revize.com/revize/cityofwillmar/Zoning%20Ordinance%20-%204-5-10_0.pdf

³ *Id.* at 95 of PDF, labeled 83.

But the following uses are conditional uses, permitted when granted by CUP:

- a. Churches and cemeteries.
- b. Commercial day nurseries and schools.
- c. Licensed residential facilities with seven (7) to sixteen (16) residents.
- d. Mobile home parks, subject to section 3.K.
- e. Multi-dwellings of thirteen (13) to twenty-four (24) units/building.
- f. Nursing, rest, or retirement homes.
- g. Planned unit developments.
- h. Private and public schools.⁴

Willmar's CUP Standards

In Willmar, the Commission has the authority to consider and issue conditional use permits, including setting reasonable conditions.⁵ Generally, all CUPs must be reviewed for impacts on the health, safety, and welfare of the community and for adherence with the City's comprehensive plan.⁶ In addition, the Commission must review the project based on the following standards from the Willmar CUP ordinance:

1. That the conditional use, with such conditions as the Commission shall determine and attach, conforms to the purpose and intent of this Ordinance, and is in conformity with the Comprehensive Land Use Plan of the City.
2. That there was no factual demonstration of a substantial/appreciable negative impact on values to properties in the neighborhood from the proposed conditional use.
3. The conditional use will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance to the community.
4. That the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district as zoned.
5. That adequate utilities, access roads, stormwater management, and other necessary facilities have been, or are being, provided.
6. That adequate measures have been, or will be, taken to provide ingress and egress in such a manner as to minimize traffic congestion and maximize public safety in the public streets.

⁴ *Id.*

⁵ See ATTACHMENT A for copy of the CUP Process from the Willmar Zoning Ordinance.

⁶ See *C. R. Investments, Inc. v. Village of Shoreview*, 304 N.W.2d 320, 324 (Minn. 1981).

7. The conditional use will be designed, constructed, operated, and maintained in a manner that is compatible in appearance with the existing or intended character of the surrounding area/neighborhood.

When the Commission is reviewing a CUP, it is acting in a quasi-judicial (judge-like) role rather than a legislative (rulemaking) role. The quasi-judicial role requires the Commission to look at the law and rules as they exist and determine whether a proposed use fits within those parameters. In contrast, when the Commission is acting in its legislative role, it is determining what the rules *should* be. It is a vital difference, as the Commission's discretion when in its quasi-judicial role is significantly limited compared to the broad discretion afforded the Commission in its legislative role. A commission has overstepped its limited discretion in reviewing a CUP, if its decision is "unreasonable, arbitrary, or capricious."⁷

Granting a CUP

If the Commission finds all the applicable standards are met—or can be met with the imposition of reasonable conditions,⁸ the Commission must grant the CUP. To grant the CUP, the Commission must make affirmative findings demonstrating the proposed use and conditions, if applicable, adhere to the standards listed in the Willmar Zoning Ordinance.⁹ The findings must be both legally sufficient and supported by a factual basis on the record.¹⁰ Once a CUP applicant meets the standards for a CUP, the issuance of the CUP is a "matter of right."¹¹

Denying a CUP

Should the Commission find any of the standards are not met and cannot be met by the imposition of reasonable conditions, the Commission may deny CUP. To deny a CUP, the Commission must demonstrate its denial is not "unreasonable, arbitrary, or capricious"¹² by stating the legally sufficient reason for denial and specific supporting facts.¹³ Legally sufficient reasons are limited to failure to meet the standards discussed above. Specific facts—not general concerns or speculation—must show how the proposal (and any reasonable conditions) do not and cannot meet the standards.

II. Common Problems

General opposition and concern

General opposition and concern regarding public safety, welfare, traffic, etc. cannot be the basis for a denial of a CUP that meets all other standards. "[D]enial of a conditional use must be based on something more concrete than neighborhood opposition and expressions of concern for public

⁷ *RDNT, LLC v. City of Bloomington*, 861 N.W.2d 71, 76 (Minn. 2015).

⁸ Minn. Stat. § 462.3595, subd. 1.

⁹ Willmar Zoning Ordinance, Section 9E.3.a.

¹⁰ *RDNT, LLC v. City of Bloomington*, 861 N.W.2d 71, 76 (Minn. 2015).

¹¹ *Citizens for a Balanced City v. Plymouth Congregational Church*, 672 N.W.2d 13 (Minn. Ct. App. 2003).

¹² *Id.*

¹³ *Id.*

safety and welfare.”¹⁴ Generic petitions, voiced concerns, or emails are not enough to support a CUP denial. If the Commission does act on general “neighborhood opposition and expression of concern for public safety,” it is likely to be seen as arbitrary (and can be overturned).¹⁵

However, if the neighborhood concerns are based on “sufficient competency and personal knowledge”¹⁶—such as a large building going onto an already-busy street or personal reports of noise issues with a similar property—those neighborhood concerns (may be sufficient to support a denial).¹⁷ But anecdotal concerns are not enough. A court overturned the denial of a CUP and found “neighbors’ anecdotal comments contain no detail as to how the cars they witnessed might affect circulation or the general welfare, and are insufficiently concrete to substantiate a finding that the proposed use would create excess traffic.”¹⁸

No consideration of reasonable conditions

CUPs must be considered along with any reasonable considerations brought forward by the proposer.¹⁹ The Commission must grant a CUP with reasonable conditions, if the proposal meets the standards when the CUP and reasonable conditions are reviewed together.²⁰

If a CUP applicant can show imposing a reasonable condition would eliminate the conflict between the standards and the proposed use, the denial of the CUP is considered arbitrary (and can be overturned).²¹ Similarly, if a CUP applicant proposes a seemingly reasonable condition and the Commission makes no findings as to why the condition does not address the underlying problems or why it is not “reasonable,” the denial can be considered unreasonable (and overturned).

All conditions are not “reasonable.” If the Commission can point to reasons on the record why the proposed condition would not address the concerns, then a decision to deny the CUP is likely to be upheld.²²

III. Consequences & Conclusion

The Commission is acting in a quasi-judicial (judge-like) function when considering an application for a CUP, limiting the Commission’s discretion to determining if an application meets the standards and requirements of the City’s zoning ordinance. This limited discretion means the Commission may only deny an application for (1) failing to meet the standards

¹⁴ *Chanhassen Estates Residents Ass’n v. City of Chanhassen*, 342 N.W.2d 335, 340 (Minn.1984).

¹⁵ *Chanhassen Estates Residents Ass’n*, 342 N.W.2d at 340.

¹⁶ *Corwine v. Crow Wing County*, 309 Minn. 345, 361, 244 N.W.2d 482, 491 (1976).

¹⁷ *Scott County Lumber Co. v. City of Shakopee*, 417 N.W.2d 721, 728 (Minn.App.1988), review denied (Minn. Mar. 23.1988); see also *Swanson v. City of Bloomington*, 421 N.W.2d 307, 313 (Minn.1988) (acknowledging city may consider neighborhood opposition).

¹⁸ *Yang v. Cty. of Carver*, 660 N.W.2d 828, 833–34 (Minn. Ct. App. 2003).

¹⁹ Minn. Stat. § 462.3595.

²⁰ Minn. Stat. § 462.3595.

²¹ *Zylka v. City of Crystal*, 283 Minn. 192, 196, 167 N.W.2d 45, 49 (1969).

²² *Trisko v. City of Waite Park*, 566 N.W.2d 349 (Minn. Ct. App. 1997).

established in the ordinance; (2) failing to be consistent with the city's officially adopted comprehensive plan; and/or (3) endangering or incompatibility with the health safety, and welfare of the public. If a CUP applicant can show the imposition of a reasonable condition on the project would eliminate the reason for the denial, the Commission must consider the proposed condition and grant the CUP with the condition, if the condition would reasonably address the concern.

Should the Commission base the denial of a CUP on any other factors, ignore a reasonable condition, or fail to make specific, legal findings of the reason for the denial supported by facts on the record, the City and Commission risk a lawsuit and/or a court order forcing the issuance of the permit.

Please do not hesitate to contact us if you have any questions about this memorandum.

Thank you.

RTS/AMH

ATTACHMENT A
Willmar Zoning Ordinance—Conditional Use Permits

SECTION 9.E. CONDITIONAL USE PERMITS.

1. Application. An application for a conditional use permit shall be submitted to the Zoning Administrator. A nonrefundable application fee, as established from time to time by the City Council to cover administrative costs and costs of the hearing, shall accompany each application.

2. Purpose. The purpose of a conditional use permit is to provide the City of Willmar with a reasonable degree of discretion in determining the suitability of certain designated uses in relation to the general welfare, public health, and safety.

Conditional use permits may be considered and issued by the Planning Commission in the following instances:

- a. Where provided for in this Ordinance.
- b. Where a particular use sought or requested is not provided for or included in any district as set forth in this Ordinance.
- c. For government uses or other uses traditionally associated with a public use (e.g. schools, churches, etc.) .
- d. For a temporary use not otherwise provided for in this Ordinance and which would be inappropriate or detrimental if permitted as a permanent use.

3. Standards for Conditional Use Permits.

a. A conditional use permit shall be granted only if the Planning commission makes, where applicable, the following affirmative findings:

1. That the conditional use, with such conditions as the Commission shall determine and attach, conforms to the purpose and intent of this Ordinance, and is in conformity with the Comprehensive Land Use Plan of the City.
- 2 That there was no factual demonstration of a substantial/appreciable negative impact on values to properties in the neighborhood from the proposed conditional use.
3. The conditional use will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance to the community.
4. That the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district as zoned.
5. That adequate utilities, access roads, stormwater management, and other necessary facilities have been, or are being, provided.

6 That adequate measures have been, or will be, taken to provide ingress and egress in such a manner as to minimize traffic congestion and maximize public safety in the public streets.

7. The conditional use will be designed, constructed, operated, and maintained in a manner that is compatible in appearance with the existing or intended character of the surrounding area/neighborhood.

4. Conditions

a. The Planning Commission may impose conditions upon the conditional use if, in its opinion, specific circumstances of a request justify those additional controls to protect the health, safety, and welfare of the neighborhood and general public.

b. The Planning commission shall impose a condition that the use at all times conforms to all applicable local, state, and federal laws and regulations.

c. The city Engineer shall approve any off-street parking lots and ingress and egress to the site prior to the issuance of a building permit.

5. Reconsideration. Whenever an application for a conditional use permit has been considered and denied, a similar application for a conditional use permit affecting substantially the same property shall not be considered again by the Planning commission for a period of six (6) months from the date of the denial unless a decision to reconsider such matter is made by not less than six-eighths (6/8) vote of the city council.

6. Lapse of Conditional Use Permit by Non-use. If, within one year after granting a conditional use permit, the work has not been substantially completed, then such permit shall become null and void unless a petition for an extension of time in which to complete the work has been granted by the Planning commission. Such extensions shall be requested in writing and filed with the Zoning Administrator at least thirty (30) days before the expiration of the original conditional use permit. There shall be no charge for the filing of such petition. The request for extension shall state facts showing a good faith attempt to complete the work permitted in the conditional use permit. Such petition shall be presented to the Commission for their review and decision.

7. Termination. The violation of any condition imposed upon the conditional use shall be cause for termination of the use. In the event of termination, the zoning Administrator shall notify the property owner of the decision to terminate. The owner shall have the right of appeal as provided for in section 9.C. of this Ordinance.

8. Procedure.

a. A public hearing shall be set, advertised, and conducted by the Planning Commission in accordance with section 9.H. of this Ordinance.

b. Within thirty (30) days following the close of the public hearing, the Planning Commission shall render its decision and transmit it to the city Council. The decision of the Commission shall

be final, unless an appeal is taken to the Board of Zoning Appeals as provided for in Section 9.C. of this Ordinance.

9. Recording. A copy of the conditional use permit decision shall be filed with the Kandiyohi county Recorder.



★ **CITY OF WILLMAR**

FILE #: _____

CONDITIONAL USE PERMIT APPLICATION

Applicant: Lumber One Development Co Address: PO Box 7, Avon, MN 56310

Phone Number: 320-356-7342 Email: tschmid@lumber-one.com
Ted Schmid

Owner: Barbara Brandes Address: PO Box 7 Avon MN 56310
95-003-2670

Applicant's Property Interest: Block 25 west half Parcel #: 95-003-2680

Ordinance Section Number: 1060, Section 9 (E) Zoning District: (CBD)
95-003-2700

Legal Description: N1/2 of lots 7,8,9,10,11,12; S1/2 of lots 7,8,9
95-003-2690

N25 ft of S1/2 of lots 10,11,12; S 50ft of lots 10,11,12.

The Applicant requests a conditional use permit for the above-described property to: _____

Construct 57 unit 4 Story Loft Style Multifamily Apartment.

What will be the impact of this use on neighborhood property values?: This project
will be a gateway project coming into downtown Willmar. We believe
this will be a significant benefit to the central business district.
How does this use conform to the Zoning Ordinance and the Comprehensive Plan goals and
objectives?: See attached supplementary comments.

How will the use affect the development and improvement of other properties in the
neighborhood?: Adding a minimum 57 additional residents to the
downtown area will generate additional income for the
downtown businesses.
Have appropriate utilities, access roads, ingress/egress, stormwater management, and
traffic flow, been designed/planned for the use so as to not negatively affect the public
health, safety and welfare of the neighborhood?: See attached supplementary
comments.

How will the use "fit into" the neighborhood and be compatible with abutting properties?:
See attached supplementary comments.

How will the uses architectural appearance, design, and function of the use conform with the surrounding built environment?: Our design will be incorporating historic downtown flat roofs with a distinctive parapet cap. The 4 story design will create a positive architectural presence.

Applicant's Signature: *Joe Klue* Date: 5-14-2021

(For staff use only)

Commission Date: _____

Fees: \$350 to City of Willmar ☐

\$46 to Kandiyohi County Recorder ☒

Zoning Administrator

DECISION OF THE CITY OF WILLMAR PLANNING COMMISSION

This _____ day of _____, 20__ the City of Willmar Planning Commission:

Any person aggrieved by this decision shall have the right to appeal to the District Court of Kandiyohi County.

Signed: _____

Chairperson

Zoning Administrator

SUPPLEMENTARY RESPONSES FOR LUMBER ONE BLOCK 25 LOFTS CONDITIONAL USE PERMIT APPLICATION 4-28-2021

CUP Application Question:

How does this apartment project conform to the Zoning Ordinance and Comprehensive Plan Goals and Objectives?

- The project will conform to all necessary Zoning Ordinance standards -- parking will be provided above what is required in the Central Business District (0 spaces); signage; height; etc. Also attached, is the Renaissance Zone application that lists the objectives of the RZ, which the project will exceed.
- Comprehensive Plan Goals & Objectives:
 - Willmar continues to see a significant need for more housing. If these demands are not met, businesses will not have the local workforce capacity to continue expanding.
 - Project fills a gap for market-rate housing in the heart of Willmar - contributes to the availability of a variety of housing types & cost ranges.
 - Improves downtown aesthetics - particularly the aesthetics of an entrance to downtown.
 - The Comp Plan calls out infill strategies several times - especially from a standpoint of being able to provide utilities where they are readily available, such as in the heart of town.
 - The location of this project helps cultivate walkability & bike-ability, which is another Comp Plan goal, as well as a Renaissance Overlay District goal.
 - Promotes the location of higher-density housing units near commercial, medical, and employment concentrations.
- Block 25 Lofts aligns with the Willmar Comprehensive Downtown Master Plan.

CUP Application Question:

Have appropriate utilities access road ingress/egress for the use not negatively affect the public health and safety.

- As part of the building permitting process, these items will be adequately addressed (utilities, ingress/egress, etc).

CUP Application Question:

How will the use “fit into” the neighborhood and be compatible with abutting properties?

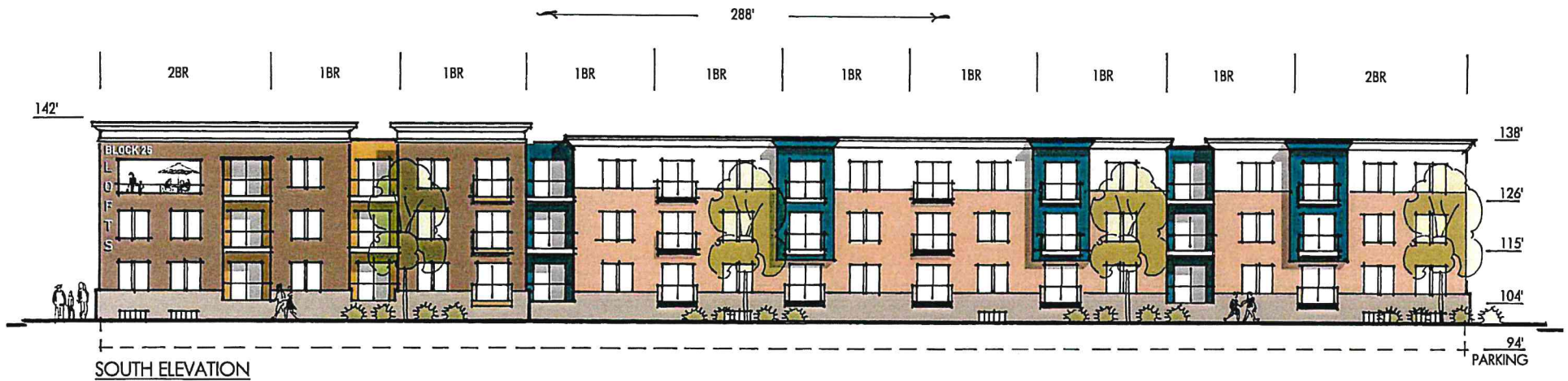
- Block 25 is part of the Willmar Renaissance Zone.
- This project exceeds the Renaissance Zones objectives to create mixed housing classes through a requirement that housing projects include at least a 1-unit or 5% affordable housing (whichever is greater and 25% maximum) for households that are at or below 80% Area Median Income (AMI) as defined by HUD Fair Market Rent (FMR).
- Block 25 Lofts will provide onsite parking for residents so as to not contribute to possible future public parking congestion. The Renaissance Zone does NOT require any onsite parking. Tenants will not be competing for public parking spaces that could be used by local business customers.
- Currently there is only 1 light pole on the entire Block 25. We will be adding considerably more exterior lights which will benefit the entire area.
- The Block 25 architectural design incorporating a flat roof with detailed parapet will complement the historical architecture along Benson Ave SW.



Benson Avenue, Wilmor, Minn.



CONTEXT IMAGES



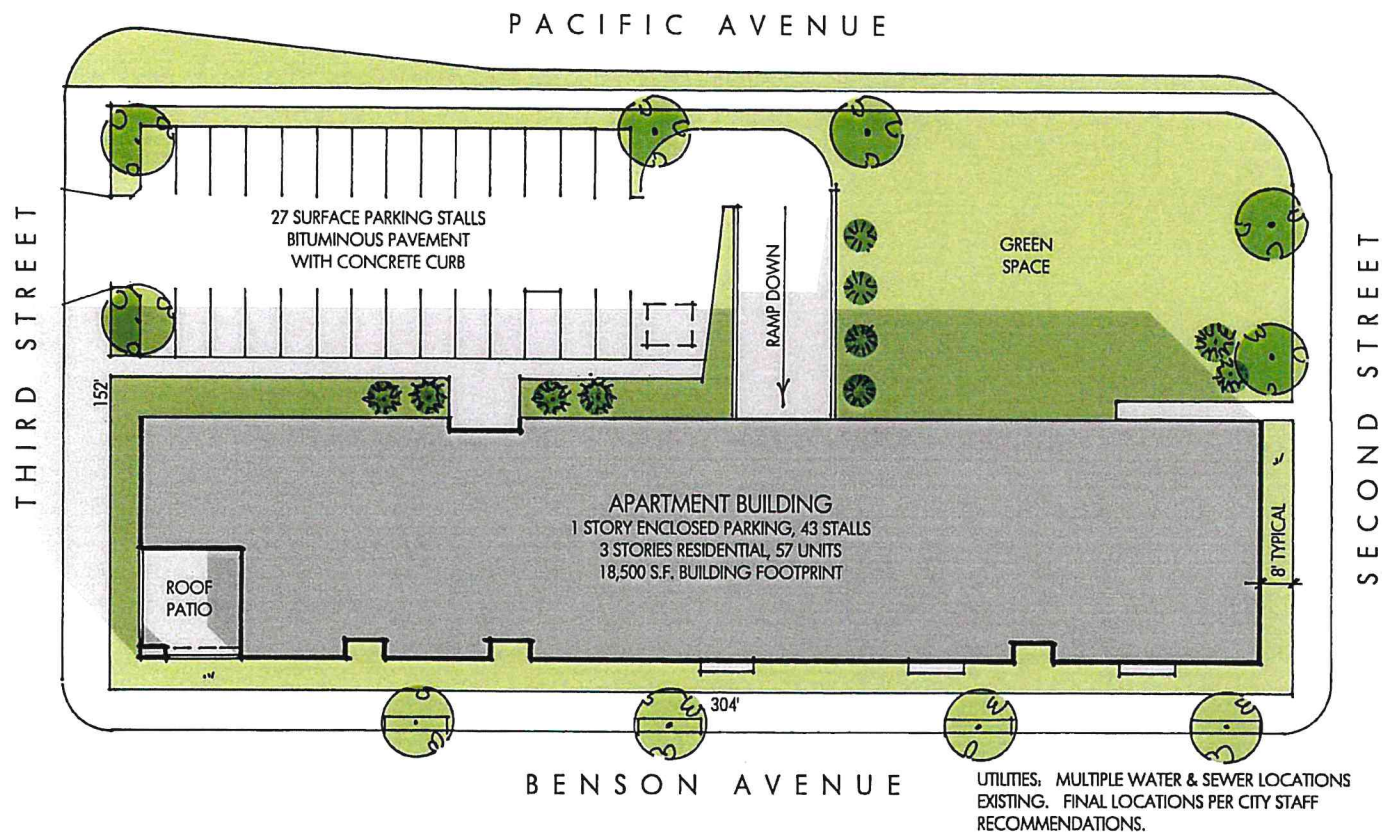
BLOCK 25 LOFTS

EXTERIOR CONCEPT

APRIL 30, 2021 | JLG 21168 | © 2021 JLG ARCHITECTS



DESIGN

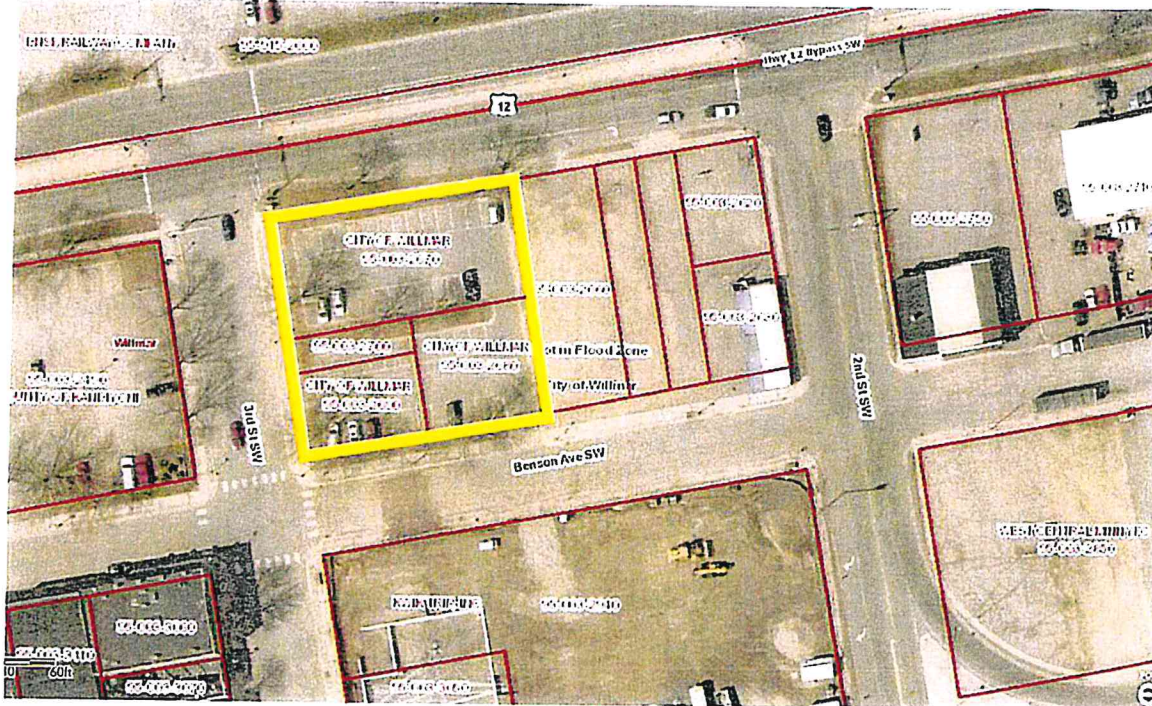


BLOCK 25 LOFTS SITE CONCEPT

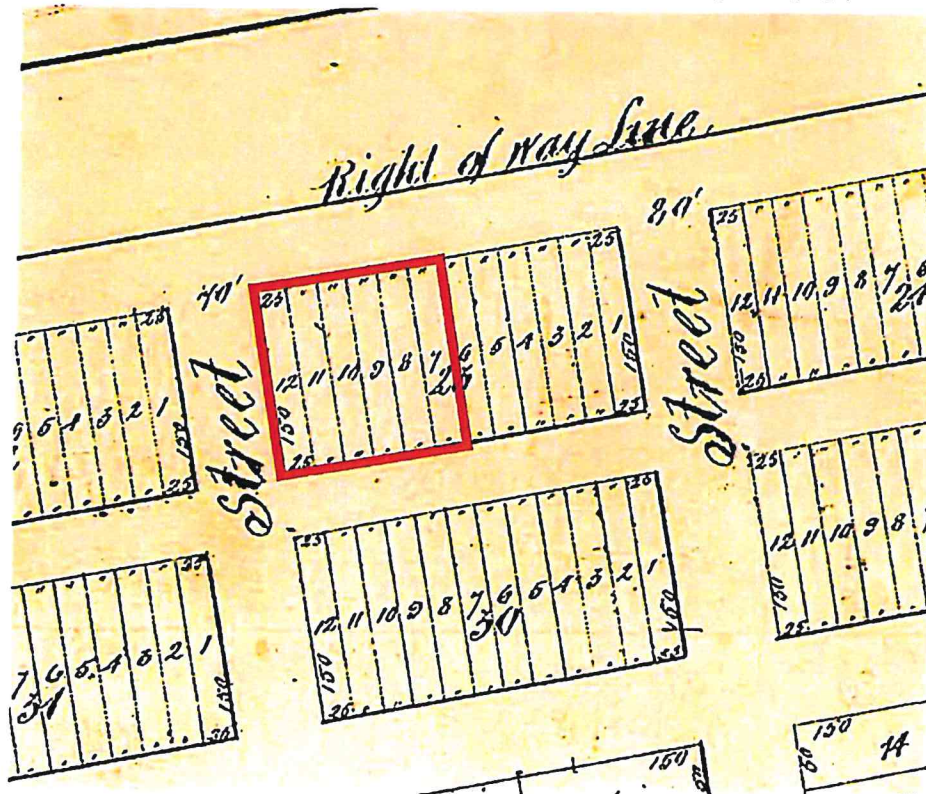
APRIL 30, 2021 | JLG 21168 | © 2021 JLG ARCHITECTS



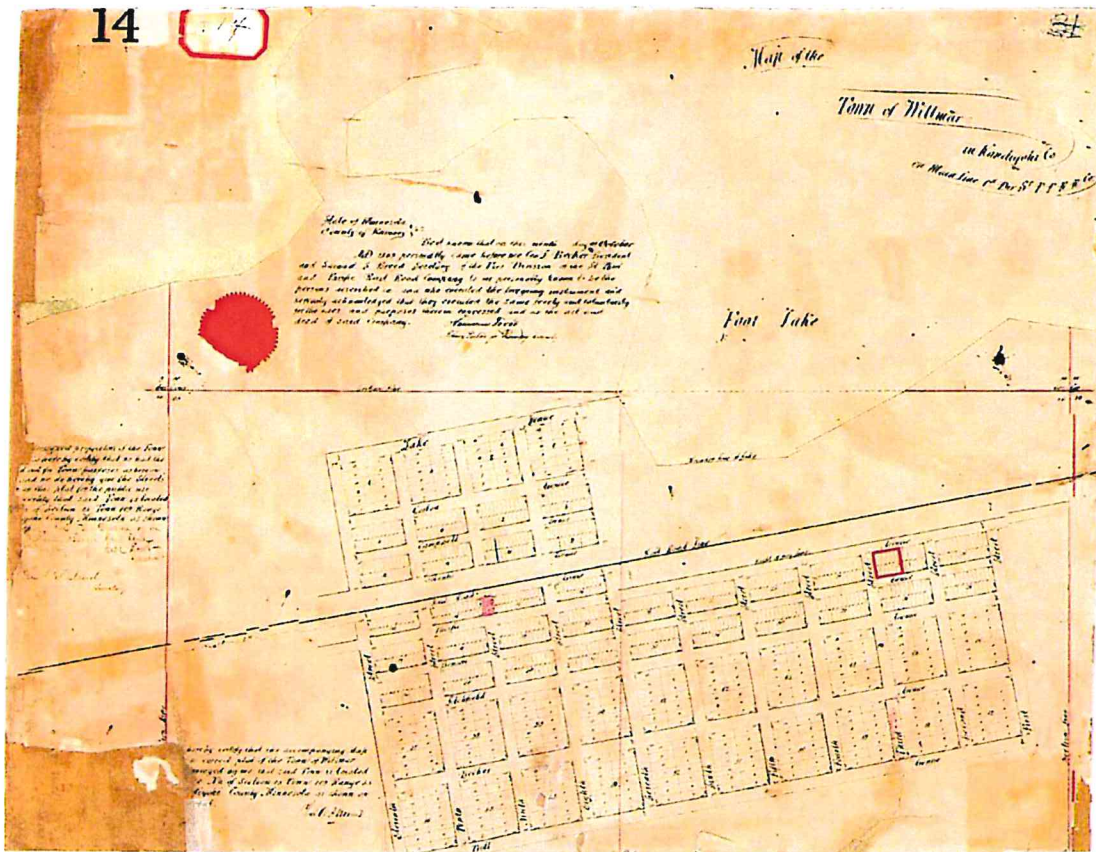
County GIS Map (City owned lots outlined in yellow box)



Enlarged Survey (Original 1869 Plat of Block-25, full survey next page)



Original 1869 City Plat (City owned lots outlined in red box)



The Renaissance Zone (dark gray boundary) encompasses the Central Business District and surrounding neighborhoods. All properties within this zone are eligible to apply for Renaissance Zone incentives.



Staff Parking Survey – City Owned Land on Block 25**Daily Average: 18.7 of 48**

Day	Date	10 am	2pm
Friday	04/23/2021	19	17
Monday	04/26/2021	16	19
Tuesday	04/27/2021	19	21
Wednesday	04/27/2021	19	21
Thursday	04/28/2021	20	18
Friday	04/30/2021	19	21
Monday	05/03/2021	16	18
Tuesday	05/04/2021	17	24
Wednesday	05/05/2021	22	21
Thursday	05/06/2021	17	20
Friday	05/07/2021	16	19
Monday	05/10/2021	10	12
Tuesday	05/11/2021	13	19
Wednesday	05/12/2021	15	17
Thursday	05/13/2021	17	20
Friday	05/14/2021	17	19
Monday	05/17/2021	11	12

Downtown Willmar Parking Assessment

Willmar, Minnesota

**Willmar Design Center
City of Willmar
City of Willmar Economic Development Commission
Kandiyohi County
Rice Memorial Hospital**



September 2013
SRF No. 8000

It is important to recognize the inventory only is comprised of parking stalls that have been striped or signed for such use. However, field observations indicated areas where cars may be parking illegally or the parking space is not adequately marked. In this case, the spaces were not included in the inventory to ensure a more conservative approach in assessing the existing supply. A summary of the downtown parking supply is listed in Table 1 and displayed in Figure 2.

Table 1. Existing Parking Supply

Block	Off Street	On Street	Total
1	31	13	44
2	53	13	66
3	2	10	12
4	172	5	177
5	66	5	71
6	28	0	28
7	44	0	44
8	0	11	11
9	8	27	35
10	8	33	41
11	27	14	41
12	71	20	91
13	115	31	146
14	29	47	76
15	50	41	91
16	134	40	174
17	104	21	125
18	175	8	183
19	119	34	153
20	218	25	243
21	58	34	92
22	33	32	65
23	87	26	113
24	207	26	233
25	156	14	170
26	76	10	86
Total:	2,166	522	2,611

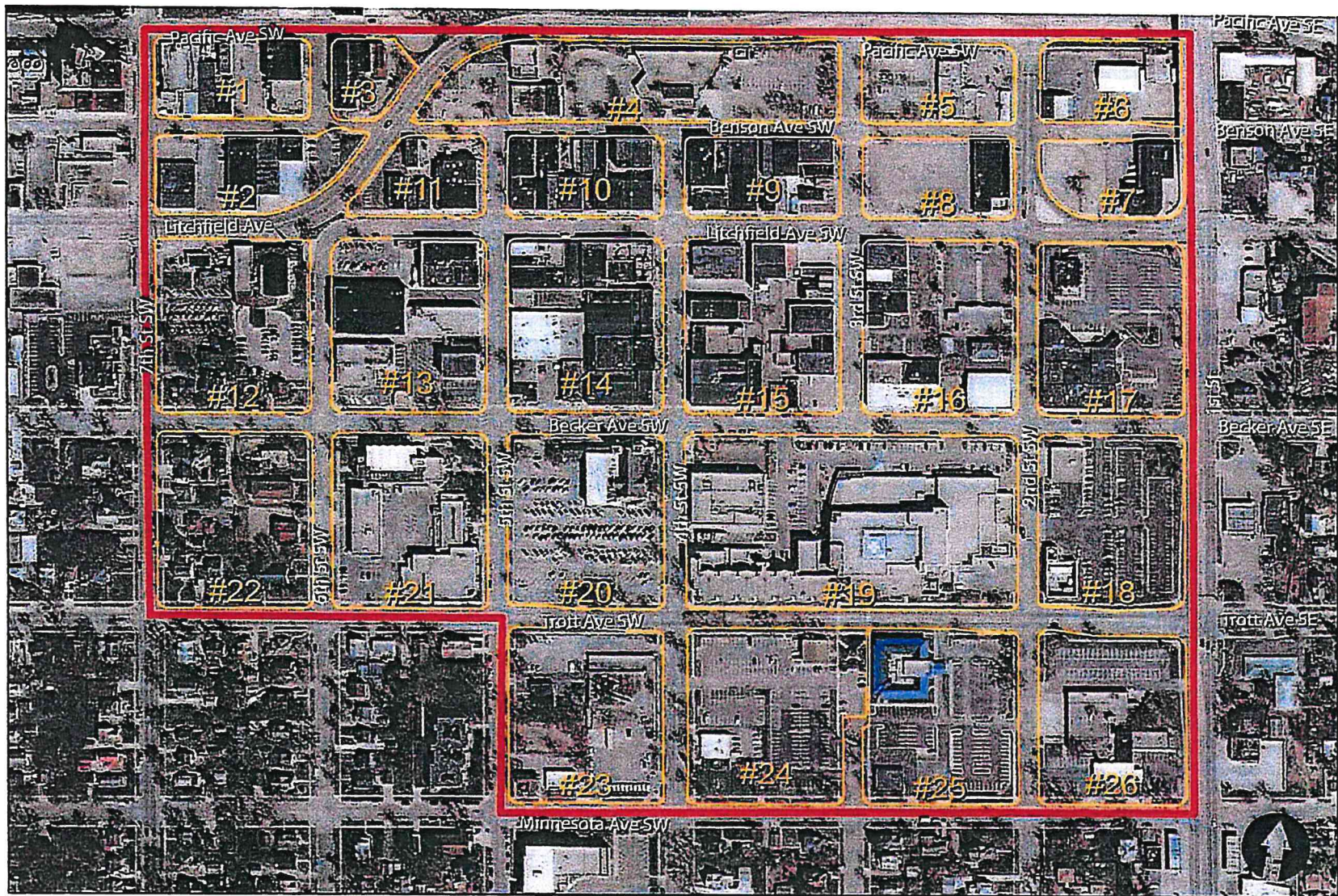
Table 2. Parking Utilization Results (On-Street Parking)

Block	Supply Total	Wednesday @ 9:00 a.m.		Wednesday @ 2:00 p.m.		Wednesday @ 7:00 p.m.	
		Demand	Percent	Demand	Percent	Demand	Percent
1	13	0	0%	1	8%	7	54%
2	13	1	8%	1	8%	1	8%
3	10	4	40%	3	30%	5	50%
4	5	0	0%	1	20%	0	0%
5	5	0	0%	1	20%	0	0%
8	11	5	45%	7	64%	2	18%
9	27	16	59%	18	67%	7	26%
10	33	20	61%	24	73%	25	76%
11	14	3	21%	8	57%	2	14%
12	20	9	45%	3	15%	2	10%
13	31	28	90%	16	52%	5	16%
14	47	33	70%	35	74%	23	49%
15	41	36	88%	34	83%	10	24%
16	40	14	35%	17	43%	11	28%
17	21	13	62%	11	52%	0	0%
18	8	1	13%	6	75%	2	25%
19	34	10	29%	17	50%	9	26%
20	25	8	32%	19	76%	4	16%
21	34	22	65%	14	41%	3	9%
22	32	7	22%	9	28%	2	6%
23	26	6	23%	1	4%	0	0%
24	26	10	38%	10	38%	0	0%
25	14	5	36%	5	36%	0	0%
26	10	4	40%	2	20%	0	0%
Total:	540	255	47%	263	49%	120	22%

Please Note: There is no on-street parking for blocks 6 and 7.

Table 3. Parking Utilization Results (Off-Street Parking)

Block	Supply Total	Wednesday @ 9:00 a.m.		Wednesday @ 2:00 p.m.		Wednesday @ 7:00 p.m.	
		Demand	Percent	Demand	Percent	Demand	Percent
1	31	2	6%	4	13%	9	29%
2	53	15	28%	18	34%	17	32%
3	2	1	50%	1	50%	0	0%
4	172	101	59%	100	58%	26	15%
5	66	26	39%	22	33%	14	21%
6	28	1	4%	1	4%	15	54%
7	44	9	20%	3	7%	0	0%
8	0	0	0%	0	0%	0	0%
9	8	5	63%	6	75%	3	38%
10	8	3	38%	5	63%	5	63%
11	27	15	56%	11	41%	3	11%
12	71	23	32%	19	27%	13	18%
13	115	75	65%	69	60%	20	17%
14	29	16	55%	13	45%	7	24%
15	50	22	44%	17	34%	7	14%
16	134	76	57%	68	51%	19	14%
17	104	58	56%	62	60%	8	8%
18	175	119	68%	98	56%	40	23%
19	119	75	63%	67	56%	45	38%
20	218	138	63%	143	66%	6	3%
21	58	55	95%	43	74%	6	10%
22	33	17	52%	20	61%	8	24%
23	87	36	41%	31	36%	9	10%
24	207	150	72%	150	72%	23	15%
25	156	73	47%	91	58%	11	7%
26	76	10	13%	10	13%	5	6%
Total:	2,071	1,121	54%	1,072	52%	319	15%



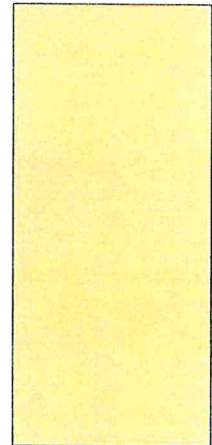
Study Area
Downtown Willmar Parking Assessment
Willmar Design Center

Figure 1



Lumber One Avon

MULTIFAMILY HOUSING RESUME



ABOUT LUMBER ONE

Lumber One started as a small lumber yard located in Avon, Minnesota, and has grown to one of the premier builders in Minnesota.

From its modest beginnings, Lumber One prospered under the leadership of Terry Schmid. After purchasing Avon Lumber Yard in 1962, he expanded the company by purchasing the Cold Spring Lumber Yard in 1967. In 1987, both companies changed their names to Lumber One.

Now under the leadership of Terry's daughter, Barb Brandes, and son, Ted Schmid, Lumber One is known for expertise in:

- **Multi story apartment buildings**
- **Townhome construction**
- **Apartment and townhome remodeling**
- **Land development including demolition with lead and asbestos removal**
- **Extensive experience constructing Section 42 housing**
- **Extensive LEED Certification construction experience**

Lumber One provides full-service building and contractor materials and services including our lumber yard, interior design services, drafting, retail store with showroom and mortgage services.



PREVIOUS MULTIFAMILY PROJECTS

- 2019- Park Place Apartments- 110 unit project (Red Wing MN)
- 2019- West Birch Rehab and Townhomes- 16 units (Princeton MN)
- 2019- Murphy Creek Townhomes- 88 unit major rehab project (Austin MN)
- 2018- Bottineau Ridge II Apartments- 60 unit apartment (Maple Grove MN)
- 2018- Timber Ridge Apartments- 50 unit apartments (Forest Lake MN)
- 2017- Falcon Heights Townhomes- 120 unit luxury rental (Rochester MN)
- 2016- Arbor Ridge Apartments- 73 units 4 story apartment (Maple Grove MN)
- 2016- Dala House Apartments- major rehab of senior apartments (Mora MN)



FIREHOUSE FLATS- DULUTH MN



PREVIOUS MULTIFAMILY PROJECTS

2016- KJ Development Phase I- 4 unit townhome project (St Joseph MN)

2016- Rivers Ridge Apartments- 60 unit 4 story apartment over precast (Red Wing MN)

2016- Vista View Townhomes- 32 unit townhome rehab (St Peter MN)

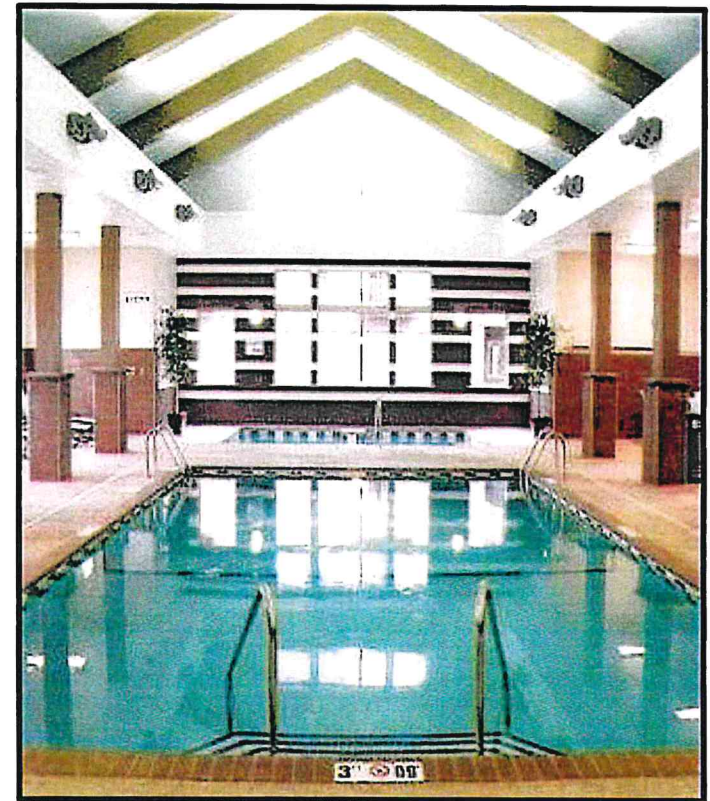
2015- Carlson Crossing Townhomes- 36 unit rehab (St Joseph MN)

2015- Leighton's Landing Townhomes- 32 unit rehab (Big Lake MN)

2015- Northgate Apartments- 36 unit apartment (Owatonna MN)

2015- Whitter Place Townhomes- 32 unit rehab project (Austin MN)

2015- Carlson Crossing Townhomes- 36 unit rehab (St Joseph MN)



RENAISSANCE HEIGHTS APARTMENTS- WILLISTON ND

PREVIOUS MULTIFAMILY PROJECTS

2015- Leighton's Landing Townhomes- 32 unit rehab (Big Lake MN)

2015- Northgate Apartments- 36 unit 3 story apartment (Owatonna MN)

2015- Whitter Place Townhomes- 32 unit rehab project (Austin MN)

2014- Coachman Ridge- 52 unit 4 story over precast (Elk River MN)

2014- Boulder Ridge Apartments- 60 unit apartment (Duluth MN)

2013- Sprucewood Townhomes of Baxter- 34 unit townhome project (Baxter MN)

2013- Bottineau Ridge Apartments- 50 unit apartment over precast (Maple Grove MN)

2013- Renaissance Heights Apartments- 288 unit apartment project (Williston ND)

2013- Spring Creek Townhomes- 28 unit project (Duluth MN)

2013- The Seasons of Ramsey- 50 unit townhome project (Ramsey MN)

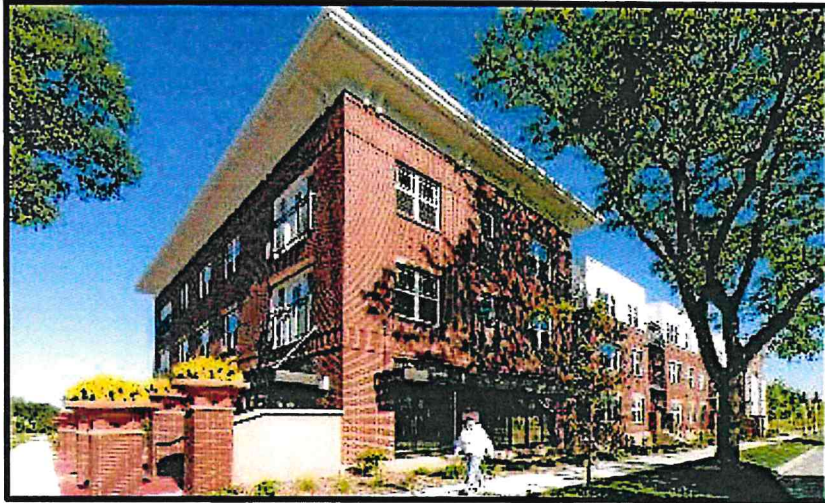


PREVIOUS MULTIFAMILY PROJECTS

- 2013- Heritage Townhomes- 24 unit project (Cambridge MN)
- 2012- Duluth Fire House Apartments- 40 unit project (Duluth MN)
- 2011- The Crossing- 33 unit project (Big Lake MN)
- 2011- Williston Gardens- 145 unit apartments (Williston ND)
- 2011- Woodland Park Apartments- 94 unit rehab project (Anoka MN)
- 2010- Cascade Creek Apartments- 40 units (Rochester MN)
- 2010- River Park Apartments Rehab- 16 unit project (Sauk Rapids MN)
- 2010- Summit Ridge D-1 Apartments- 73 unit project (Duluth MN)
- 2010- The Depot at Elk River- 53 unit project (Elk River)
- 2010- The Willows Townhomes- 24 unit project (Buffalo MN)
- 2009- Normandy Townhomes- 30 unit project (Cambridge MN)
- 2009- Oak Ridge Manor- 25 unit rehab (Melrose MN)



PROJECT PHOTOS



CASCADE CREEK APARTMENTS- ROCHESTER MN



THE SEASONS TOWNHOMES- RAMSEY MN



RIVERS RIDGE APARTMENTS- RED WING MN



FALCON HEIGHTS TOWNHOMES- ROCHESTER MN



**Lumber One
Avon**

PROJECT PHOTOS



RIVERS RIDGE APARTMENTS- RED WING MN



FALCON HEIGHTS TOWNHOMES- ROCHESTER MN



FALCON HEIGHTS TOWNHOMES- ROCHESTER MN

MEMBERSHIPS AND RECOGNITION

Memberships

- National Association of Home Builders- NAHB (member since 2007)
- Central Minnesota Builders Association- CMBA (member since 1998)
- Lumbermens Merchandising Corporation- LMC (member since 2003)
- Better Business Bureau- BBB (accredited since 1998)

Awards

- 2019- Best of Central Minnesota Award Winner Finalist- Best Builder/Remodeler
- 2018-2019- Top 100 Tamko Dealer
- 2015 Spring Creek Townhomes Certification LEED Silver
- 2013-2014 Better Business Bureau Minnesota/North Dakota Torch Award for Ethics Finalist
- 2012 Cascade Creek Apartments Certification for LEED Silver
- 2012 Recipient of New Construction Mixed Use Project- Cascade Creek- from Rochester Committee on Urban Design and Environment (CUDE)
- 2011-2012 Better Business Bureau Minnesota/North Dakota Torch Award for Ethics Finalist



CONTACT INFORMATION

Lumber One Avon Inc.
101 2nd Street NW
Avon MN 56310

Website: www.lumber-one.com
Phone: 320-356-7342
Email: tschmid@lumber-one.com





CONDITIONAL USE PERMIT APPLICATION

Applicant: AEHN LLC Address: 619 Highway 71 NE, Willmar, MN 56201

Phone Number: 320-212-6506

Applicant Representative: Gabe Olson

Applicant Representative Phone Number: 612-298-6559

Applicant Representative Email: tom@tangibleconsulting.com

Owner: AEHN LLC is the owner of the subject properties. AEHN LLC is owned by Gabe Olson and Jeff Huston.

Address: C/o Suite Liv'n, 619 Highway 71 NE, Willmar, MN 56201

Applicant's Property Interest: AEHN LLC is 100% owner of the subject properties

Parcel #s: 95-909-0112

Ordinance Section Number: _____

Zoning District: R4 Medium Density Multiple Family

Legal Description:

95-909-0112. THE W1/2 OF NE1/4 OF NW1/4 OF SEC 9 EXC N 622' & EXC S 370' & EXC E 220' & EXC W'LY 355'.

95-909-0113. THE W'LY 355' OF THE FOL DESC PROPERTY: W1/2 OF NE1/4 OF NW1/4 OF SEC 9 EXC N 622' & EXC S 370' & EXC E 220'.

The Applicant requests a conditional use permit for the above-described property to:

Build two apartment buildings as described below and in attached architectural plans

What will be the impact of this use on neighborhood property values? Because a) the development offers an attractive facade, b) entrance to the site will be from the east, and c) landscaping improvements will contribute to building community among tenants of the properties in common ownership in this part of Willmar, the development would be expected to raise the property values of neighboring properties .

How does this use conform to the Zoning Ordinance and the Comprehensive Plan goals and objectives?

Zoning. Multi-dwellings of 13 to 24 units per building are permitted in the R4 Zoning District upon the granting of a conditional use permit. Other zoning code requirements are met.

GOAL A – Economic Growth: To have an economically sustainable community offering a diverse set of services, goods, and employment opportunities.

Economic growth is highly dependent on having housing to support the workforce of local businesses. The proposed apartments are targeted to the workforce needed by local businesses. It increases the supply of such housing, and does it at a rent level that makes it a fit for a great number of Willmar’s workers. Its location also makes it convenient for students that go to the nearby Ridgewater College.

GOAL F – Residential and Social Development: To preserve and develop a mixture of different housing types, densities, and cost ranges that will meet the needs of all citizens.

Selected objectives and policies

- Locate housing to provide convenient access to public and private facilities and activities.
- Encourage the development of neighborhoods that include a variety of housing types and cost ranges.
- Encourage public and private participation in local, state and federal programs for the provision of low and moderate income housing units.

The project furthers these and other Willmar goals and policies.

How will the use affect the development and improvement of other properties in the neighborhood? The project contributes to a district of multifamily housing with high quality new construction that sets a high design standard at rents that are affordable to many of Willmar’s workforce.

Have appropriate utilities, access roads, ingress/egress, stormwater management, and traffic flow, been designed/planned for the use so as to not negatively affect the public health, safety and welfare of the neighborhood? Access to the site is from 24th Street NW, on the east side of the site, which will minimize traffic interactions with residents of the single family homes to the west of the development. The planned upgrade to stormwater infrastructure will accommodate stormwater impacts of the development. This proposal includes written commitments to management practices that will ensure prompt attention to negative conditions or issues that come up.

How will the use “fit into” the neighborhood and be compatible with abutting properties? The proposed multifamily residential development is at a compatible scale with the community of multifamily properties to the north and south of the subject site. Attention has also been given to making the development compatible with neighboring single family homes to the west. The building is situated at a 40 foot distance from the property line that abuts the single family properties. Thought and care has been given to neighboring properties. The existing tree/hedge barrier is a great asset to the west for neighbor single family houses. Positioning of the buildings on the lot has was done with neighbor properties in mind. No apartment windows have been placed on the west side of the building. Giving adjoining existing single family houses maximum privacy.

How will the uses architectural appearance, design, and function of the use conform with the surrounding built environment? Buildings will be a similar design and structure to those around and built out of similar materials. The exterior appearance has been upgraded to add more curb appeal and raise the standard of housing in this area. See attached picture.

Applicant's Signature:  Date: 5-5-21

(For staff use only)

Commission Date: _____

Fees: \$350 to City of Willmar ☐

\$46 to Kandiyohi County Recorder ☐

Zoning Administrator

DECISION OF THE CITY OF WILLMAR PLANNING COMMISSION

This _____ day of _____, 20____ the City of Willmar Planning Commission:

Any person aggrieved by this decision shall have the right to appeal to the District Court of
Kandiyohi County.

Signed: _____

Chairperson

Zoning Administrator



Find Your Home Here



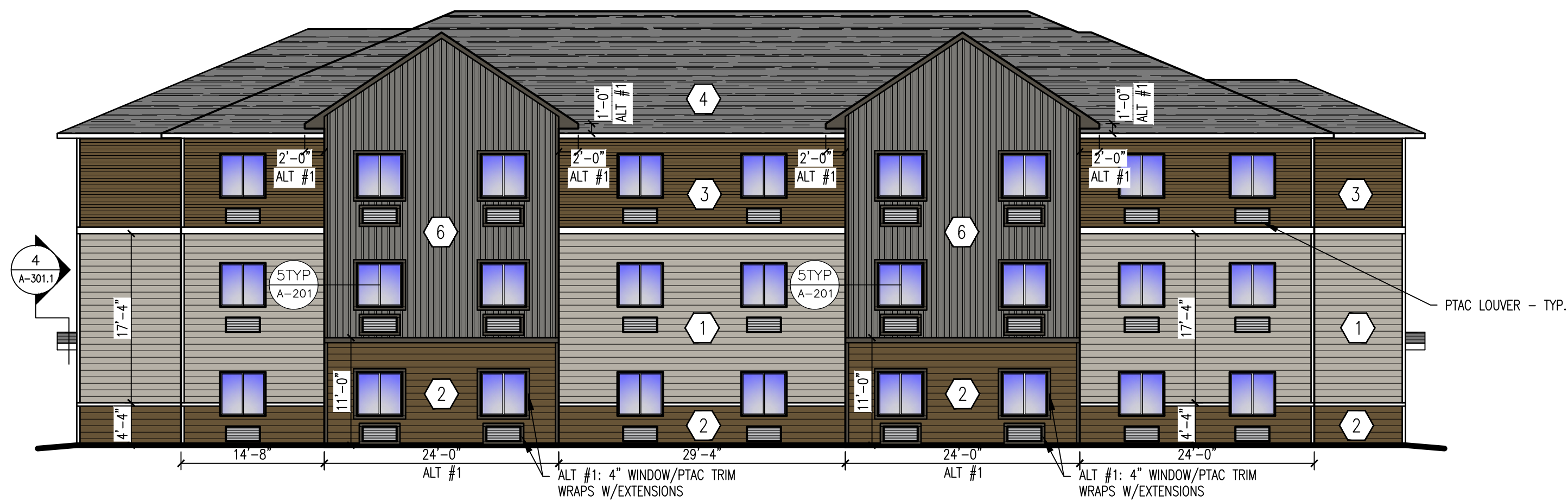
1	MATERIAL: PRE-FINISHED 8" VINYL LAP SIDING
	FINISH: WOOD GRAIN
	COLOR: -
	MANUF: -
2	MATERIAL: PRE-FINISHED 8" VINYL LAP SIDING
	FINISH: WOOD GRAIN
	COLOR: -
	MANUF: -
3	MATERIAL: PRE-FINISHED 4" VINYL DBL-LAP SIDING
	FINISH: WOOD GRAIN
	COLOR: -
	MANUF: -
4	MATERIAL: LAMINATED SHINGLES
	FINISH: ARCHITECTURAL
	COLOR: -
	MANUF: -
5	MATERIAL: PRE-FINISHED PRE-FORMED VINYL/STEEL TRIM
	FINISH: SMOOTH
	COLOR: -
	MANUF: -
6	MATERIAL: PRE-FINISHED VERT. BATTEN BOARD SIDING
	FINISH: WOOD GRAIN
	FINISH: -
	COLOR: -
	MANUF: -

MATERIAL KEY
1/8" = 1'-0"

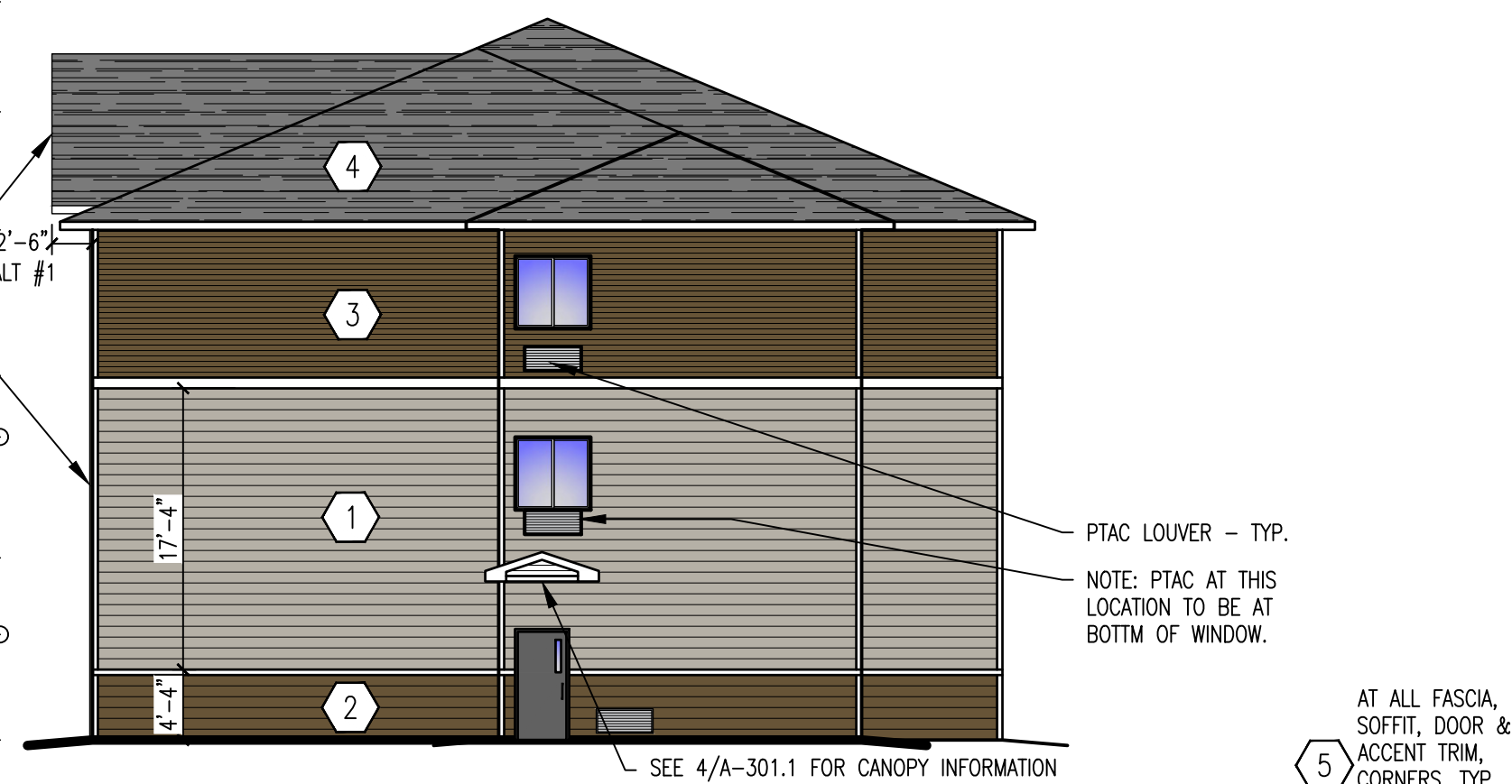
- HIGHEST ROOF PEAK
ELEV = ±145'-6"
- MEAN ROOF HEIGHT
ELEV = ±138'-8"
- TRUSS BEARING HEIGHT
ELEV = SEE A-30X PAGES
- 3RD F.F. (GYP. CRETE)
ELEV = SEE A-30X PAGES
- TOP OF WINDOW
ELEV = 7'-6" ABOVE F.F. TYP.
- 2ND F.F. (GYP. CRETE)
ELEV = SEE A-30X PAGES
- TOP OF DOOR
ELEV = SEE DOOR SCHED. TYP.
- 1ST F.F. (CONC. FLOOR)
ELEV = SEE A-30X PAGES
- 1 NORTH ELEVATION**
3/32" = 1'-0"



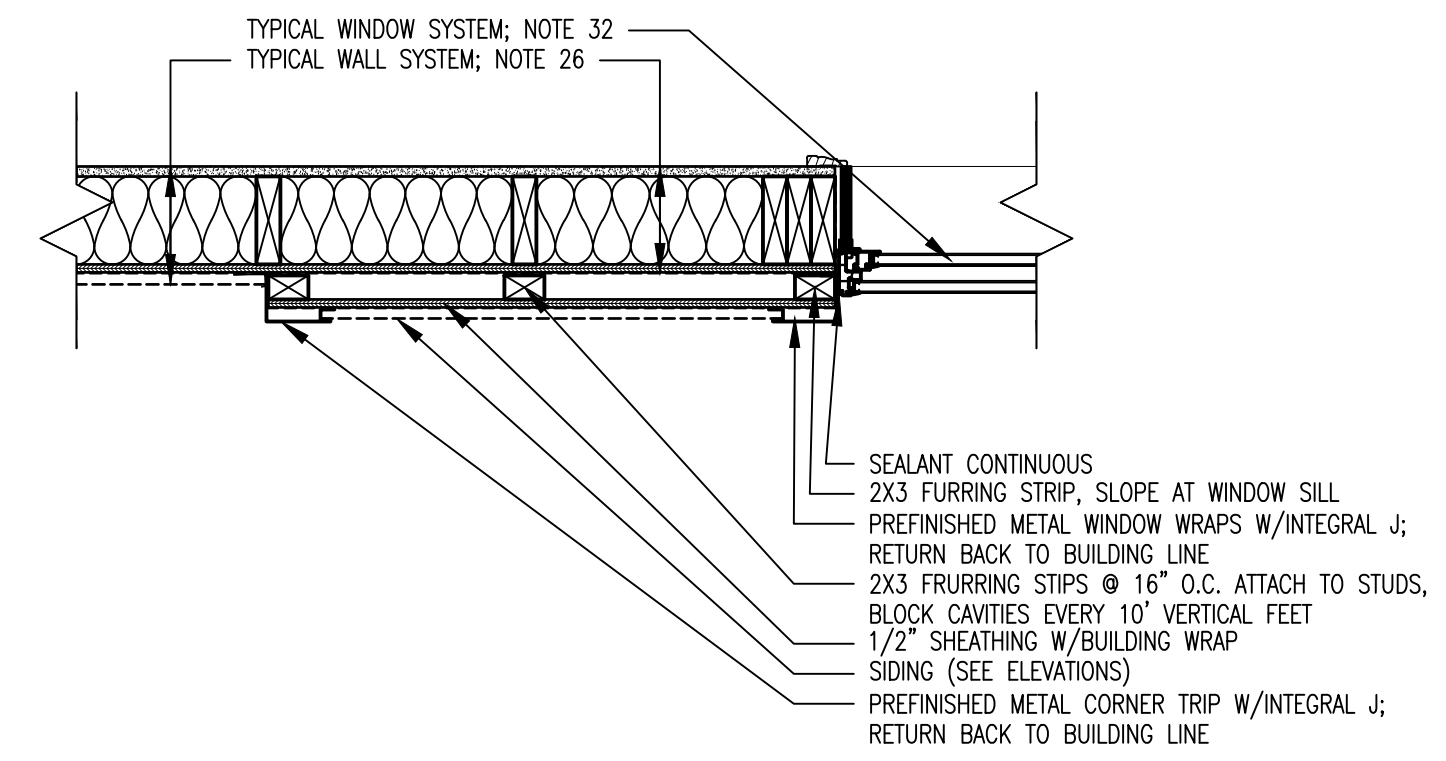
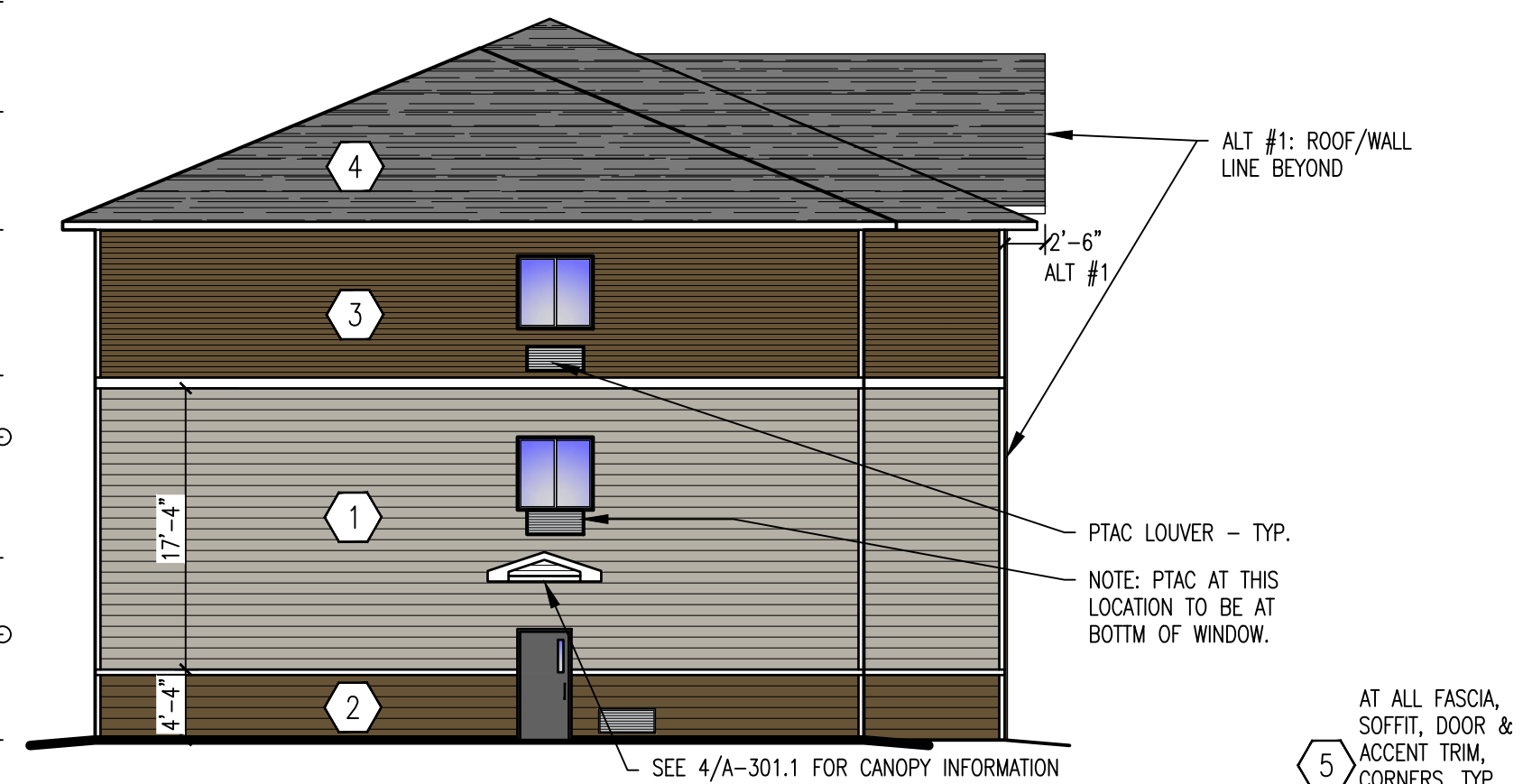
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- TOP OF WINDOW
ELEV = 7'-6" ABOVE F.F. TYP.
- 2ND F.F. (GYP. CRETE)
ELEV = SEE A-30X PAGES
- 1ST F.F. (CONC. FLOOR)
ELEV = SEE A-30X PAGES
- 2 SOUTH ELEVATION**
3/32" = 1'-0"



- HIGHEST ROOF PEAK
ELEV = ±145'-6"
- MEAN ROOF HEIGHT
ELEV = ±138'-8"
- TRUSS BEARING HEIGHT
ELEV = SEE A-30X PAGES
- ALT #1: ROOF/WALL LINE BEYOND
- 3RD F.F. (GYP. CRETE)
ELEV = SEE A-30X PAGES
- TOP OF WINDOW
ELEV = 7'-6" ABOVE F.F. TYP.
- 2ND F.F. (GYP. CRETE)
ELEV = SEE A-30X PAGES
- TOP OF DOOR
ELEV = SEE DOOR SCHED. TYP.
- 1ST F.F. (CONC. FLOOR)
ELEV = SEE A-30X PAGES
- 4 EAST ELEVATION**
3/32" = 1'-0"



- HIGHEST ROOF PEAK
ELEV = ±145'-6"
- MEAN ROOF HEIGHT
ELEV = ±138'-8"
- TRUSS BEARING HEIGHT
ELEV = SEE A-30X PAGES
- ALT #1: ROOF/WALL LINE BEYOND
- 3RD F.F. (GYP. CRETE)
ELEV = SEE A-30X PAGES
- TOP OF WINDOW
ELEV = 7'-6" ABOVE F.F. TYP.
- 2ND F.F. (GYP. CRETE)
ELEV = SEE A-30X PAGES
- TOP OF DOOR
ELEV = SEE DOOR SCHED. TYP.
- 1ST F.F. (CONC. FLOOR)
ELEV = SEE A-30X PAGES
- 3 WEST ELEVATION**
3/32" = 1'-0"



5 ALT #1 EXTERIOR FURRING
1" = 1'-0"

MAHLER & ASSOCIATES
ARCHITECTURE

Greene H.D. Mahler, AIA
Principal

325 N. 33RD AVE, SUITE 107
St. Cloud, MN 56303

TEL: (320) 257-2724
FAX: (320) 257-2725

No.	Revision/Issue	Date

No.	Revision/Issue	Date

WILLMAR APARTMENTS III
1209 24TH ST NW,
WILLMAR, MN 56201
C/O LARSON BUILDING, INC.
(763)-634-5600

Project: 1915
Date: 04/20/2021
Scale: AS INDICATED

Sheet: EXTERIOR ELEVATIONS

A-201

A diagram of a wheelchair with a person sitting in it. A vertical dimension line on the left indicates a height of 3'-3". A horizontal dimension line at the bottom indicates a width of 2'-10".

Diagram illustrating the cross-section of a parking lot. The diagram shows a sloped side with a compacted granular fill. Key features labeled include:

- TOP OF SIDEWALK
- TOP OF PARKING SURFACE
- 5'-0"
- COMPACTED GRANULAR FILL
- SLOPE FLARED SIDES AT 1:10

Technical drawing illustrating the components and dimensions of a chain link fence assembly. The drawing shows a cross-section of the fence structure, including the gate frame, hinge, pre-manufactured gate assembly, gate latch, tension band, tension bar, secure chain link fence w/fence ties, and terminal post w/cap.

Dimensions and specifications shown:

- Terminal post w/cap: 2" diameter
- Gate frame & post: 3'-4" MIN.
- Hinge: 10'-0" O.C. MAX. N.T.S.
- Pre-manufactured gate assembly: 4'-0" height
- Gate latch: 3'-10" height
- Tension band: 2" diameter
- Tension bar: 2" diameter
- Secure chain link fence w/fence ties: 2" diameter
- Terminal post w/cap: 3" diameter

ALL COMPONENTS OF CHAIN LINK FENCE ASSEMBLY ARE VINYL COATED

Figure 1 is a cross-sectional diagram of a rock-face concrete masonry unit (C.M.U.) wall. The wall has a total height of 11'-4" and a total width of 19'-4". The central core consists of two C.M.U. units, each measuring 12" x 12" x 8". The concrete layer surrounding the C.M.U. units is 8" thick. A circular callout labeled "8 AS-101" points to the concrete layer. A label "ROCK-FACE C.M.U." points to the central units.

Diagram illustrating the cross-section of a curb and sidewalk construction. The layers from top to bottom are:

- FINISHED GRADE
- CONCRETE CURB & SIDEWALK
- COMPACTED BASE
- PAVEMENT

Dimensions and construction notes:

- 1" PRIOR TO SEEDING/PLANTING
- 2" PRIOR TO SODDING
- 8" WITHOUT SIDEWALK
- 6"
- 6"
- 6"
- 1'-0"
- 6"
- SLOPE
- R3"

Diagram illustrating a cross-section of a parking surface. The top of the parking surface is marked as 5'-0". The diagram shows a sloped area labeled "SLOPE AT 1:10" and a circular feature labeled "A".

MIN. 10'-0" O.C. MAX. N.T.S.

Technical drawing showing a cross-section of a wall or foundation. The drawing includes a vertical section on the left with various layers and components, and a horizontal section on the right. A vertical dimension line on the left indicates a minimum height of 10'-0" O.C. MAX. N.T.S. The drawing is labeled with 'MIN.' and '10'-0" O.C. MAX. N.T.S.'.

SIGNAGE SHALL CONFORM W/CURRENT STATE & LOCAL CODES
& REGULATIONS

SIGNAGE SHALL CONFORM W/CURRENT STATE & LOCAL CODES & REGULATIONS

RADIUS CORNERS, TYP. SEE SITE PLAN FOR PLACEMENT, 1 PER HANDICAP SPACE

12"x18" SIGN MN STATE DOT STANDARD

12"x6" SIGN MN STATE DOT STANDARD "VAN ACCESSIBLE"

2"ø O.D. GALV. STL. PIPE (PAINTED)

GRADE/LANDSCAPING

PARKING SURFACE FLOOR

5'-6" MAX.
5'-0" MIN.

4'-0" N.T.S.

5

H.C. PARKING SIGN
 $\frac{3}{4}" = 1'-0"$

6'-0"

8" ROCK FACE C.M.U.

CONCRETE SLAB (SEE STRUCT.)

6" COMPACTED GRANULAR FILL

SEE STRUCT.

SEE DETAIL: 8/S301 FOR STRUCTURAL NOTES

10' PARKING SETBACK

TRASH ENCLOSURE
- SEE DETAIL:
9/AS-101

20' SIDE YARD SETBACK

12'-4" 35'-8" 124'-4" 3'-8" 24'-0" 38'-4" 161'-8"

5'-0" 6'-0" 20'-0" 90'-0" 26'-0" 20'-0" 6'-0" 30'-8" 30'-8"

46'-0" 46'-0" 40' REAR YARD SETBACK

PROPOSED 24 UNIT APARTMENT BUILDING

PROPOSED 24 UNIT APARTMENT BUILDING

FOR H.C. PARKING SIGNS SEE
DETAIL:5/AS-101 - REQUIRED AT
ALL H.C. PARKING STALLS
SIDEWALK CURB-CUT
SEE DETAIL:6/AS-101
FOR H.C. PARKING SYMBOLS
SEE DETAIL:4/AS-101

20' SIDE YARD SETBACK

40' FRONT YARD SETBACK

10' PARKING SETBACK

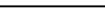
EXISTING 12 UNIT APT. BLDG.

EXISTING 12 UNIT APT. BLDG.

EXISTING 12 UNIT APT. BLDG.

EXISTING 12 UNIT APT. BLDG.

LANDSCAPE LEGEND	
	LANDSCAPE AREA W/ WOOD MULCH GROUND COVER & AUTOMATIC IRRIGATION SYSTEM
	GRASS (SEED) W/ AUTOMATIC IRRIGATION SYSTEM
	CONCRETE PAD/CURB/SIDEWALK/PATIO
	ASPHALT PAVING/DRIVE

SHRUB PLANTINGS	
	QTY. ANTHONY WATERER SPIREA – 18" HT., CONT. – MIN. 5 CANES AT HT. SPEC. NORMAN SPIREA – 18" HT., CONT. – MIN. 5 CANES AT HT. SPEC. GOLDFLAME SPIREA – 18" HT., CONT. – MIN. 5 CANES AT HT. SPEC. 124 NOTE: FOR PLANTING DETAIL – SEE 1&2/AG-101

1 SITE & LANDSCAPE PLAN
1"=30'

Opposition Petition

We the undersigned oppose the proposed construction of two additional apartment buildings to be located in the open field behind the houses on 26th St. NW. We feel there are enough apartment buildings and will seek a moratorium on additional construction.

1 Lisa Christenson

22 _____

2 Todd Owen

23 _____

3 [Signature]

24 _____

4 Dan Olson

25 _____

5 [Signature]

26 _____

6 Nick Beede

27 _____

7 [Signature]

28 _____

8 [Signature]

29 _____

9 [Signature]

30 _____

10 [Signature]

31 _____

11 Charly Leuze

32 _____

12 [Signature]

33 _____

13 Savannah Miller

34 _____

14 Dave Stedem

35 _____

15 Bill Peters

36 _____

16 [Signature]

37 _____

17 Delo Peterson

38 _____

18 [Signature]

39 _____

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21 _____

42 _____

Opposition Petition

We the undersigned oppose the proposed construction of two additional apartment buildings to be located in the open field behind the houses on 26th St. NW. We feel there are enough apartment buildings and will seek a moratorium on additional construction.

- | | |
|--|----------|
| 1 Heidi Burton 1204 26 th St NW | 22 _____ |
| 2 Eric Matthews 1212 26 th St NW | 23 _____ |
| 3 Barb Madsen 1220 26 th St NW | 24 _____ |
| 4 Maria Benitez 320-441-8038 | 25 _____ |
| 5 Leon Lertz 320 235 9584 | 26 _____ |
| 6 Debra Lertz 320 235 9584 | 27 _____ |
| 7 Brock Streff 2600 ^{13th} 12th Ave NW | 28 _____ |
| 8 Diana Gonzalez 1216 21 th St NW | 29 _____ |
| 9 Justin Bergman 2708 13 th Ave NW | 30 _____ |
| 10 _____ | 31 _____ |
| 11 _____ | 32 _____ |
| 12 _____ | 33 _____ |
| 13 _____ | 34 _____ |
| 14 _____ | 35 _____ |
| 15 _____ | 36 _____ |
| 16 _____ | 37 _____ |
| 17 _____ | 38 _____ |
| 18 _____ | 39 _____ |
| 19 _____ | 40 _____ |
| 20 _____ | 41 _____ |
| 21 _____ | 42 _____ |

Opposition Petition

We the undersigned oppose the proposed construction of two additional apartment buildings to be located in the open field behind the houses on 26th St. NW. We feel there are enough apartment buildings and will seek a moratorium on additional construction.

- 1 Karen Swenson 1108 27th St. NW
- 2 Jim 1104 27th St NW
- 3 B. Lee 1101 27th St NW
- 4 Barb Ball 1204 26th St NW
- 5 Karen Marcus 1217 26th St SW
- 6 Mary Nell 1221 26th St NW
- 7 John 2604 13th Ave.
- 8 Cliff Olson 2608 13th Ave NW
- 9 Don McLeod 2604 13th Ave NW
- 10 Jim Allred 1217 NW 27th
- 11 Nancy Allen 1217 NW 27th
- 12 Sandra Seng 1213 27th St NW
- 13 Shirley Minnehan 1100 27th St NW
- 14 Emily Thien 2700 12th Ave NW
- 15 Aaron Valiant 2705 12th Ave NW
- 16 Arianna Valiant 2705 12th Ave NW
- 17 Howie Smith 2704 12th Ave NW
- 18 Jim Smith 2713 12th Ave NW
- 19 Paul 2717 12th Ave NW
- 20 Tom Weeks 2801 12th Ave NW
- 21 John 2800 12 Ave

22 Carolyn Halverson 2809 12th Ave NW
23 Leigh Threlkeld 2809 12th Ave NW
24 Connie Wallace 2901 12th Ave NW
25 _____
26 _____
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32 _____
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41 _____
42 _____

Opposition Petition

We the undersigned oppose the proposed construction of two additional apartment buildings to be located in the open field behind the houses on 26th St. NW. We feel there are enough apartment buildings and will seek a moratorium on additional construction.

1 Lois Martinek

22 _____

2 Mike Martinek

23 _____

3 Joe Peters

24 _____

4 Jeff Becker

25 _____

5 Mark Loh

26 _____

6 Dora K. Gamm

27 _____

7 Jim M. Laursen

28 _____

8 Jeff Galt

29 _____

9 Lois deCathelineer

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Lynn Shuldes

From: William Paterson <billp72@live.com>
Sent: Friday, June 4, 2021 12:01 PM
To: Lynn Shuldes
Subject: Fw: Bullet points opposing Suite Livin

William + Debra Paterson
1208 26th St NW
billp72@live.com

From: William Paterson
Sent: Thursday, June 3, 2021 6:40 PM
To: lshuldes@willmarmn.gov <lshuldes@willmarmn.gov>
Subject: Bullet points opposing Suite Livin

Apartments @ 1124 South 2nd St.

I have become very familiar with this building in my job as a driver for Medivan. Three times a week I pick up a lady in a wheelchair in this building. I also pick up another resident periodically. He lives on the ground floor as well.

- *In winter we have to almost beg to have sidewalks shovelled.
- *Security doors are always broken. Leaving residents open to all kinds of crime.
- *Mail box area is frequently overflowing with mail all over.
- *Trash is strewn about inside and outside.

Apartments next to college- north of Collegeview, where I live. This company had the right to build two new buildings a couple of years ago, but that doesn't mean it is right. Residents on the third story can look right into the back of the homes. What an invasion of privacy and then other Collegeview residents have complained about lights shining into their homes.

It's become apparent to me and a lot of Collegeview residents, Suite Livin can't manage the buildings they have now and should be stopped from building more.

Lynn Shuldes

From: William Paterson <billp72@live.com>
Sent: Thursday, June 10, 2021 8:20 AM
To: Lynn Shuldes
Subject: Fwd: Property Proposal Stipulations
Attachments: Apartments Stipulations.pages

Tom + Heidi Burton
1204 26th St NW
TDBURTON316@msn.com

Sent from my iPhone

Begin forwarded message:

From: TOM BURTON <TDBURTON316@msn.com>
Date: June 8, 2021 at 9:19:05 PM CDT
To: billp72@live.com
Subject: Property Proposal Stipulations

In case you can't open the attachment:

Further Stipulations:

If this project is approved, we the members of the College View neighborhood insist on the following items:

1. A security and visual/ sound barrier between the proposed multifamily apartments and the residential housing of College View meeting the following criteria.

a. A wooden fence between and private residences and said proposed apartments running north and south connected to the fence behind the Fairview Apartments, 1201 24th St NW. The new fence should be of the same style and type that exists behind Fairview and the residential property of College View.

This is for our security. Our properties cannot be a thoroughfare for rental tenants seeking a path to convenience stores on County Road 5. (This is a real security problem currently and will likely not improve without said fencing.)

b. In addition, we want a berm with trees and shrubbery for a visual and sound barrier between the apartments and residential dwellings.

2. We also insist that we see and approve the planned "footprint" for these 2 structures.

a. *This is vital as we DO NOT approve of these located in such proximity to our property lines as was imposed upon our neighbors on 13th St NW by the City Planners and Suite Livin'.*

1. We'd prefer the structures run parallel east and west similar to the Fairview Apartments.

3. We do not want LED security lights shining onto our properties. Such lights must be a type which can aimed so as not to illuminate our properties.

**City of Willmar 2022
Proposed Capital Improvements Program**

5/27/2021
DRAFT

Score	Project	Budget	Cash	Bond	Sales Tax Bonds	WWTP Fund	State Aid/Federal	Column1
NA	Community Center LOST Project	Community Center			\$ 1,500,000			
NA	Molly Pond (near Pleasantview)	Stormwater			\$ 50,000			
51	Mobile and Portable Radio Replacement	Fire	\$ 90,000					
49	Swansson Field-Lights Softball	Parks and Rec	\$ 230,000					
48	Street Improvement Program	Engineering		\$ 4,326,000			\$ 1,000,000	
46	Second Set of Turnout Gear	Fire		\$ 120,000				
45	BLA Insulation	Civic Center	\$ 350,000					
44	Eagle Lake No. 8; design, construction & CRS	WWTP				\$ 630,000		
44	Eagle Lake No. 7 LS; design, construction; CRS	WWTP				\$ 800,000		
43	Thermal Imaging Camera Replacement	Fire	\$ 8,000					
43	Backup Server	IT	\$ 12,000					
43	Sperry Parking Lot	Pavement Mang.		\$ 135,000				
43	Fire Station Parking Lots	Pavement Mang.		\$ 130,000				
43	7th St Parking Lot	Pavement Mang.		\$ 110,000				
42	Roof & Gutter Replacement	Auditorium	\$ 375,000					
40	Subsurface Water Penetration Repair	Auditorium	\$ 750,000					
40	Civic Center Roof Replacement	Civic Center	\$ 150,000					
39	Pool Heater	DOAC	\$ 50,000					
39	Playground Equipment	Parks and Rec	\$ 160,000					
39	North Parking Lot Reconstruction at Fire Dept	Pavement Mang.		\$ 120,000				
39	Cablecast Server	WRAC	\$ 12,000					
38	Electrical Remodel (Safety)	Auditorium	\$ 40,000					
38	Downtown Streetlights	Engineering		\$ 250,000				
37	Building Door Security System	IT	\$ 16,000					
34	Windows	City Hall	\$ 50,000					
34	Roof Replacement	City Hall	\$ 75,000					
34	Public Restrooms ADA/Remodel	City Hall	\$ 75,000					
34	Secure Garage	Police	\$ 50,000					
32	Tuck Pointing/Windows	Auditorium	\$ 525,000					
32	Auto Extrication Hydraulic Ram	Fire	\$ 10,000					
32	19th Avenue SW Path/5th E-15th W	Pavement Mang.		\$ 200,000				
31	Downtown Streetscape Project	Engineering		\$ 400,000				
30	Outdoor Covered Ice Rink Design	Civic Center	\$ 50,000					
29	6th St Pedestrian Bridge over RR	Engineering		\$ 600,000				

City of Willmar 2022
Proposed Capital Improvements Program

5/27/2021
DRAFT

28	City Hall Conference Room Equipment	IT	\$ 20,000					
28	Heaters for Shop	Public Works	\$ 50,000					
28	Signal Pole Painting	Public Works	\$ 70,000					
21	Carpet	City Hall	\$ 17,000					
20	Bike and Walking Trails	Parks and Rec		\$ 50,000				
17	LED Lighting and Energy Remodel	City Hall	\$ 10,000					
17	Diesel Exhaust Fluid (DEF), Oil & Waste Oil Storage	Public Works	\$ 75,000					
			\$ 3,320,000	\$ 6,441,000	\$ 1,550,000	\$ 1,430,000	\$ 1,000,000	

**City of Wilmar 2023
Proposed Capital Improvements Program**

5/27/2021

DRAFT

Score	Project	Budget	Cash	Bond	Sales Tax Bonds	WWTP Fund	State Aid/Federal
NA	Exterior Door Replacement/ADA Door Req.	Auditorium	\$ 30,000				
NA	ADA Requirements; Elevator & Bathroom	Auditorium	\$ 645,000				
NA	Locker Room Remodel	Auditorium	\$ 215,000				
NA	Gymnasium Ceiling	Auditorium	\$ 120,000				
NA	Tuck Pointing	City Hall	\$ 60,000				
NA	Ceiling in Basement	City Hall	\$ 15,000				
NA	Outdoor Covered Ice Rink	Civic Center			\$ 1,700,000		
NA	Civic Center Lighting Project	Civic Center	\$ 100,000				
NA	Concessions/Storage Unit/Restrooms	DOAC	\$ 470,000				
NA	6th St. Pedestrian Bridge over RR	Engineering		\$ 750,000			
NA	Downtown Streetlights	Engineering		\$ 250,000			
NA	Street Improvement Program	Engineering		\$ 4,000,000			\$ 1,000,000
NA	Mobile and Portable Radio Replacement	Fire	\$ 90,000				
NA	South Parking Lot Reconstruction	Fire	\$ 40,000				
NA	Training / Burn Facility	Fire	\$ 650,000				
NA	Playground Equipment	Parks and Rec	\$ 160,000				
NA	Swansson Field-Lights Softball	Parks and Rec	\$ 240,000				
NA	Inflatable Dome, Parking Lot and Lobby	Parks and Rec			\$ 3,000,000		
NA	Bike and Walking Trails	Parks and Rec		\$ 50,000			
NA	19th Avenue SW Path/5th E-15th W	Pavement Manag.		\$ 100,000			
NA	Security Upgrades To Impound Lot	Police	\$ 6,000				
NA	Floor Repair/Drain Reconstruct	Public Works	\$ 75,000				
NA	Air Exchange Systems Replacement	Public Works	\$ 75,000				
NA	Sign Shop	Public Works	\$ 100,000				
NA	Southern Detention Pond (between TH23 & 28th Ave SW)	Stormwater			\$ 100,000		
NA	Vos Park Pond	Stormwater			\$ 200,000		
NA	Old WWT Plant Roof	WWTP				\$ 100,000	
			\$ 3,091,000	\$ 5,150,000	\$ 5,000,000	\$ 100,000	\$ 1,000,000

**City of Willmar 2024
Proposed Capital Improvements Program**

5/27/2021
Draft

Score	Project	Budget	Cash	Bond	Sales Tax Bonds	WWTP Fund	Federal/State Aid
NA	Air Conditioning	Auditorium	\$ 315,000				
NA	Interior Door Replacement	Auditorium	\$ 20,000				
NA	Door Replacement	Civic Center	\$ 50,000				
NA	Parking Lot For Pickle Ball and Basketball Courts	DOAC		\$ 120,000			
NA	Pickle Ball Courts	DOAC	\$ 314,000				
NA	Basketball Courts	DOAC	\$ 160,000				
NA	Miscellaneous Site Improvements	DOAC	\$ 450,000				
NA	Traffic Signals Co Road 5/Willmar Ave	Engineering		\$ 400,000			
NA	Downtown Streetlights	Engineering		\$ 250,000			
NA	Street Improvement Program	Engineering		\$ 4,000,000			\$ 1,000,000
NA	Traffic Signals-Interconnect 1st Street Signals	Engineering		\$ 150,000			
NA	Special Rescue Struts	Fire	\$ 10,000				
NA	Mobile and Portable Radio Replacement	Fire	\$ 90,000				
NA	Thermal Imaging Camera Replacement	Fire	\$ 10,000				
NA	Playground Equipment	Parks and Rec	\$ 160,000				
NA	Bike and Walking Trails	Parks and Rec	\$ 50,000				
NA	Swansson Field-Lights Softball	Parks and Rec	\$ 250,000				
NA	Northside Park Development	Parks and Rec	\$ 50,000				
NA	Public Works Parking Lots	Pavement Manage.		\$ 150,000			
NA	Block 50 Parking Lot	Pavement Manage.		\$ 500,000			
NA	Forensic Computer & Equipment Upgrade	Police	\$ 15,000				
NA	Iverson Park LS: design; construction, CRS	WWTP				\$ 630,000	
			\$ 1,944,000	\$ 5,570,000	\$ -	\$ 630,000	\$ 1,000,000

Proposed Capital Improvement Program

5/27/2021

DRAFT

[illegible]

**City of Willmar 2026
Proposed Capital Improvement Program**

5/27/2021
Draft

Score	Project	Budget	Cash	Bond	Sales Tax Bonds	WWTP Fund	Federal/State Aid
NA	Isolate Gun Range	Auditorium	\$ 100,000				
NA	Gun Range Lane Remodel	Auditorium	\$ 65,000				
NA	Events/Rec Center connection to Curling Facility	Civic Center		\$ 1,000,000			
NA	Locker Room Addition	Civic Center		\$ 2,000,000			
NA	Water Feature Resurface	DOAC	\$ 15,000				
NA	Street Improvement Program	Engineering		\$ 4,000,000			\$ 1,000,000
NA	Thermal Imaging Camera Replacement	Fire	\$ 10,000				
NA	Bike and Walking Trails	Parks and Rec		\$ 50,000			
NA	Playground Equipment	Parks and Rec	\$ 160,000				
NA	Indoor/Outdoor Range Upgrades	Police	\$ 5,000				
NA	Fence/Gate PW Property	Public Works	\$ 60,000				
NA	Southern Detention Pond (between TH23 & 28th Ave SW)	Stormwater			\$ 1,000,000		
NA	Kennedy Pond (near Kennedy School)	Stormwater			\$ 500,000		
NA	Western Interceptor Storm Phase 2	Stormwater			\$ 325,000		
NA	Garfield Pond (near Garfield School)	Stormwater			\$ 600,000		
NA	Welshire LS; design, construction, CRS	WWTP				\$ 600,000	
			\$ 315,000	\$ 7,050,000	\$ 2,425,000	\$ 600,000	\$ 1,000,000

Chapter Five: Goals, Objectives, and Policies

This section of the Comprehensive Plan establishes the City of Willmar's goals, objectives and policy guidelines. They will be used to help make land use and planning decisions by those responsible for Willmar's future. The goals have been organized into eight topic areas. The goals are used as a framework for the objectives and policy guidelines. The policies, in turn, provide specific information on what values and issues are important to Willmar residents. More importantly, the objectives and policies clearly identify how decisions should be made by City officials on a day-to-day basis.

After discussion of issues and alternative overall growth policies, the following goals and policies are suggested for future growth and development for the City of Willmar. It is important to note that a goal is a long-range objective, whereas a policy is an action statement intended to implement the goal. These goals and policies are important because they constitute the land use plan and serve as the basis for the ordinances used to implement the plan. The courts have increasingly held that the goals and policies of a comprehensive plan are important determinants in interpreting different provisions of a zoning ordinance.

The community's nine goal areas are listed below:

- A. Economic Growth**
- B. Public Utilities**
- C. Transportation**
- D. Natural Resources & Environmental Quality**
- E. Parks & Open Space**
- F. Residential & Social Development**
- G. Historic Preservation & Aesthetics**
- H. Downtown**
- I. Citizen Participation & Intergovernmental Cooperation**

Throughout the Comprehensive Plan, goals, objectives, and policies are defined in the following way:

Goals: Idealistic statements intended to be attained at some undetermined future date. Goals are purposefully general in nature.

Objectives: Statements designed to achieve a goal. Objectives always begin with an action verb (i.e., promote, expand, design, etc.) and can be measurable if a date, dollar amount, or similar value is identified.

Policies: Statements which support the action of the objective. Policies are more specific recommendations and can be converted into action work plans.

Section A: Economic Growth

- 1. GOAL:** To have an economically sustainable community offering a diverse set of services, goods, and employment opportunities.

- 2. OBJECTIVES:**

- a. Promote economic development which will be beneficial to the community, including tax base enhancement, increased aesthetics, and expanded employment opportunities.
- b. Promote the existing economic base and the expansion of existing businesses.
- c. Work with the Economic Development Commission on a variety of business retention and expansion activities.

- 3. POLICIES:**

- a. Encourage programs that promote diversified commercial growth to meet the needs of West-Central Minnesota.
- b. Strengthen the business districts through various development and redevelopment programs.
- c. Encourage full development of existing industrial and commercial land within the City.
- d. Encourage the expansion of existing, and development of new, businesses at suitable locations.
- e. Encourage commercial property owners to maintain and upgrade their existing buildings and land through reasonable design standards and maintenance ordinances.
- f. Vacant properties should meet property maintenance standards.
- g. Provide reasonable and safe access to all retail and industrial uses.
- h. Provide adequate parking for all business and community needs, when feasible.
- i. The impact on parking should be examined prior to making land use decisions.
- j. Industrial and commercial land uses shall be located in areas where the adverse impact on surrounding land uses is minimized.

- k. Commercial and industrial uses should be located on soil types that are most able to accommodate such development.
- l. Industrial sites should have good access to utilities and transportation routes.
- m. Air, water and noise pollution from industry should be monitored and regulated in accordance with the MPCA (and MS4 requirements).
- n. Industrial and commercial sites should be preserved for future growth and not utilized for further residential development.
- o. Development should occur only in areas where utilities can be provided with optimal efficiency and cost.
- p. Provide for the orderly expansion of commercial, industrial, and residential areas.
- q. Encourage development through government participation in public finance programs such as JOBZ, tax increment financing, Economic Development Commission programs, etc.
- r. Promote green space and outdoor amenities by incorporating them into commercial and industrial development plans.
- s. Cultivate positive aesthetics and image of commercial, industrial, and residential areas, encouraging continual renewal and improvement.
- t. Encourage the expansion of medical services in the community, recognizing these services as a major industry bringing jobs and visitors to the City.
- u. Facilitate housing and community services as demographics change, in preparation for the baby boomers as seniors, when reviewing development plans.
- v. Promote activities of the Economic Development Commission, Chamber of Commerce, and other community organizations for both business retention and expansion.
- w. Promote Willmar as a great location to host conferences and other special events.
- x. Recognize the importance of Ridgewater College in contributing to the city's economy, diversity, identity, activity, arts, entertainment, opportunity, and social fabric.
- y. Continue to maintain, expand, and develop important public/semi-public community facilities, such as the Civic Center, Library, Aquatic Center, parks, and other key activity venues.
- z. Promote the use of the Willmar Municipal Airport as an economic development tool.

- aa. Expand and promote tourism opportunities throughout the greater Willmar area, including the use of our extensive trails, lakes, and parks.

Section B: Public Utilities

1. **GOAL:** To efficiently make available a full range of public utilities throughout the community.
2. **OBJECTIVES:**
 - a. Make public utilities affordable to both residents and business owners.
 - b. Provide public utilities in a manner that reinforces the City's staged growth and redevelopment policies.
3. **POLICIES:**
 - a. Control City expansion by creating an urban growth boundary map based on public utility extension plans and forecasts.
 - b. Encourage new development in areas contiguous to existing development in the City to bring about orderly expansion of public utilities, thus supporting smart-growth land use practices while at the same time preserving parkland and green space.
 - c. Encourage dense development in areas where the soils, water table, and geological features support the efficient extension of public utilities.
 - d. Require a full complement of public utilities such as sewer, water, gas, electricity, telecommunications, broadband, storm sewer/retention ponds, etc.
 - e. In the upgrading of public utilities in redevelopment areas, refine the assessment policies to encourage the continued use and/or redevelopment of these areas.
 - f. Develop and update a public utilities plan and growth boundary map.
 - g. Affirm the City's desire to serve all residents and business with municipal power, etc., and to work with other public and private utility entities in regional service matters.
 - h. Endorse technology advancement in industry and technology growth and awareness throughout the community, especially in new development.
 - i. Promote the expansion and use of the district hot water heating system.

Section C: Transportation

- 1. GOAL:** To have a comprehensive and functional public transportation system that serves the entire community.
- 2. OBJECTIVES:**
 - a. Provide a transportation system (street, rail, air, pedestrian & bike trails) which complements land use development and reinforces a staged growth approach to future development.
 - b. Encourage street and trail systems which maximize accessibility to places of employment, recreation, shopping, entertainment, and all developed portions of the City
 - c. Cultivate a healthy City that is walkable and bikeable.
- 3. POLICIES:**
 - a. Integrate land use planning with transportation planning to minimize the adverse effects of transportation systems (i.e., noise and air pollution) on adjacent development.
 - b. Avoid developing transportation facilities that will adversely affect natural resources or encourage leap-frog development.
 - c. Develop a transportation system that properly balances considerations of safety, cost, accessibility and environmental protection.
 - d. Control land use development at major intersections and interchanges to avoid compromising the safety, accessibility and function of the streets involved.
 - e. Develop a transportation system that stimulates economic development and provides for the efficient, non-disruptive flow of goods, especially from rural to urban markets.
 - f. **Develop a transportation system that properly integrates all modes of transportation.**
 - g. **Develop and participate in programs to ensure adequate parking in the downtown area.**
 - h. Utilize existing right-of-way for the expansion of transportation systems to reduce the amount of agricultural land taken out of production, when feasible.
 - i. Develop additional minor arterials and collectors as the City grows.

- j. Encourage the beautification of principal arterial entrances into Willmar.
- k. Encourage expansion of the airport to accommodate larger aircraft and commercial development.
- l. Encourage connectivity of neighborhoods, including through cul-de-sacs via easements along property lines.
- m. Encourage the study and planning of a second crossing over the railroad tracks that is not at grade.
- n. Provide for efficient movement of traffic from residential areas in the north to commercial areas in the south (i.e., 1st St. N to 1st St. S. and 7th St. NW).
- o. Include aesthetic, as well as functional, considerations for all transportation plans.
- p. Encourage residential street design that allows for ancillary sidewalks and bike lanes, and storm water impacts, as well as to reduce residential development costs.
- q. Identify existing streets for designated bike lanes on the master transportation plan.
- r. Develop a bike trail system that encompasses existing and new developments.
- s. Access should be controlled consistent with the functional classification of roadways.

Section D: Natural Resources and Environmental Quality

- 1. **GOALS:** To protect and enhance the air, water, and land resources in the City as a vital ingredient of the human living environment.
- 2. **OBJECTIVES:**
 - a. Protect and enhance the existing lakes and wildlife habitat as vital natural resources to the City.
 - b. Promote standards for energy efficient buildings.
 - c. Promote programs to minimize energy consumption.
 - d. Promote recycling and programs to encourage the re-use of solid waste.

3. POLICIES:

- a. Promote land use management policies and programs that will protect the natural resources of the City.
- b. Utilize appropriate state and federal standards related to air, water, and noise pollution.
- c. Use natural resource information, including soils data, as one basis for determining the direction of future expansion of the City and for public open space acquisition programs.
- d. Require the use of natural resource information in subdivision development and project design.
- e. Regulate development in the areas of the City where soil suitability and high water table require such regulation.
- f. Encourage and promote reforestation and tree planting programs within the community as part of the development/redevelopment process.
- g. Participate in tree disease control programs on public and private property.
- h. Regulate development in such a manner as to preserve natural drainage in the community, when possible.
- i. Enact ordinances to control soil erosion and siltation.
- j. Enact standards and ordinances to regulate the removal of natural vegetation.
- k. Require the staging of urban development projects so that the smallest practical area of land is exposed at any one period of time in order to minimize soil erosion.
- l. Encourage the owners of major tracts of undeveloped land to construct and maintain shelter-belts and implement other soil erosion control programs such as contour plowing, strip-cropping, etc.
- m. Preserve prime agricultural land from non-agricultural development to the greatest extent possible without impeding orderly urban and economic expansion.
- n. Promote water management policies/programs to conserve the quantity and maintain the quality of all water resources in the community and its environs.
- o. Encourage the use of energy conservation technology and techniques, such as solar, wind, geo thermal etc.
- p. Protect marshes/wildlife habitat in future development areas.

- q. Encourage programs to retrofit existing buildings to make them more energy efficient.
- r. Promote recycling and the reuse of solid waste products.
- s. Encourage the use of refuse-derived fuels and alternative energies when proven to be safe and efficient.
- t. Promote the use of pedestrian and bike access to public waters , parks, and other public amenities via trails.
- u. Support brownfield redevelopment projects, when feasible.

Section E: Parks and Open Space

1. GOAL: To increase and enhance park and open space recreation opportunities by promoting maximum multi-use of park and recreation resources.

2. OBJECTIVES:

- a. Manage the community's natural resources to provide appropriate park and open space recreation opportunities.
- b. Provide for new park and open space recreation areas as a part of the residential development process.
- c. Plan street, pedestrian, and trail systems that provide access to all developed portions of the City, connecting parks and open spaces.

3. POLICIES:

- a. As residential and commercial/industrial areas expand, park and recreational facilities designed to serve the developing area should be provided. This should be done either by a dedication of land to the public, or by a payment in lieu of dedication.
- b. Include dedicated areas for parks and open space in new subdivisions, when feasible.
- c. When feasible, all parks and open spaces shall be linked via trails.
- d. **Encourage preservation and management of existing parks and open space areas.**
- e. A system of tree plantings and landscaping, as well as reforestation, should be enacted to enhance the beauty of each area to the extent its primary use will permit.

- f. Parking areas that are provided in parks should be properly landscaped and surfaced.
- g. Where industrial or commercial uses border or are located adjacent to a park, they should be screened by appropriate plantings.
- h. Where recreation areas are located in residential neighborhoods, appropriate plantings and screenings should be provided to protect the neighborhood from noise.
- i. Abandoned railroad areas should be developed as public trails or recreational areas when the future rail use of the site is not foreseeable.
- j. Areas best suited for future parks, open space, and trails should be identified and preserved.

Section F: Residential and Social Development

1. **GOAL:** To preserve and develop a mixture of different housing types, densities, and cost ranges that will meet the needs of all citizens.
2. **OBJECTIVES:**
 - a. Establish and maintain safe, healthful, and blight-free residences and neighborhoods.
 - b. Locate housing to provide convenient access to public and private facilities and activities.
3. **POLICIES:**
 - a. Monitor the existing and future housing needs for the various income and age groups.
 - b. Encourage the maintenance and rehabilitation of existing housing structures in the community.
 - c. Encourage the development of neighborhoods that include a variety of housing types and cost ranges.
 - d. Encourage public and private participation in local, state and federal programs for the provision of low and moderate income housing units.
 - e. Promote the location of higher-density housing units near commercial, medical and employment concentrations.

- f. Encourage design standards in subdivisions and higher-density housing that take into consideration the social and psychological well-being of their residents.
- g. Encourage innovative site and housing unit design for energy conservation, aesthetics, open space preservation, bike and pedestrian access etc.
- h. Regulate home occupations carefully to avoid or minimize traffic problems and incompatible land uses in residential districts.
- i. Regulate industrial or commercial land uses to control truck traffic and to reduce land use conflicts with residential properties.
- j. Encourage the location of residential subdivisions where City services are readily available and in areas which have direct access to existing transportation routes.
- k. Promote the orderly growth of residential developments with logical expansion of municipal services and utilities.
- l. Encourage transition zones between low and high density residential developments.
- m. Restrict the location of mobile homes to mobile home parks where adequate services can be provided.
- n. Promote the use of rain gardens and infiltration basins to reduce storm water impacts.

Section G: Historic Preservation and Aesthetics

- 1. GOAL:** To protect, preserve and enhance valuable historic and aesthetic sites throughout the community.
- 2. OBJECTIVES:**
 - a. Protect, preserve, and restore key historic buildings and sites throughout the community.
 - b. Create, maintain, and enhance visually pleasing areas and neighborhoods throughout the community.
- 3. POLICIES:**
 - a. Maintain a historic-design inventory of the community with special emphasis on the Central Business District.

- b. Enforce design, screening and landscape standards in the construction of all public facilities, utilities and buildings, when needed.
- c. Incorporate design and landscaping standards in all private development, including residential, commercial and industrial projects.
- d. Require all land uses which are either a potential source of nuisance or of questionable visual value such as junk yards, gravel and coal storage areas, etc. to be landscaped and screened from adjacent areas.
- e. Regulate the size, placement and visual appearance of all signs, whether private or public.
- f. Cooperate with local historic preservation groups for enhanced urban design throughout the community

Section H: Downtown

Willmar Downtown Planning

The Willmar Design Center and the citizens of Willmar have initiated downtown planning and have outlined a number of strategic actions to enhance the Downtown. The four main recommendations include 1) restoring Litchfield Avenue, 2) establishing a downtown commons area, 3) urbanizing First Street, and 4) developing a connection to the lakes. The Willmar Downtown Visioneer was created to summarize these initiatives. For more information, please contact the Willmar Design Center.

1. **GOAL:** To maintain and enhance the downtown area as a great place to live, work, shop, dine, and entertain.
2. **OBJECTIVES:**
 - a. Revitalize the downtown area for both business and residential uses.
 - b. Encourage a quality urban residential and commercial connection to the lakes.
 - c. Facilitate high pedestrian use and green space amenities.
 - d. Maintain and/or increase employment opportunities,

3. POLICIES:

- a. Encourage the restoration of Litchfield Ave. SW and SE by facilitating direct access to the bypass.
- b. Allow development with higher density and relaxed parking requirements beyond the existing Central Business District to facilitate redevelopment.
- c. Encourage development of the downtown commons area/parking.
- d. Support groups such as the Design Center that focus on downtown improvements.

Section I: Citizen Participation and Intergovernmental Cooperation

1. GOAL: To involve citizens, agencies, and organizations in the City's key decisions.

2. OBJECTIVES:

- a. Maintain open and regular communication relating to planning and development issues between different levels of government.
- b. Maintain open and regular communication relating to planning and development issues between the various community agencies and organizations.
- c. Maintain open and regular communication relating to planning and development issues with the public.

3. POLICIES:

- a. Encourage open communication relating to all planning and development issues between the different levels of government, including the townships, city, county, school district, regional development commission, and state agencies.
- b. Seek comment from adjacent governmental units on proposed new growth and development policies, comprehensive plans and development ordinances which are likely to have an area-wide effect.
- c. Integrate planning and development by involving the various City departments and appointed commissions in planning and development issues.
- d. Inform and educate the public, encouraging the widest possible citizen participation in the planning and development process.