

**2026**  
**UDC MAP AMENDMENT APPLICATION**  
**COMMUNITY DEVELOPMENT, CITY OF WINONA, MINNESOTA 55987**  
**P.O. BOX 378      507/457-8250      FAX: 507/457-8212**

**SITE ADDRESS:** \_\_\_\_\_

<b><u>Property Owner:</u></b>	
Company/Individual _____	
Contact Person _____	E-Mail _____
Mailing Address _____	Office Phone _____
City/State/Zip _____	Mobile Phone _____
<b><u>Applicant:</u></b>	
Company/Individual _____	
Contact Person _____	E-Mail _____
Mailing Address _____	Office Phone _____
City/State/Zip _____	Mobile Phone _____

**UDC Map Amendment Applications will not be processed without payment of the \$525.00 fee.**

**NOTE: Applications must be filed by noon 19 days prior to the Monday meeting date.**

**Additional Information Required for UDC Map Amendment:**

- Proposed zoning classification: \_\_\_\_\_
- A map at a scale of not less than 1" = 100' showing the length and location of all property boundaries of the proposed amendment.
- A response to the items listed on the following page.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Land Owner  
(If different from applicant)

For Staff Use Only

Date Received: \_\_\_\_\_

Zone Change # \_\_\_\_\_

Receipt # \_\_\_\_\_

Parcel #: \_\_\_\_\_

Current Zoning \_\_\_\_\_

Property Size \_\_\_\_\_

LEGAL DESCRIPTION OF PROPERTY: \_\_\_\_\_

\_\_\_\_\_

**A UDC Map amendment requires responses to the following to be complete (staff will provide assistance):**

- 1. Was there an error or oversight in approval of 1959/1960 zoning of the site?**
- 2. Have there been changes in area development patterns, since 1959/1960 zoning, to warrant rezoning?**
- 3. Would potential uses of requested zoning district impose “undue hardship” (relating to noise, odors, etc.) on neighboring properties?**
- 4. Would the public interest be better served if rezoning was considered within another area?**

*Generally, the public interest is served when the highest and best use of land is achieved, and overall benefits of rezoning outweigh disadvantages.*

- 5. Could the rezoning be construed as being spot zoning?**

Spot zoning occurs if one of the following tests are met:

- A. The rezoning action results in benefits which are only enjoyed by the petitioner.
  - B. The rezoning is considered to be arbitrary, capricious, or unreasonable.
  - C. Rezoning is not consistent with goals and objectives of the Comprehensive Plan.
- 6. Provide a preliminary site plan for the proposed use.** Show proposed structures, parking areas, landscaping/buffering, and other general information as appropriate. *Note that this plan is not binding but simply provided for informational purposes.*
  - 7. Provide information on communication with neighboring property owners or residents regarding the proposed zoning amendment.** *Note that property owners within 350 feet of the subject parcel will be notified of the requested zoning change prior to the Planning Commission and City Council public hearings.*