

The image is a full-page background photograph of a paved path lined with mature trees, with a semi-transparent blue overlay on the right half. The path is light-colored and curves slightly to the right, with shadows from the trees cast across it. The trees have dense green foliage. On the right side, a vertical blue band covers the image, serving as a background for the page number and title.

04

EXISTING &  
FUTURE LAND USE



## A. Land Use Goals and Objectives

The land use plan is a central focus of the comprehensive plan. It provides direction and guidance for how land uses, infrastructure, and related elements fit within the geographic context of the community. It provides direction for how growth should be accommodated, including character, scale, and intensity. Additionally, it guides new development proposals and investments.

The overall goal of the City of Goodview is to provide a well-balanced mix of residential, business, recreational, and industrial uses to serve the future needs of the community and to maintain its character and its status as a desirable place to live. The City's ability to grow geographically in the future is limited by the natural terrain and other incorporated places.

Goals and objectives specific to Land Use are listed below:

Goal: Promote infill development for new uses and to fill existing vacancies.

Objectives:

- Encourage efficient use of existing property located within the City.
- Promote development in areas currently served by public utilities and adequate infrastructure.
- Direct growth to existing vacancies and underutilized land identified for redevelopment.

Goal: Build upon Goodview's community character and appeal.

Objectives:

- Consider beautification efforts in commercial corridors.
- Achieve desirable relationships between different types of land uses by utilizing quality design, appropriate buffers, and land use transitions.
- Support project resources that enhance Goodview's character and distinguish it as a unique location within the region.
- Coordinate community events that enhance community character, pride, and branding.

Goal: Establish a Town Center District.

Objectives:

- Create an identifiable town center that is currently lacking to serve as a readily identified place as Goodview's activity hub and community center.
- Encourage a pedestrian friendly environment that enhancing the non-motorized environment. A location for restaurants, cafes and local businesses with sidewalk seating and outdoor displays.

- Create a built environment that encourages people to spend time, shop local and act as a gathering place.

Goal: Enhance the economic vitality of the commercial core.

Objectives:

- Encourage the exterior improvement of existing business in the commercial corridor area.
- Encourage the updating of surface parking to have landscaping buffers and separation from the public street.
- Encourage pedestrian access to and through the commercial area.

Goal: Identify areas for future growth and development.

Objectives:

- Designate land to accommodate a variety of uses in locations that are compatible.
- Consider multi-modal connectivity between areas of housing and commercial centers and employment centers.
- Encourage walkable neighborhoods and ensure that new development has pedestrian connection to other parts of the community.

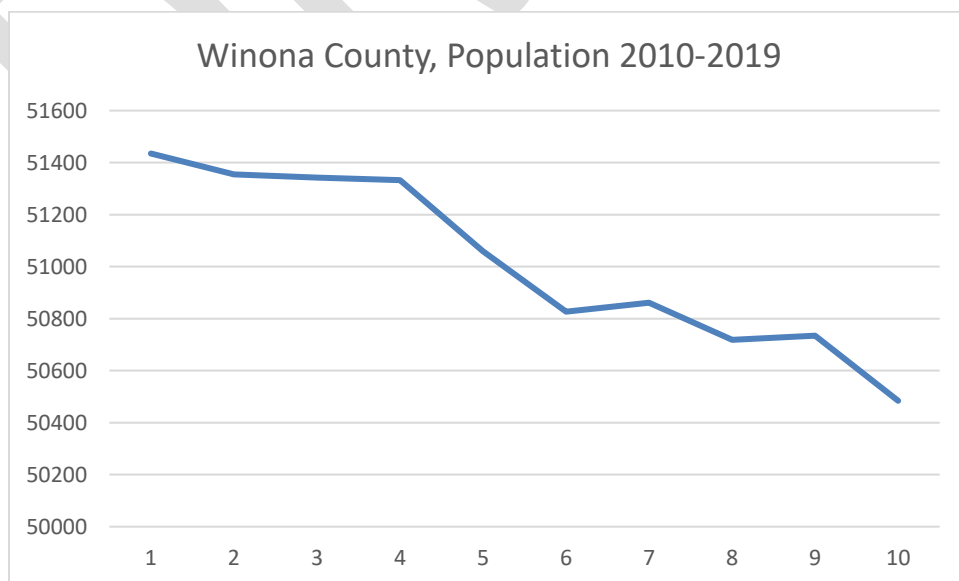
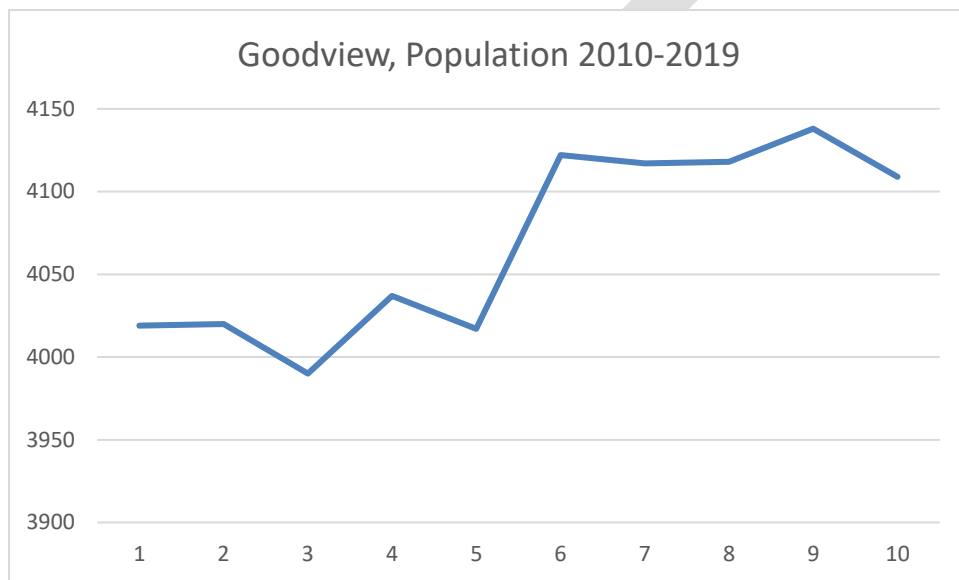
Goal: Continue prioritize investment in parks and recreational places/trails that encourage an active lifestyle.

Objective:

- Increase connectivity throughout the community between residential and non-residential areas.

## B. Current Trends and Demographics

**Population:** The population of Goodview has remained relatively steady in the past decade, peaking in 2015 and then flattening out again. The population of Winona County has been in decline over the last decade. The net change for the population of Goodview has been an increase of 90 individuals, as compared to the net change for the Winona County of a decline of 951 individuals. The population trend can be seen on the charts below.



### C. Population Growth and Projected Land Demand

As indicated previously, Goodview's population is projected to increase slowly over the next decade. To accommodate the projected growth and land demand, it is important to have a strong understanding of the community's current and future needs and desires. The community input survey provides a foundation for what the community considers to be priorities as Goodview continues to grow and develop. A key finding from the survey includes a desire for more variety of housing choices for people of all ages, incomes, and stages of life. This is expanded upon in the Housing Chapter but also plays a key role in future land use planning. Other priorities relating to growth include providing adequate job opportunities, providing opportunities for receiving goods and services within the community and supporting growth of tax base.

### D. Future Land Use

Future land use, existing land use and zoning each have a role in the development of the community. The official zoning map for the city is a regulatory map with a corresponding ordinance that places requirements on use of the land including heights, size, setback requirements, etc. the properties. Based on the existing Zoning of Goodview, the most prominent use of land is currently D-1 Single Family Dwelling at \_\_\_ acres (\_\_\_%). The other major use is single-family residential at \_\_\_ acres (\_\_\_%) of Goodview's total land. Planning for more diverse housing options and a greater mix of uses can greatly benefit the community.

Below is the City of Goodview's existing Zoning Map:

Table 4-1 Current Zoning		
Zoning Classification	Area in Acres	Percentage of Land Area
Agriculture	159.48	14
Commercial	90.66	8
Commercial, Restricted	9.51	1
Dwelling	543.76	49
Education	10.03	1
Heavy Manufacturing	154.68	14
Light Manufacturing	128.20	11
Mobile Home	23.35	2
Total	1,119.67	100

## Existing and Future Land Use

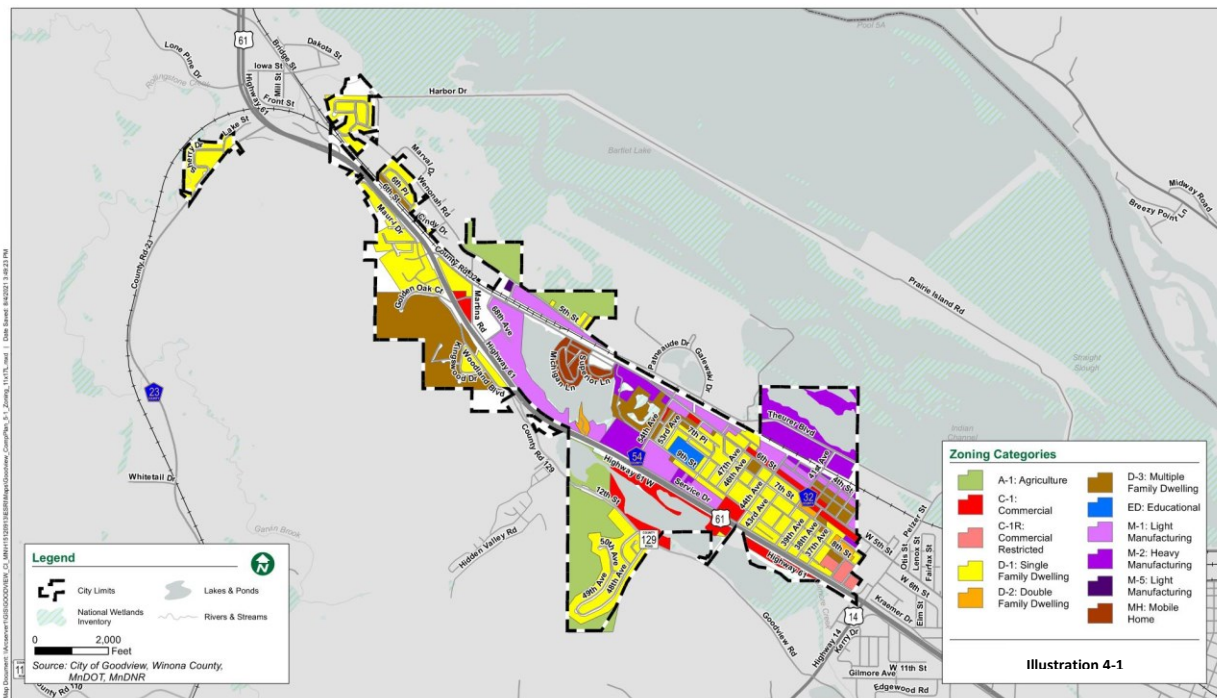


Illustration 4-1 – Existing Goodview zoning map.

The Future Land Use Plan builds upon the City's existing zoning to align with the goals and future needs of the community. Land use planning helps guides the appropriate amount of land for real estate development, economic growth, and open space that is needed in the future and maintains compatible land use in all locations. The Zoning Map regulates the current use of the land including heights, size, setback requirements, and other development requirements of the properties.

## Existing and Future Land Use

### Existing uses:

The zoning designation and actual use of the land are not always the same. In many cases there are legal non-conforming uses that were occurring prior to the existing zoning being in place. The map below is based on information from the Winona County Assessor's office and reflects the use classifications that are in place for taxation purposes.

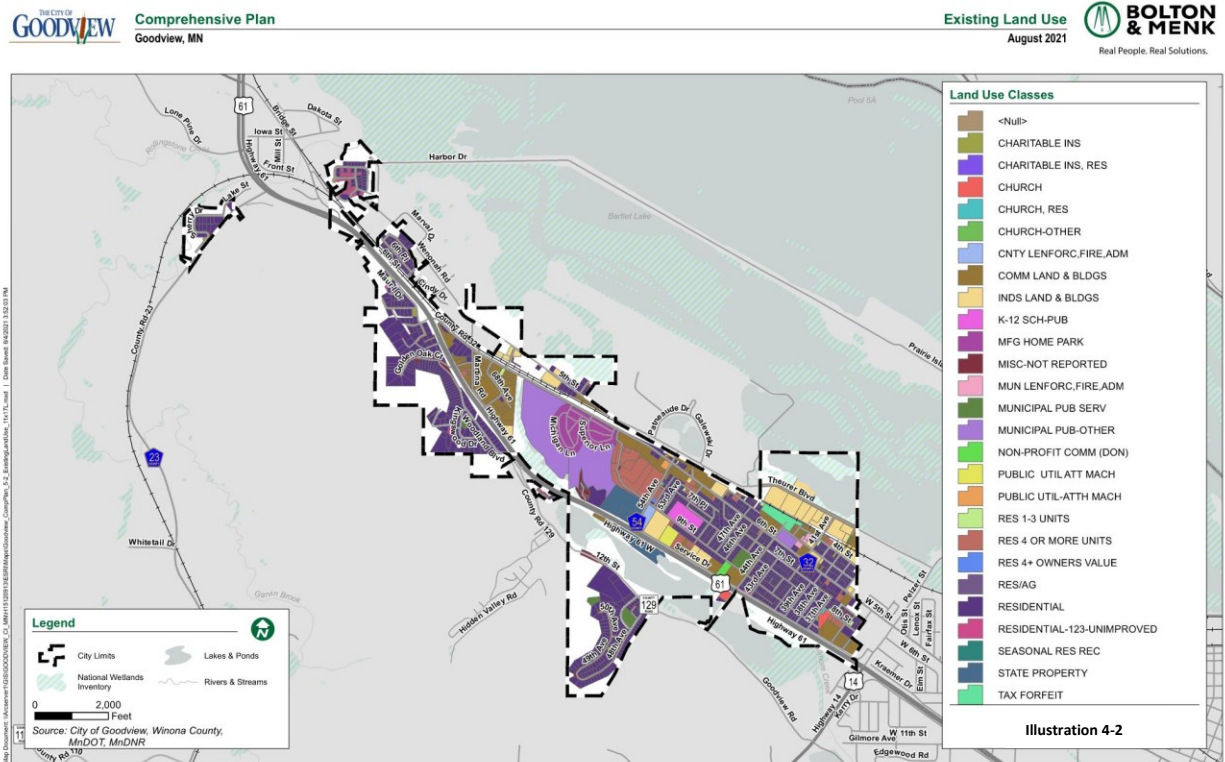


Illustration 4-2 – Goodview Existing Land Use Map.

Although they are related, a property's Future Land Use designation and Zoning designation are two separate things. A Future Land Use Map provides a specific proposed designation for every property within a City's Limits. A future land use designation provides a projection of the type of use deemed most appropriate. This considers social needs, demographic considerations, housing and commercial trends, economic development, market information and redevelopment.



## Existing and Future Land Use

The map (Illustration 4-3) below is the first Future Land Use Map for the City of Goodview. It is intended to be a flexible map that is reviewed and updated periodically as deemed appropriate and in response to changing conditions within the community.

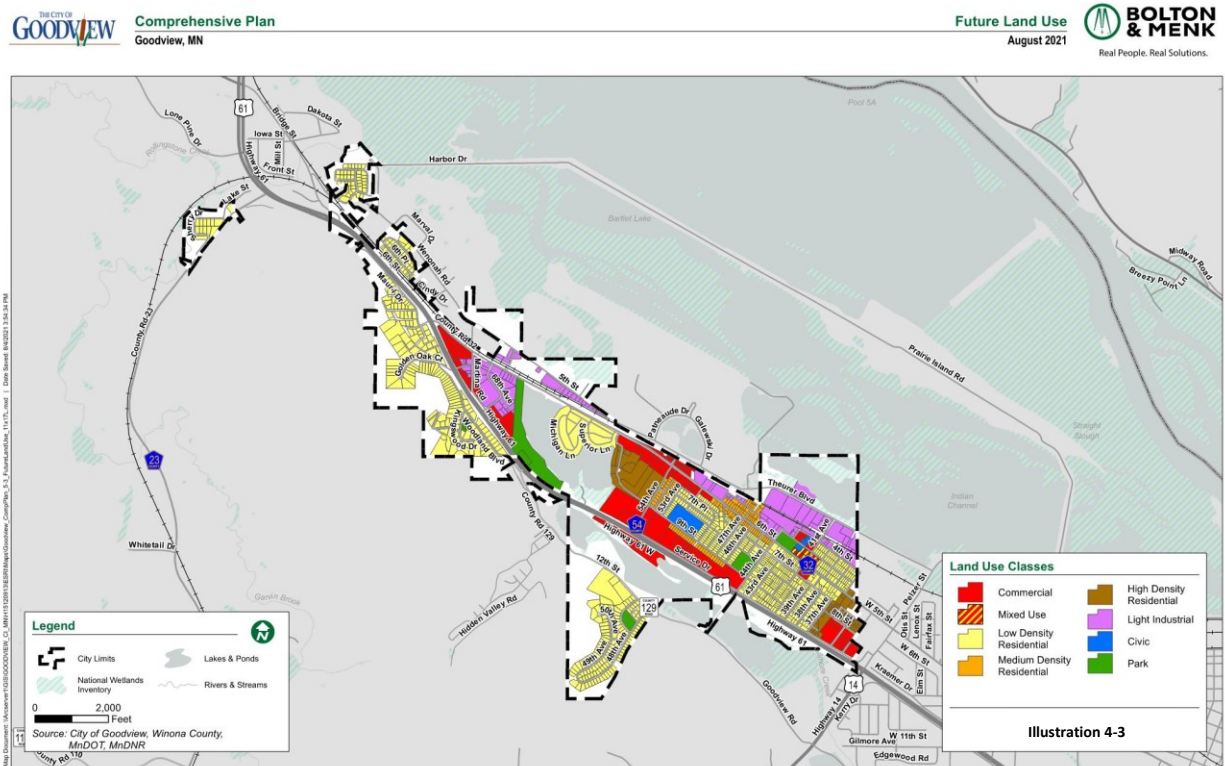


Illustration 4-3 – Goodview Future Land Use Map.

Future land use categories are often more broadly defined than a community's zoning districts. For the purpose of this comprehensive plan the following descriptions are used:

**Civic:** This category is often characterized by public or institutional buildings such as City, County, School District, or other quasi-public buildings.

**Commercial:** All types of services and retail establishment where goods and services can be purchased.

**Town Center:** Uses are intended to be a mix of residential and consumer service and/or retail commercial uses often within the same structure that are more dense in nature for the intention of creating an activity center within the community.

**Light Industrial:** Uses that assemble or produce goods under roof with only ancillary outdoor storage or goods, materials and products.

**Heavy Industrial:** Uses that typically produce materials that are later used in the production of finished products.



## Existing and Future Land Use

Low Density Residential: Residential uses which are typically less than 4 units/acre.

Medium Density Residential: Residential uses which are typically between 5-10 units/acre.

High Density Residential: Residential uses which are typically between 11-18 units/acre.

Parks, Open Space: Uses for recreational purposes and or the enjoyment or protection of natural areas.

The categories below are similar to the zoning designations with the following classifications and acreages:

Table 4-2: Future Land Use		
Land Use	Acres	Percentage of Land
Civic	11.77	1.68%
Commercial	124.75	17.84%
<b>Town Center</b>		
Light Industrial	100.38	14.36%
Low Density Residential	349.27	49.95%
Medium Density Residential	26.38	3.77%
High Density Residential	43.17	6.17%
Parks, Open Space	38.87	5.56%
Mixed Use	4.59	0.66%
Total	699.19	100%