

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

**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.*