



# AGENDA

## Planning Commission Meeting

4:30 PM - Thursday, June 25, 2026  
City Hall Council Chambers

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	Page
1. CALL TO ORDER	
2. APPROVAL OF MINUTES	
2.1. May 28, 2026 Planning Commission Minutes	
3. PLAT	
3.1. Consider for approval the revised preliminary plat of Oak Bluffs 11th Addition <a href="#">Oak Bluffs 11th Addition Staff Report with Attachments</a>	2 - 10
4. NEW BUSINESS	
4.1. Review of R-3 Medium Density Residence District zoning standards. <a href="#">Section 4.7 Medium Density Residence District Standards Staff Report with Attachments</a>	11 - 30
4.2. City of New Ulm Park and Rec Pollinator Park expansion <a href="#">Pollinator Park Expansion - Staff Report with Attachments</a>	31 - 40
5. REPORTS	
5.1. City Council decisions concerning Planning Commission matters in June, 2026	
5.2. Heritage Preservation Activities	
6. ADJOURNMENT	

**TO:** New Ulm Planning Commission  
**FROM:** David Schnobrich, Community Development Director  
John Knisley, Planner

**DATE:** May 14, 2026

**Request:** Preliminary Plat – Oak Bluffs 11<sup>th</sup> Addition

**Applicant/**

**Property Owner:**

**Legal Description:** Lot 1, Block 1, Oak Bluffs 10<sup>th</sup> Addition

**Street Address:** 1444, 1440 and 1438, 6<sup>th</sup> North Street

**Property Location:** The property abuts North Highland Avenue on the west and 6<sup>th</sup> North Street on the south.

**A. BACKGROUND**

**Deadline:** August 17, 2026

**Land Use Designation:** Medium Density Residential  
**(Comprehensive Plan)**

**Surrounding Land Uses** North: Low Density Residential  
**(Comprehensive Plan):** East: Medium and High Density Residential  
South: Public/Semi-Public  
West: Low Density Residential & Commercial

**Zoning Designation:** R-3 (Medium Density Residence District)

**Surrounding Zoning:** North: R-1 (Single Family Residence District)  
West: R-1 (Single Family Residence District, R-2 (Single and Two Family Residence District)  
South: Institutional-Other  
East: Medium & Low Density Residential

**Current Site Use:** Lot 1: Vacant

**Current Area Uses:** North: Twin homes and single family dwellings  
West: Single-family dwellings  
South: New Ulm Diocese Center  
East: Vacant & Way of the Cross

**Notice:** None Required

**Public Comment:** None to date

**Status of Utilities:** -Utilities are located in North Highland Avenue and 6<sup>th</sup> North Street.  
-One set of services has been extended into the future Lot 2.

**Park Area:** The Comprehensive Plan does not recommend a park within the platted area.

**Project Description:**

- The plat has a total area of 0.86 acres.
- The area to be platted would convert one lot into two lots.
- A twin home is planned for the property.
- Current zoning requirements for a twin home lot in an R-3 zoning district are as follows:

	Zoning Ordinance Requirements	
	Twin Home Lot	Plat Lots
LOT AREA	15,000 s.f. Total 7,500 s.f. Per Lot	38,125 s.f. Lot 3- 20,861 s.f. Lot 2- 17,264 s.f.
LOT WIDTH	120' Total 60' Per Unit	132.5' Lot 2- 60.00' Lot 3- 72.50'
LOT DEPTH	125'	287.74'
	Setbacks	Lot 1- 30' Lot 2- 30'
	Front- 30'	
	Interior Side- 10' 0'	Lot 1- 15' + 0' Lot 2- 30' + 0'
	Street Side- 30'	30'
	Rear, No Alley- 35'	35'
	Minimum Building Width & Depth 24' Per Unit	Width - Lot 2- 60.00' Lot 3- 72.50' Depth - Lot 3- 287.74' Lot 2- 287.74'

- Both lots meet the required development standards.
- Lot 1, Block 1, complies with the appropriate development standards.

**B. ATTACHMENTS**

- Attachment 1: Preliminary Plat
- Attachment 2: Site Location Map
- Attachment 3: Zoning Map
- Attachment 4: Existing Plat Oak Bluffs 10<sup>th</sup> Addition
- Attachment 5: Ground Level Photographs

**C. STAFF RECOMMENDATION**

The staff would recommend approval of the preliminary plat with the following conditions:

**D. RECOMMENDED CONDITIONS**

- Pay the platting fee of \$290. Base fee of \$200 and \$30 per lot.
- Pay the parkland dedication fee of \$1,050 for the undeveloped lot.
- Provide an electronic file of the plat in AutoCAD 2016 or newer format.
- Lot 1 will pay the utility connection charge for a new lot of \$3,000 for sanitary sewer and \$3,000 for water main as found in the City's current fee schedule.
- Provide appropriate easement areas in addition to those shown on the plat:

**E. POTENTIAL MOTIONS**

Motion by \_\_\_\_\_, second by \_\_\_\_\_ to recommend approval with conditions the preliminary plat of Oak Bluffs 11th Addition.

-OR-

Motion by \_\_\_\_\_, second by \_\_\_\_\_ to recommend denial of the preliminary plat of Oak Bluffs 11<sup>th</sup>

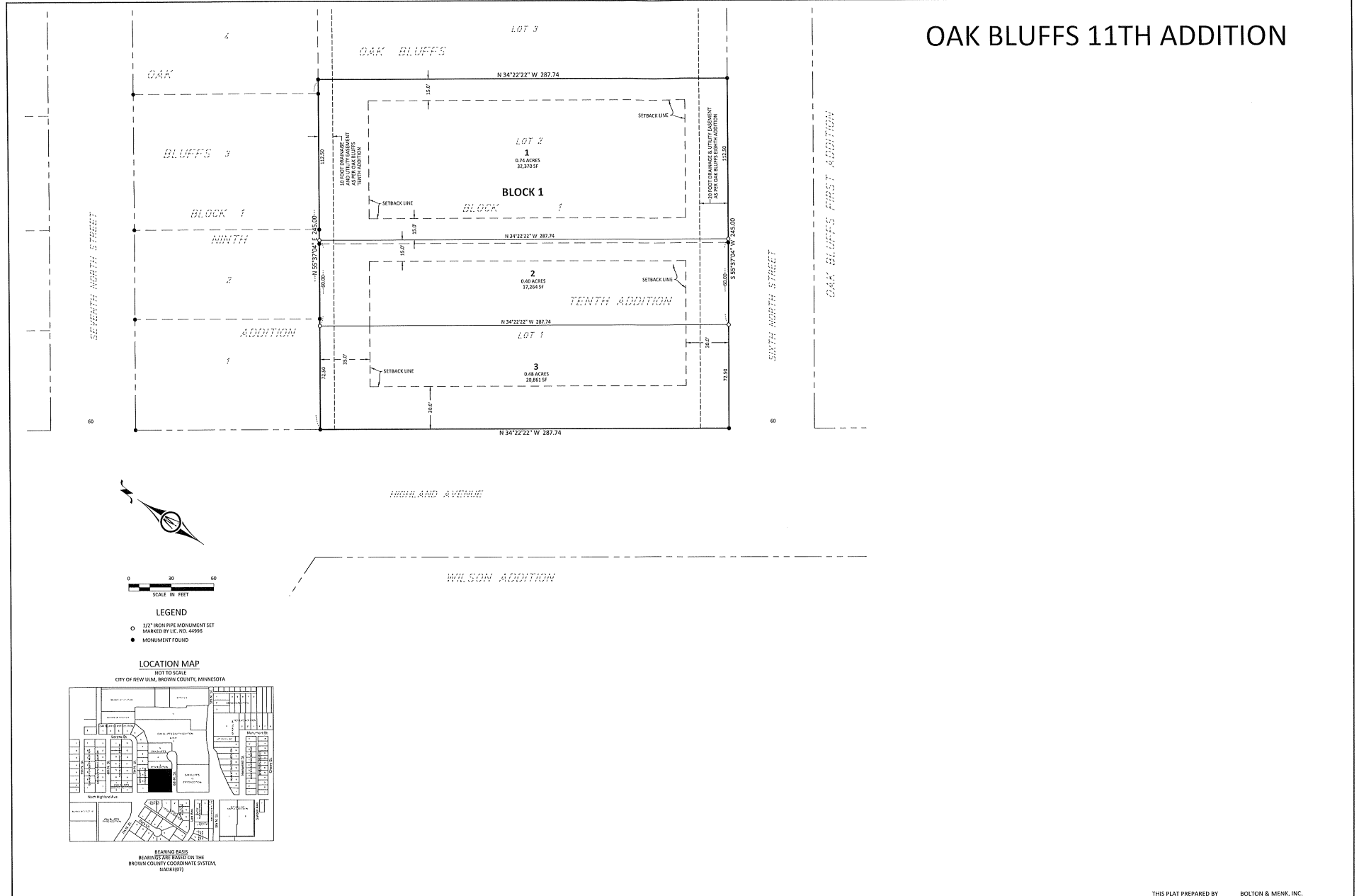
Addition for the following reasons:

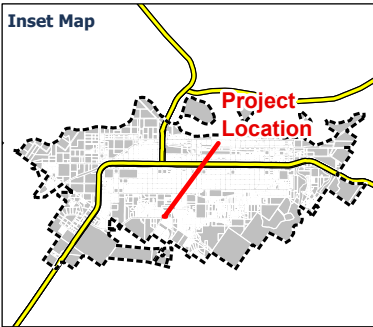
(Reasons to be provided by the Planning Commission)

Attachment 1 - Oak Bluffs  
11th Addition Preliminary Plat



PRELIMINARY PLAT

OAK BLUFFS 11TH ADDITION





**Legend** 

-  Subject Property
-  Parcels



0 500 Feet

Source: Brown County, MnDOT, MnDNR



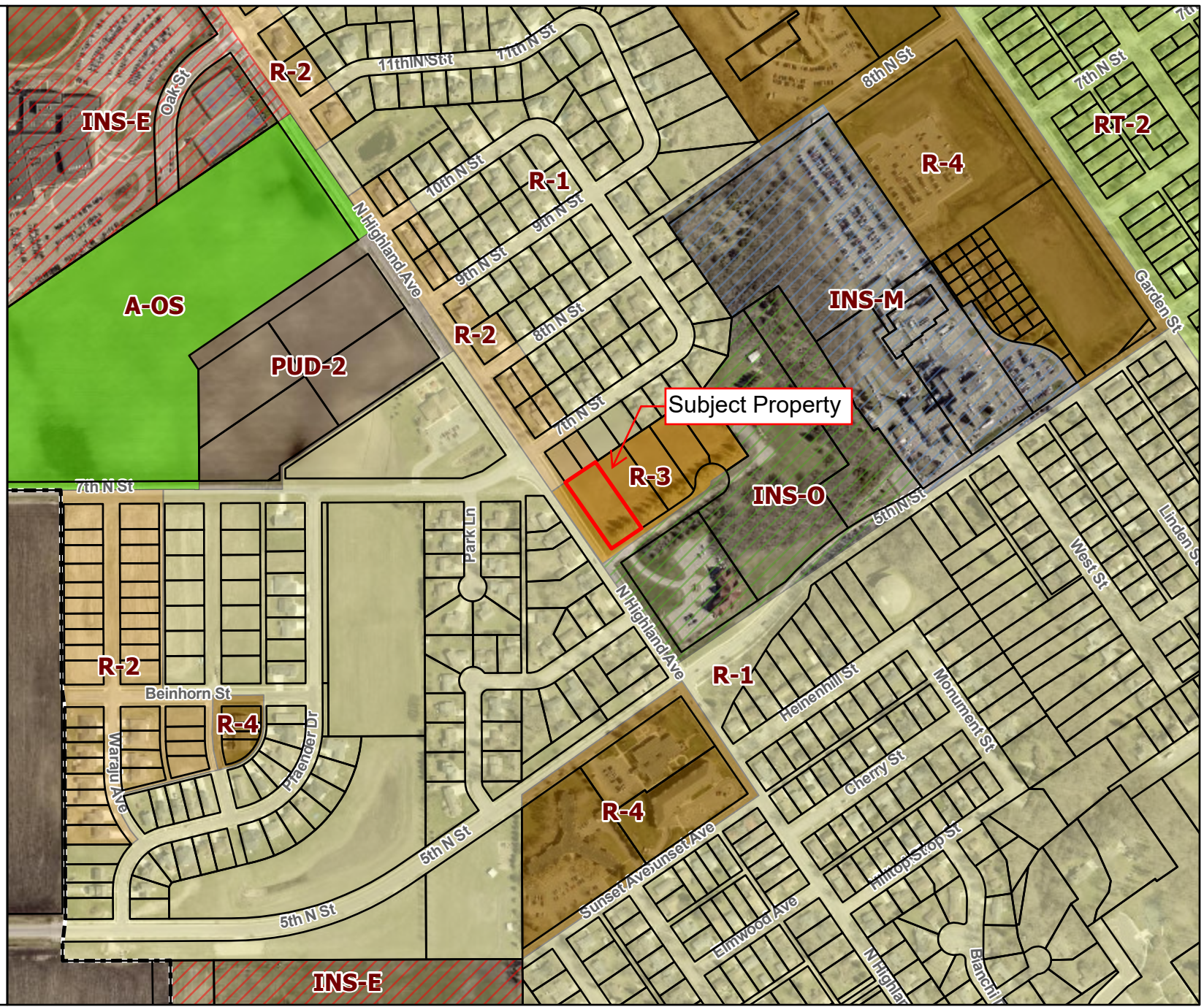
### Oak Bluffs 11th Addition - Preliminary Plat

### Attachment 2 - Site Location Map

June 2026

**Legend**

- A-OS
- B-1
- B-2
- B-3
- B-4
- CM
- I-1
- I-2
- I-3
- INS-E
- INS-M
- INS-O
- MH
- MU-E
- MU-T
- R-1
- R-1S
- R-2
- R-3
- R-4
- RT-1
- RT-2
- Subject Property
- City Limits



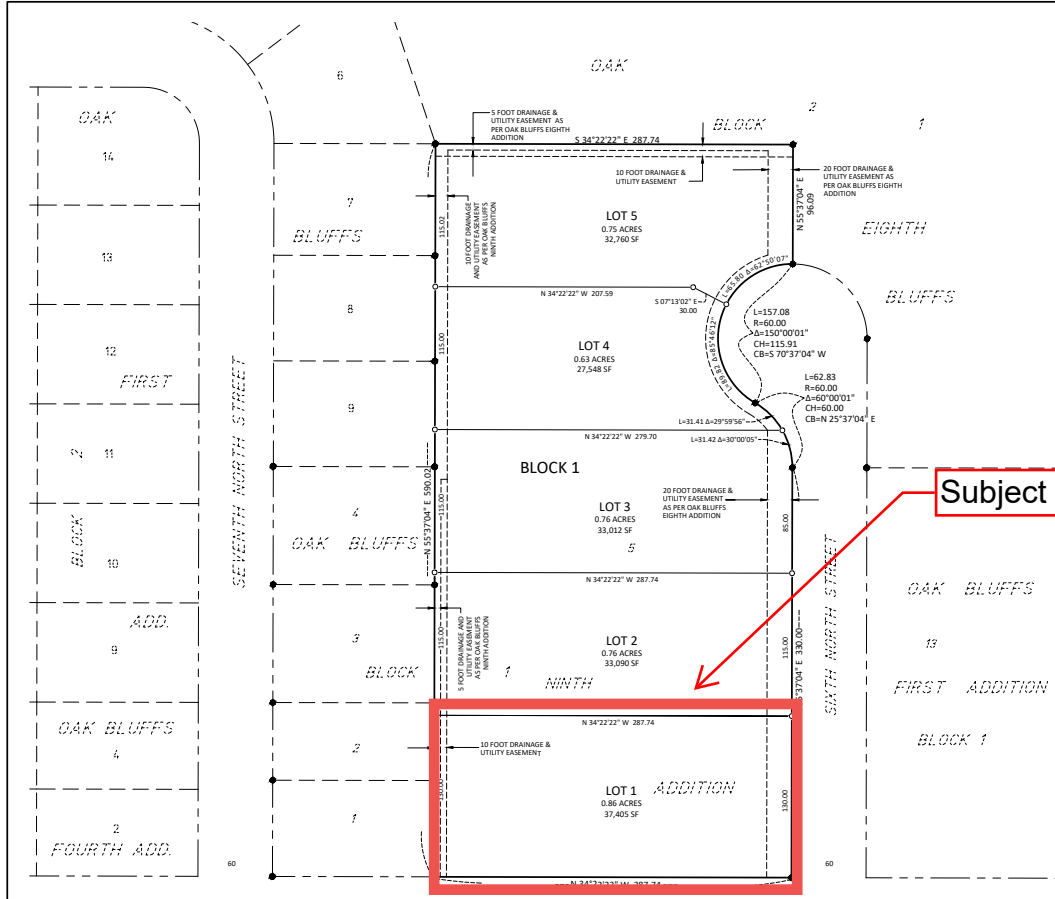
0 500 Feet

Source: Brown County, MnDOT, MnDNR



OFFICIAL PLAT COPY

OAK BLUFFS TENTH ADDITION



**INSTRUMENT OF DEDICATION**  
 KNOW ALL PERSONS BY THESE PRESENTS: That M & D Properties LLC, under the laws of the State of Minnesota, owner of the following described property:  
 Lot 5, Block 1, Oak Bluffs Tenth Addition in the City of New Ulm, Brown County, Minnesota.  
 Has caused the same to be surveyed and platted as OAK BLUFFS TENTH ADDITION and do hereby dedicate to the public for public use the drainage & utility easements as created by this plat.  
 In witness whereof said M & D Properties LLC, under the laws of the State of Minnesota, has caused these presents to be signed by its proper officers on this \_\_\_\_ day of \_\_\_\_\_, 2023.  
 Signed: M & D Properties LLC,

Mike Kral, President  
 STATE OF MINNESOTA  
 COUNTY OF BROWN  
 The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2023 by Mike Kral, President of M & D Properties LLC.

Printed Name: \_\_\_\_\_  
 Notary Public, MN.  
 My commission expires \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
 I, Jesse D. Zeig, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes Section 505.01, Subdivision 3, as of the date of this certificate are shown and labeled on this plat and that all public ways are shown and labeled on this plat.

\_\_\_\_ day of \_\_\_\_\_, 2023.  
 \_\_\_\_\_ Surveyor  
 Minnesota License No. 44996  
 STATE OF MINNESOTA  
 COUNTY OF BROWN  
 The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2023 by Jesse D. Zeig, Minnesota Surveyor License Number 44996.

Judy Lynn Johnson  
 Notary Public, MN.  
 My commission expires 1-31-2026

**CERTIFICATE OF CITY OF NEW ULM PLANNING COMMISSION**  
 I hereby certify that the plat on which this certificate is endorsed was reviewed and approved by the Planning Commission of the City of New Ulm, Minnesota, at a regular meeting, held this \_\_\_\_ day of \_\_\_\_\_, 2023.

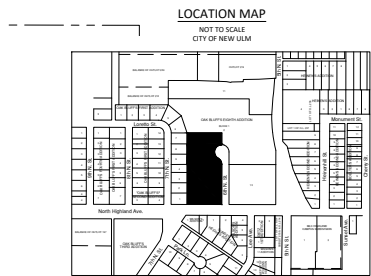
Chair of Planning Commission \_\_\_\_\_  
**CITY COUNCIL APPROVAL**  
 I hereby certify that this plat was presented to the City Council of the City of New Ulm, Minnesota, and that the same was by resolution approved, adopted and ordered filed this \_\_\_\_ day of \_\_\_\_\_, 2023.  
 CITY COUNCIL OF THE CITY OF NEW ULM, MINNESOTA

Nicole Jorgensen, Finance Director  
**CERTIFICATE OF APPROVAL BY THE CITY OF NEW ULM OFFICIALS**  
 I hereby certify that the plat on which this certificate is endorsed was reviewed and approved by the undersigned on the date shown.

Mayor \_\_\_\_\_ date \_\_\_\_\_ President of City Council \_\_\_\_\_ date \_\_\_\_\_  
 City Engineer \_\_\_\_\_ date \_\_\_\_\_ City Manager \_\_\_\_\_ date \_\_\_\_\_

**OFFICE OF THE COUNTY AUDITOR/TREASURER, BROWN COUNTY, MINNESOTA**  
 I hereby certify that a copy of this plat has been filed in my office, that there are no delinquents taxes due, that the current taxes have been paid, and transfer entered on my record this \_\_\_\_ day of \_\_\_\_\_, 2023.

Brown County Auditor/Treasurer \_\_\_\_\_  
**OFFICE OF THE REGISTRAR OF TITLES, BROWN COUNTY, MINNESOTA**  
 DOCUMENT NUMBER \_\_\_\_\_  
 I hereby certify that this instrument was filed in the office of the Registrar of Titles for record on this \_\_\_\_ day of \_\_\_\_\_, 2023, at \_\_\_\_ o'clock \_\_\_\_ M.  
 Registrar of Titles \_\_\_\_\_







**TO:** New Ulm Planning Commission  
**FROM:** Community Development Director – David Schnobrich  
Planner – John Knisley  
**DATE:** June 25, 2026

**Request:** Consider Amending Section 4.7 (Medium Density Residential Standards) found in Appendix A of the City Code (Zoning Ordinance).

**Applicant:** City of New Ulm  
**Property Owner:** N/A  
**Legal Description:** N/A  
**Street Address:** N/A

**Status:** This matter was reviewed and discussed at the Planning Commission’s May 28, 2026 meeting. At that time, the Commission directed the staff to further research this matter and report back at today’s meeting.

**A. BACKGROUND**

**Deadline for Decision:** N/A

**Land Use Designation: (Comprehensive Plan)** Medium Density Residential (from Comprehensive Plan): Includes a range of housing types, such as single family detached and attached housing, twin homes, townhomes, duplexes, row-houses, and moderate density multi-family housing consisting of attached and detached housing units. Directly related complementary uses are also permitted. The density requirement for this category is between one and twelve units per acre (3,630 sq ft/unit)

- The Comprehensive Plan was adopted in 2024
- The current Medium Density Residential (MDR) Land Use in this Plan contains the following information:
- Properly designated Medium both within and without the city totals 85 acres
  - The number of acres identified outside the current city limits totaled 49 acres.
  - The number of acres located within the city that is already zoned R-3 or is designated for rezoning to R-3 would be 55.92 Acres.

Note: The Comprehensive Plan has more land designated for MDR land uses than the amount designated in the current zoning ordinance. This is the first time that this type of situation has occurred. There is a sufficient amount of acreage designated for MDR land uses and, if changes are not made, the city will likely deal with future requests for variances. Taking action to address this problem at this time would be appropriate.

**Surrounding Land Uses:** N/A

**Zoning Designation:**

R-3 - Medium Density Residence District (from the Zoning Ordinance): The purpose of the R-3 (Medium Density Residence) zoning district) is to provide medium density housing including one and two unit dwellings along with directly related complementary uses.

The lot area requirement for multi-family housing varies from 3 to 8 units per acre in the title for this section. The listed lot area requirement for the R-3 zone is 5,500 sq ft/unit.

The current Medium Density Residence zoning district (MDD) has the following amount of land designated for R-3 uses in this zoning district.

- Property currently zoned and developed for this land use is 34.28 acres.
- Property currently zoned and undeveloped for this land use is 13.94 acres. This property is primarily owned by three individuals.
- Property that cannot be developed is 7.7 acres. The primary reason this land cannot be developed is that it is used for storm water retention purposes.
  - Total MDD property on the City zoning map is 55.92 acres.
  - Medium Density R-3 Developed Property – 34.28 Acres
  - R-3 Undeveloped Property – 13.94 Acres (largely owned by 3 property owners)
  - R-3 Property that cannot be developed (due to other uses of the property) - 7.7 Acres
  - Total R-3 Property: 55.92 Acres

**Surrounding Zoning:** N/A

**Current Site Use:** N/A

**Current Area Uses:** N/A

**Notice:** N/A

**Public Comment:**

**Description of Issue and Proposed Zoning Ordinance Changes:** Table 4-11: R-3 Development Standards

- There are three different lot area density standards provided in the Comprehensive Plan and Zoning Ordinance. They are as follows:
  - + Comprehensive Plan/ Housing Section: 1 unit per acre = 43,560 sq. ft. per acre  
12 units per acre = 3,630 sq. ft. per acre
  - + Zoning Ordinance/Title at Top of Column for Multi-Family/R-3 Zoning District  
3 units per acre = 14,520 sq. ft. per acre  
8 units per acre = 5,445 sq. ft. per acre
  - + Zoning Ordinance/Listed Lot Area Requirement for Multi-Family/R-3 Zoning District  
1 unit = 5,500 sq. ft. per acre  
This is the maximum amount.
  - + The City has three different lot area density standards for the R-3 Zoning District: 3,630, 5,445 and 5,500 sq. ft. per unit. The difference between the high and low lot area standard is 1,870 sq. ft. per unit.

- In the Comprehensive Plan, in Table 10.1. Implementation Table, one of the “Midterm” priorities was to “Update Zoning Ordinance to support the Comprehensive Plan’s Land Use Goals and Strategies.” This included:
  - Housing Goal 2, Strategy 2.4 reads as follows: Promote and advance a range of housing types by size, type and price within each zoning district.”
  - Housing Chapter 5: Opportunity 1 reads as follows: Expand housing options. The city plays a role in making sure there is a variety of housing being built. New housing developments should accommodate different resident needs, including cost, size, type, and rental and ownership options. As housing expands, residential neighborhoods should include a mix of densities, not be dominated by low-density, single-family subdivisions or by large apartment buildings. Promoting a variety of housing can address a variety of issues, such as lack of rental and ownership options, affordability, and ease of entry into ownership.

In October 2022, Maxfield Research Group completed a “Comprehensive Housing Needs Analysis” for the New Ulm Economic Development Housing Authority. This document noted that some of the types of housing identified by the analysis for New Ulm, as well as those being built in small communities across Minnesota included:

- i. “Missing Middle” housing: Introducing additional duplex, triplex, and small-building apartment options are a way of increasing the number of living units within established neighborhoods while respecting the character of neighborhoods.
  - ii. Townhomes, twin homes, or detached villas: These housing options can be attractive especially to empty-nesters, young seniors, or entry level buyers. According to the analysis, there is a limited amount of this type available in New Ulm. The Cottages at Orchard Hills is an example of the demand for this housing type among the growing senior population.
  - iii. Accessory housing units can provide additional separate living units within an existing single-family lot or structure.
- Medium density housing that has taken place in New Ulm generally consists of quadplexes, town houses and twin homes.
  - These types of structures are typically 1-2 stories tall, with a maximum height of 35’ (same height requirement for the R-1, Single Family Residence District).
  -
- Staff has reviewed the zoning ordinances of 10 Minnesota communities, mostly outstate, and their standards for Medium Density Zoning Districts.
  - These specific standards can be found in Attachment 3.
  - The land area required per dwelling unit in each community varied but can generally be grouped as follows:
    - i. 2,000 – 2,999 sq ft per unit – 4 communities
    - ii. 3,000 – 3,999 sq ft per unit – 4 communities
    - iii. 4,000 + sq ft per unit – 2 communities
  -

**Purpose of Zoning Amendment:**

- This amendment is being proposed by staff to correct an error in the existing zoning ordinance in the R-3, Medium Density Residence District and better coordinate the current zoning standard with the recommended land area amounts found in the 2024 Comprehensive Plan.

**B. ATTACHMENTS**

Attachment 1: Zoning Ordinance – Table 4-11: Development Standards

Attachment 1a: Comprehensive Plan – Medium Density Residential Definition

Attachment 2: Map showing R-3 Zoning Districts and Medium Density Residential Land Use Areas

Attachment 3: Community Comparison of Medium Density / R-3 Standards

Attachment 4: Photos of Developed and Undeveloped R-3 Locations in New Ulm

**Approval Process:**

- Following the Public Hearing, the Planning Commission shall adopt Findings of Fact and a recommendation using each of the review criteria outlined in Section 2.4 (B) (5).
- Recommendations and decisions on zoning amendments shall be based on consideration of the following review criteria:
  - a. Whether the proposed amendment corrects an error in the original text or map;
  - b. Whether the proposed amendment addresses needs arising from a changing condition, trend or fact affecting the subject property and surrounding area; and
  - c. Whether the proposed amendment is consistent with achieving the goals and objectives outlined in the Comprehensive Plan.

**Planning Commission Consideration:**

Does the Planning Commission believe the proposed amendment complies with the review criteria identified above and outlined in Appendix A (the City’s Zoning Ordinance)?

Are there additional or fewer requirements the Planning Commission would like to see incorporated into the amendment?

**Staff Recommendation:**

- Staff would recommend amending Table 4-11 of the Medium Density Residence District. In particular, the current standard of 3 to 8 units per acre to 3 to 9 units per acre. This would change the minimum lot area per unit from 5,500 sq. ft. to 4,840 sq. ft.
  - Decreasing the required land area would bring the zoning regulations closer to the Comprehensive Plan guidelines.
  - New Ulm’s lot area per dwelling unit for the R-3 zoning district is significantly higher than other similar communities researched by staff.
  - The Comprehensive Plan was adopted after the zoning ordinance was approved and its recommendations carry greater weight in considering this matter.
  - Even if the required lot area were decreased to 4,500 sq ft/unit, it is still more than double the required per unit standard required for high density residential (which is 2,000 sq ft per unit)
  - In Table 4-11 (R-3 Development Standards) the following note should be added: The future columns with the heading of “Single Family Attached 3 to 9 Units per Acre” and “Mult-Family 3 to 9 units per Acre” will have a “Minimum Lot Area” of “4,500 sq. ft. per unit”. The minimum lot area of 4,500 sq ft/per unit will have priority over the column headings in the determination of the number of units allowed on a parcel of property. The column headings will be for descriptive purposes only.

-The Planning Commission should direct the staff to work with the City Attorney to draft a zoning amendment to implement the recommended change.

**Motion:  
Amendment of  
Section 4.11.C**

Motion by \_\_\_\_\_, seconded by \_\_\_\_\_ to recommend approval of Ordinance No. 2026 - \_\_\_\_\_ making amendments to Section 4.11.C. of Appendix A of the New Ulm City Code.

OR

Motion by \_\_\_\_\_, seconded by \_\_\_\_\_ to recommend denial of Ordinance No. 2026 - \_\_\_\_\_ making amendments to Table 4.11C. of Appendix A of the New Ulm City Code.

TABLE 4-11: R-3 DEVELOPMENT STANDARDS

Attachment 1 - R-3 Zoning District Standards

R-3, Medium Density Residence District Zoning Standards	Single Family Detached Dwelling	Twin Home	Duplex	Single Family Attached 3 to 8 Units Per Acre	Multi-Family 3 to 8 Units Per Acre	Other Uses	Accessory Structure
Minimum Lot Area	10,000 sq. ft.	15,000 sq. ft. total/7,500 sq. ft. per unit	10,000 sq. ft.	5,500 sq. ft. per unit	5,500 sq. ft. per unit	20,000 sq. ft.	-
Minimum Lot Width	75 ft.	120 ft. total/60 ft. per unit	75 ft.	100 ft.	100 ft.	100 ft.	-
Minimum Lot Depth	125 ft.	125 ft.	125 ft.	150 ft.	150 ft.	150 ft.	-
Required Yard Setbacks							
- Front	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.
- Interior Side	10 ft.	10 ft./0 ft. <sup>10</sup> (See footnoted in Table 4-12)	10 ft.	20 ft. <sup>9</sup> /0 ft. <sup>10</sup> (See footnoted in Table 4-12)	20 ft.	20 ft.	5 ft.
- Street Side	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	10 ft.
- Rear, With Alley	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	5 ft.
- Rear, No Alley	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	5 ft.
Building Standards							
- Maximum Height	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	16 ft.
- Maximum Floor Size	-	-	-	-	-	-	1000 sq. ft.
- Minimum Floor Size	720 sq. ft.	720 sq. ft. per unit	720 sq. ft. per unit	-	-	-	-
- Minimum Building Width & Depth	24 ft.	24 ft. per unit	24 ft.	24 ft. per unit	24 ft. per unit	24 ft.	-
- Minimum Roof Pitch & Eave (vertical rise / horizontal run)	3 in./12 in. 6 in. eaves	3 in./12 in. 6 in. eaves	3 in./12 in. 6 in. eaves	3 in./12 in. 6 in. eaves	3 in./12 in. 6 in. eaves	-	-
Maximum Building Coverage	35% <sup>**</sup> (see footnotes in Table 4.12)	35% <sup>**</sup> (see footnotes in Table 4.12)	35% <sup>**</sup> (see footnotes in Table 4.12)	50% <sup>**</sup> (see footnotes in Table 4.12)	50% <sup>**</sup> (see footnotes in Table 4.12)	35% <sup>**</sup> (see footnotes in Table 4.12)	35% <sup>**</sup> (see footnotes in Table 4.12)



### Medium Density Residential

Includes a range of housing types, such as single family detached and attached housing, twin homes, townhomes, duplexes, row-houses, and moderate density multi-family housing consisting of attached and detached housing units. Directly related complementary uses are also permitted. The density range for this category is between one and twelve units per acre.

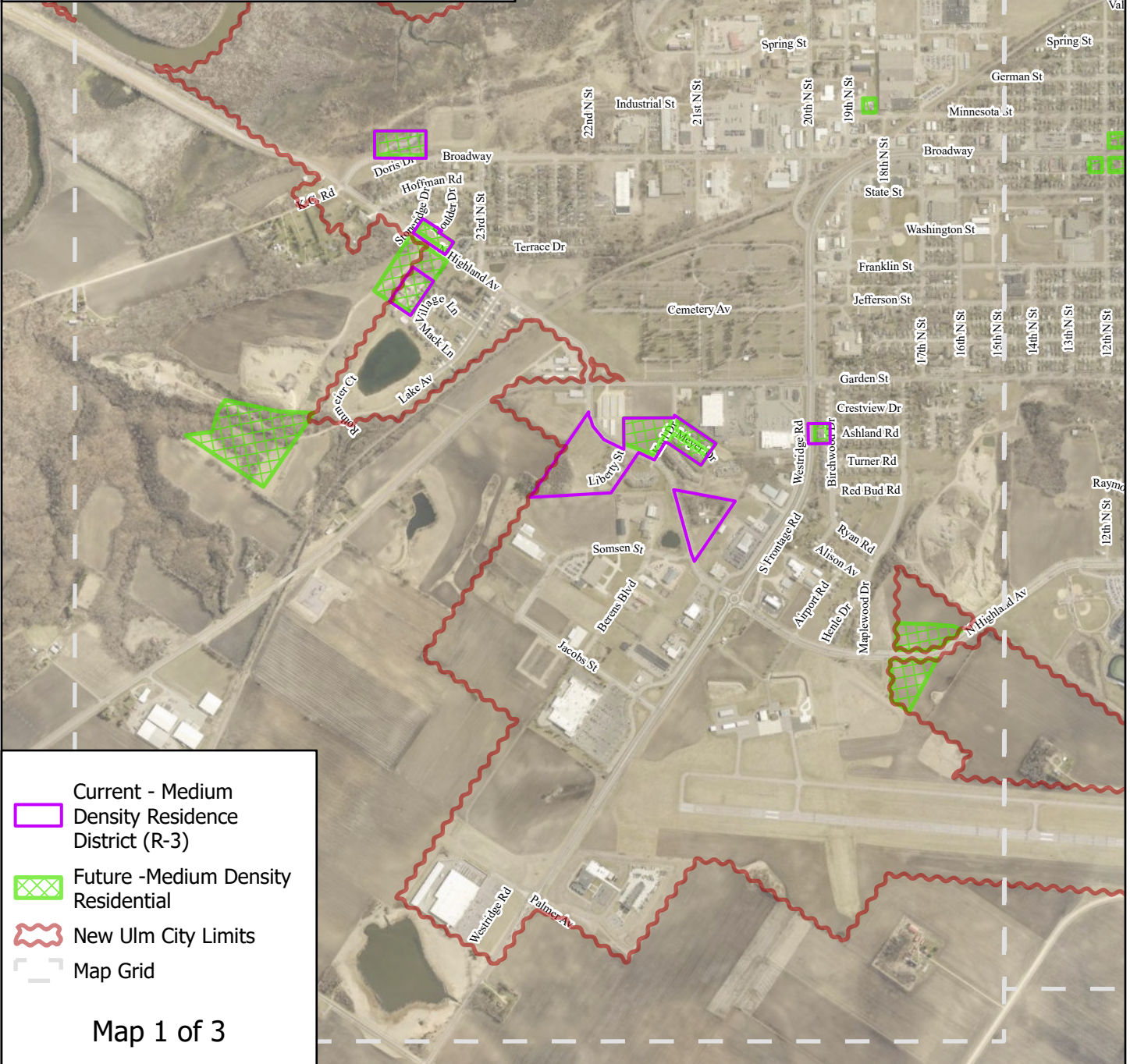
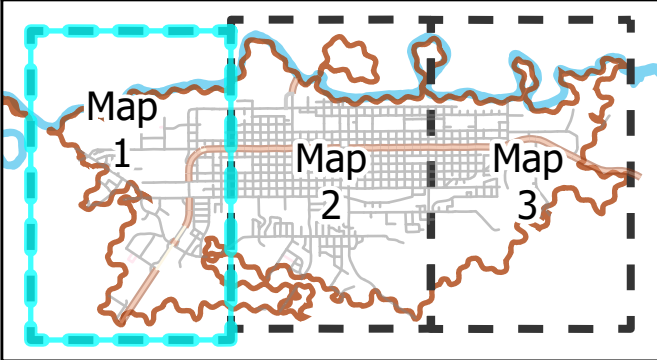
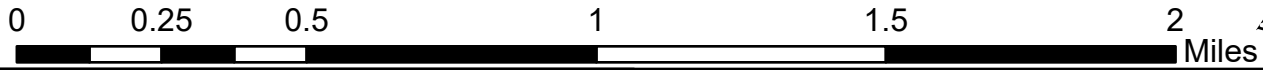
Table 4.1. Existing Land Use

Existing Land Use (2023)		
Type of Land Use	Acres	%
Parks/Open Space	1,995	30.50%
Low Density Residential	1,277	19.52%
Public/Semi-Public	711	10.87%
Industrial	516	7.88%
Undeveloped	397	6.08%
Business	262	4.00%
High Density Residential	68	1.04%
Mobile Home	55	0.84%
Downtown	31	0.47%
Medium Density Residential	21	0.32%
Roadways and right-of-way (Not classified as a land use type)	1,209	18.48%
<b>Total</b>	<b>6,541</b>	<b>100%</b>

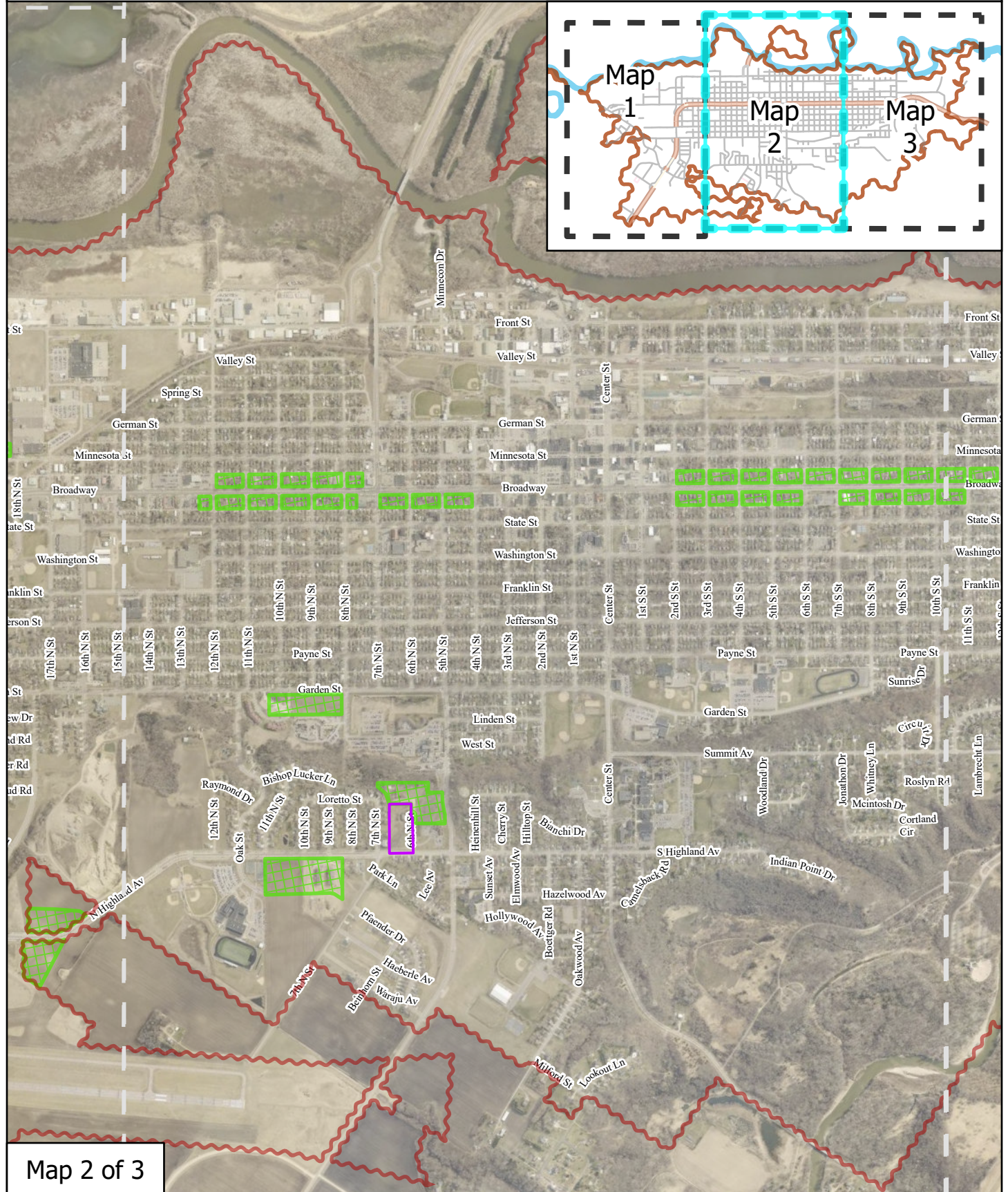
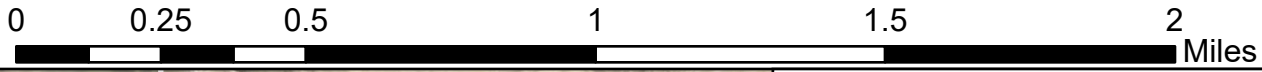
Table 4.2. Future Land Use

Future Land Use		
Type of Land Use	Acres	%
Park/Open Space	1,685	25.76%
Low Density Residential	1,398	21.37%
Public/Semi-Public	710	10.86%
Industrial	622	9.52%
Commercial	326	4.99%
Airport & Safety Zones	298	4.56%
High Density Residential	87	1.33%
Medium Density Residential	85	1.30%
Mixed Use Downtown	80	1.22%
Manufactured Home Park	28	0.43%
Undeveloped	14	0.21%
Roadways and Right-of-way (Not classified as a land use type)	1,208	18.46%
<b>TOTAL</b>	<b>6,541</b>	<b>100%</b>

# Medium Density Comparison: Future Zoning and Current Zoning

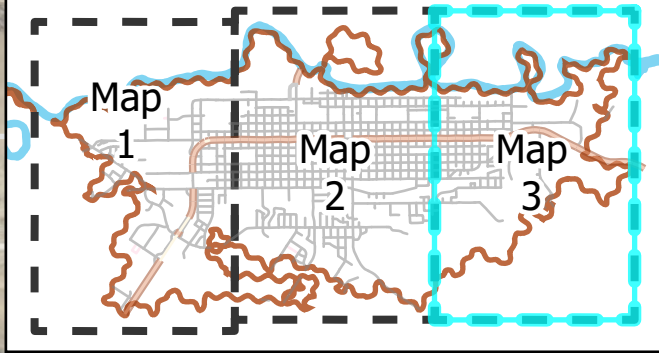
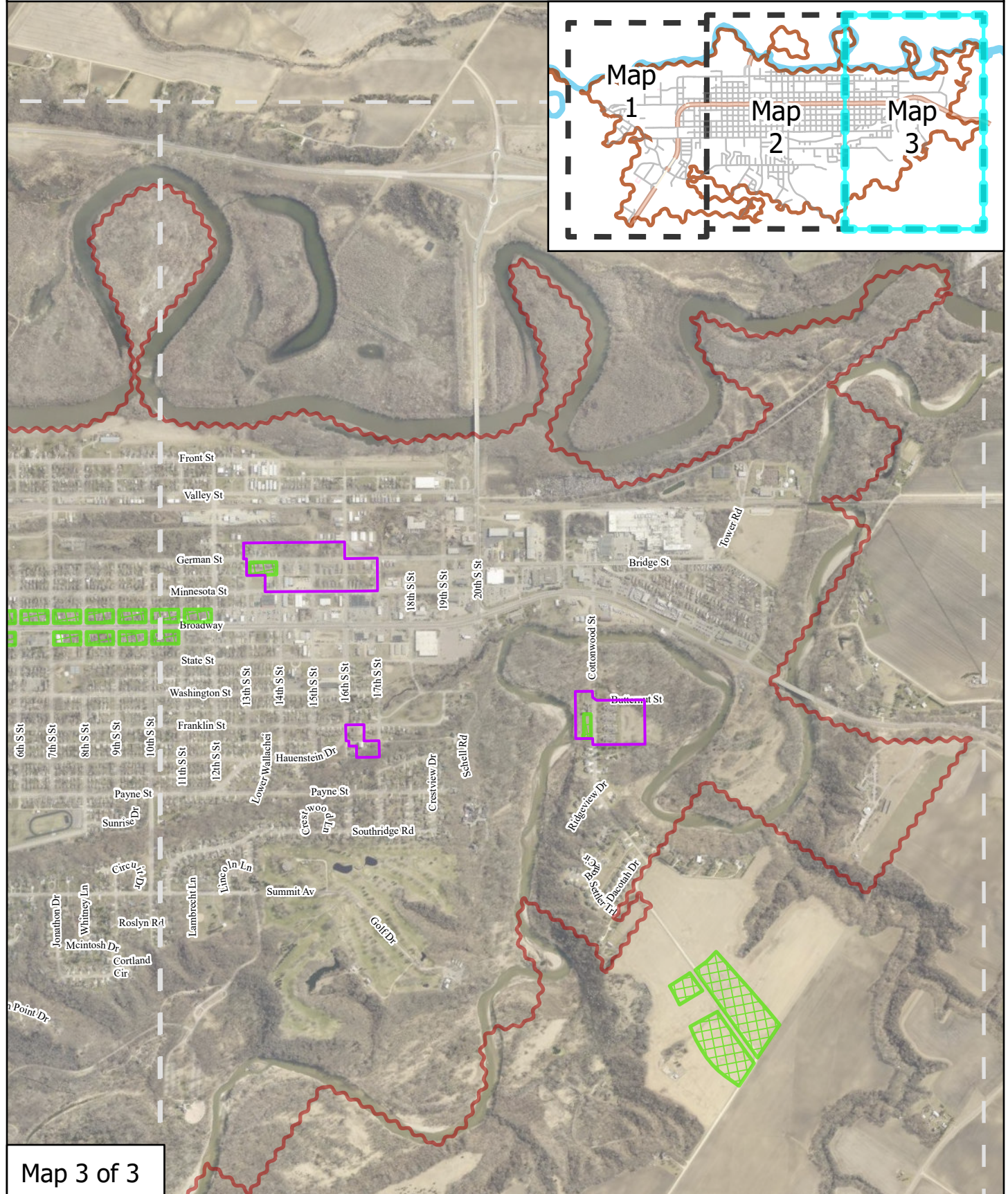
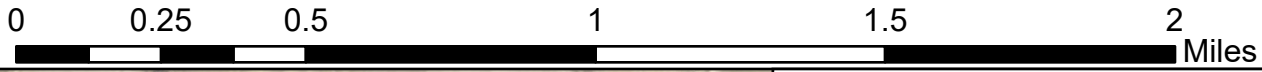


# Medium Density Comparison: Future Zoning and Current Zoning



Map 2 of 3

# Medium Density Comparison: Future Zoning and Current Zoning



Map 3 of 3

## Medium Density Residential Lot Area Standards Per Dwelling Unit Community Comparison

City	Zoning District	Lot Area Per Dwelling unit	Comprehensive Plan Standard for Med Density
Owatonna	R-4 Townhouse District (3-4 unit buildings)	4,000 sf / dwelling unit	Comprehensive Plan dated 2024 Residential dwellings including apartments, condominiums, and congregate care up to 40 units/acre net. Medium Density Residential Neighborhood – 15 units/acre
Hutchinson	The R-3 Medium-High Density Residential District is intended to provide areas offering a broad development range in housing units, yet retain the environment and character of less intensive residence areas through carefully established bulk and lot area requirements.	4,200 sf / dwelling unit	Comprehensive Plan dated 2013 Medium Density Residential Neighborhood – 4-8 units/acre
North Mankato	R-3, R3A	11,000 sf for the first 3 units (3,666 sf/unit) and 1,500 sf/unit for each additional unit over 3.	Comprehensive Plan dated 2023. Density for Medium Density Residential is 5-10 dwellings per acre.
Stillwater	RCM – Medium Density Multiple Family Residence District.	2,800 sf / dwelling unit	Comprehensive Plan dated 2018 Medium Density Residential Neighborhood- 6 units/acre
St. Cloud	R-3 Lodging House District, R-3A General Residential and Lodging House District	3,600 sf / dwelling unit	Do not specify area per unit in Comp Plan
Faribault	R-3 Medium Density Residence District	2,000 sf / dwelling unit	Do not specify area per unit in Comp Plan
St. Peter	R-3 Multi-Family Residential District	2,500 sf / dwelling unit	Comp Plan Currently being updated.

**Medium Density Residential Lot Area Standards Per Dwelling Unit  
Community Comparison**

Redwood Falls	R-3, Restricted Multiple Family Residential District	2,000 sf / dwelling unit and 500 sf for each additional bedroom within the dwelling unit.	Not more than 8 dwelling units in a building. Lot area not specified.
Marshall	R-3, Low to Medium Density Residential District	11,500 sf for the first 3 units (3,833 sf/unit) and 1,500 sf for each additional unit	Comprehensive Plan dated 2022 Medium Density Residential Neighborhood- 6-12 units/acre
Alexandria	R-3 Medium Density Residential District	11,000 sf for the first 3 units (3,666 sf/unit) and 1,500 sf for each additional unit.	Comprehensive Plan dated 2020 Medium Density Residential Neighborhood- 3-5 units/acre

















**TO:** New Ulm Planning Commission  
**FROM:** David Schnobrich, Community Development Director  
John Knisley, Planner  
Joey Schugel, Park and Recreation Director

**DATE:** June 25, 2026

**REQUEST FOR:** To recommend to the City Council that the Pollinator Park and Natural Resource Area, 22.7 acres, be designated as a City Park.

**Applicant:** Community Development & Park and Recreation Departments

**A. BACKGROUND INFORMATION**

**History:** On August 10, 2015 the Park and Recreation Commission approved designating a portion of the 2250 North Broadway Park as a natural area and managing it as a pollinator preserve for Monarch butterflies and other pollinator species.

The designated area, legally described as outlot 56, has progressed over the years due to significant efforts from the Pollinator Park Volunteers. This area consists of 2.64 acres of native plantings, Monarch butterfly habitat, educational signage, shade structure, walking paths, and is referred to as the Pollinator Park.

There are 20 additional acres of City property adjacent to the Pollinator Park, legally described as outlots 54, 55 consisting of 8 acres and outlots 57, 58, 59 consisting of 12 acres. This area is described as a Natural Resource Area in the 2026 Parks and Recreation Comprehensive Master Plan and has natural trails connecting to the Pollinator Park and paved recreational trail that runs through this area, along with a seating area.

There has been a desire to expand the Pollinator Park to include the additional 20 acres of City property for additional native prairie grassland, trail development, educational signage, nature-based play area, and shaded seating areas. In 2024 the Park and Recreation Department worked with landscape architects at ISG to provide conceptual plans for expansion of this area.

The 2026 Parks and Recreation Comprehensive Master Plan recommends the enhancement provided in the conceptual design to include improvements of the 22.7 acres described as the Pollinator Park and Natural Resource Area.

The 2024 City of New Ulm Comprehensive Plan has this land area in the Park Development, Expansion, and Renovation section of the Parks and Recreation Chapter of the plan. The 2024 conceptual design from ISG was based on recommendations from the Comprehensive Plan.

**B. PLANNING COMMISSION CONSIDERATIONS**

In making your recommendation to the City Council, the Commission should determine if the proposed area should be designated parkland.

1. Reflects recommendations of the Parks and Recreation Comprehensive Master Plan and City Comprehensives Plan.
2. Listens to, considers, and responds to a range of stakeholder visions for the future.

3. Presents future enhancement opportunities implementation strategies that are realistic and sustainable.

**C. CONSIDERATION PROCEDURE**

Following this motion, the Planning Commission has the following options:

- + Recommend designation of the 22.7 acres as parkland.
- + Recommend approval with amendments or changes.
- + Defer action and request additional information or changes.

The Park and Recreation Commission will also review this item at their July meeting.

**D. ATTACHMENTS**

Attachment 1: Arial map of Pollinator Park and Natural Resource Area.

Attachment 2: Parks and Recreation Comprehensive Master Plan (pages 180-181)

Attachment 3: City Comprehensive Plan (page 154)

Attachment 4: Pollinator Park Natural Playground Concepts

**E. STAFF RECOMMENDATION**

Staff would recommend that the Planning Commission approve a motion recommending that the City Council designate the Pollinator Park and Natural Resource Area as parkland.

**F. POTENTIAL MOTIONS**

Motion by \_\_\_\_\_, seconded by \_\_\_\_\_ to recommend that the City Council approve and designate the Pollinator Park and Natural Resource Area as parkland.

OR

Motion by \_\_\_\_\_, seconded by \_\_\_\_\_ to recommend that the City Council approve and designate the Pollinator Park and Natural Resource Area as parkland subject to the following amendments:

(The Planning Commission should describe the proposed amendments.)

OR

Motion by \_\_\_\_\_, seconded by \_\_\_\_\_ to defer action on the recommendation that the City Council approve and designate the Pollinator Park and Natural Resource Area as parkland following information or changes/amendments.

(The Planning Commission should describe the additional information to be provided or the changes/amendments to be made.)



# 20. Pollinator Park + Natural Resource Area

Attachment 2: Parks and Rec Comprehensive Master Plan



### MAP LEGEND

- Park Boundary
- Multi-Use Trails
- Shared Lanes

### ADDRESS

2250 North Broadway

### PARK CLASSIFICATION

Natural Resource Area

### ACREAGE

22.7

## General Description

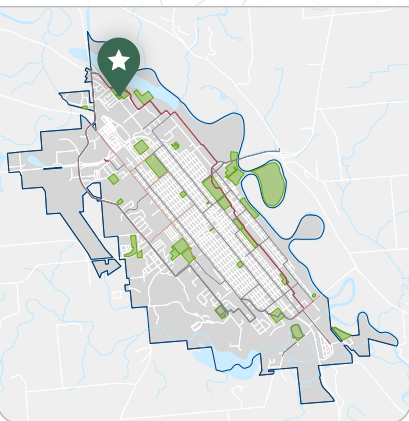
Pollinator Park is a natural resource area that emphasizes environmental stewardship and passive recreation. It features native plantings, diverse tree canopy coverage, stormwater basins, and interpretive signage that educates visitors on pollinators and ecosystem health. Trails, both paved and natural, wind throughout the site, complemented by two rest areas at the north and south ends with seating, picnic tables, and waste receptacles. A shade structure near the northern portion offers a gathering spot.

## Access, Parking, Circulation, and Accessibility

Pollinator Park and Natural Resource Area can be accessed from North Broadway Street and 22nd Street North. On-street parking is allowed on the east side of North Broadway Street. Internal circulation consists of a mix of paved and natural trails, with notable grade changes to the west towards North Broadway Street. A sidewalk with street lighting runs along the park's eastern edge.

## Relationship to Adjacent Use

Situated on the northern edge of New Ulm, Pollinator Park and Natural Resource Area is bordered by North Broadway Street to the east and shares a parcel with Pollinator Grounds Park. The eastern edge of the park borders the floodplain of the Minnesota River. Much of this floodplain land is owned by the City of New Ulm. The park is about a half mile from the City Trap and Skeet Range and is surrounded by a mix of light industrial and residential uses. Its proximity to other public spaces positions it well for future trail connections and ecological education initiatives.





## Amenities

- Bike Fix-It Station
- Covered Picnic Table
- Educational Signage
- Little Book Library
- Monument Sign
- Multi-Use Field
- Natural Area
- Natural Trails
- Paved Trails
- Picnic Tables
- Portable Restrooms (Seasonal)
- Shade Structure
- Stormwater Basin
- Waste Receptacles
- Wayfinding Signage

## Proposed Recommendations

● High Priority (2–5 Years) ● Medium Priority (6–10 Years) ● Low Priority (11–15 Years)

- Work with volunteers to implement 2024 Master Plan recommendations, including:
  - Park entrance improvements: Pollinator garden additions, bank stabilization, limestone bench seating, wayfinding signage, and monument sign/monarch sculpture
  - Monarch butterfly life-cycle play zone: Engineered wood fiber play surfacing, natural play equipment, boulders, landscaping, and limestone seating
  - Chrysalis caves: Engineered wood fiber play surfacing, crushed gravel seating area, limestone seating, hammock poles, natural play equipment, pollinator garden/landscaping, and educational signage
  - Milkweed maze: Crushed gravel pathways with a 5-foot width, pollinator garden/landscaping, and limestone seating
  - Improved picnic space: Crushed gravel, picnic tables, trash receptacle, and open air shelter
  - Native prairie restoration: Seeding and landscaping
  - Regional basin restoration: Seeding and landscaping
  - Pedestrian safety improvements: Landscaped curb extensions and crosswalk art

*2024 cost estimates have been adjusted for 2026 inflation.*

## Programs + Partnerships

None



## PARK DEVELOPMENT, EXPANSION, AND RENOVATION

### Maplewood Park

Additional park land should be added to Maplewood Park. The park is fairly small and much of its land area is consumed by a storm water retention pond. The size of the pond was also increased from what was originally proposed for the park. This resulted in the loss of park land. The additional land will allow the park to be developed and serve a full range of neighborhood recreation activities.

### Pfaender Park

This area of the community has experienced rapid residential development over the past twenty years. This park is located at the intersection of 7th North Street and Pfaender Drive. This park would serve the recreation needs of the surrounding neighborhoods, generally located in the adjoining hilltop area. It is anticipated that the surrounding area will be subject to further residential development which will increase the number of potential users of this park.

### South Market Park

This is an undeveloped wooded area that has topographic and slope challenges. The city's bike trail runs through the lower part of the park. The front of the park, paralleling South German Street, should be lowered to improve visibility into the park area and to also provide a level play area adjacent to German Street. Nature trails could be added to the area and the woodlands could be thinned to open up the under story to create an urban forest park. Additionally, some neighborhood park amenities could be added from the park unit plan. A developed Neighborhood Park would be appropriate in this area.

### Pollinator Park Grounds

This proposed park area is owned by the city and has not yet formally been established by the City Council. It is located across the street from Traulich Estates Mobile Home Park, as well as residential development to the northwest and townhomes to the north. The proposed park area would directly abut Pollinator Park on three sides and would include property both within and outside the flood plain area of the Minnesota River. The city's bike trail also crosses through the proposed park area in a north-south direction.

Further study of this area is warranted to secure more detailed information on appropriate recreational uses and activities. The area has sufficient size to be classified as a Neighborhood Park and while it does slope towards the Minnesota River, it appears to have sufficient space to create a level field and play area. A Neighborhood Park is also needed in this general area. This area appears ideally suited for a natural play site. It appears that this location has suitable topography for a sliding hill and slides.

The site can also serve as a trailhead for a future trail system extending to the Minnesota River and possibly proceeding up and down the river to other public locations. While this will require further review, this general area appears to have the potential for an expansive trail system. It must be recognized that there is the potential for standing water within this area since it is subject to periodic flooding.

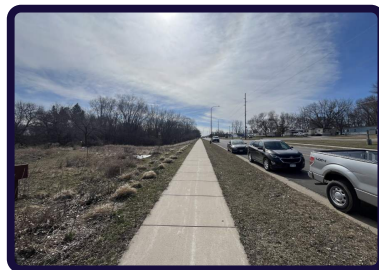
### North Highland Park

This is a city-owned area designated for park purposes. The total park area is 2.3 acres, and it is intended to be classified as a Neighborhood Park. The land use for the surrounding area is residential. The New Ulm High School campus is located across the street. Development of this park site will be dependent on more residential development taking place within the immediate area. Residential development is approximately two blocks away at this time.

POLLINATOR PARK  
EXISTING CONDITIONS



EXISTING MOWED PATHWAYS



SIDEWALK ALONG THE ENTRANCE OF POLLINATOR PARK



EXISTING EDUCATIONAL SIGNAGE + SEATING



EMERGENCY OVER FLOW + EXISTING REGIONAL BASIN

# NATURESCAPE SITE PLAN PREFERRED CONCEPT



## PROGRAMMING KEY

- PLAY
- EDUCATION
- ART
- SITE AMENITY

## LEGEND

### A MONARCH SCULPTURE

- SHOWCASED AT THE ENTRANCE OF THE PARK.
- DEDICATED MONUMENT TO THE PARK'S POSTERITY.
- AN OPPORTUNITY FOR LOCAL ARTIST.

### B 'MONARCH BUTTERFLY LIFE CYCLE' PLAY ZONE

- NATURALIZED EMBANKMENT PLAY AND PLAY AREAS FURNISHED WITH PLAY PEICES MADE FROM LOCAL MATERIAL, INCLUDING, ASH + BOXELDER TREES.
- EACH PLAY FEATURE WILL BE INSPIRED BY A STAGEOF THE BUTTERFLY LIFE CYCLE, PROVIDING AN EDUCATIONAL EXPERIENCE ON THIS NATURAL PROCESS FOR USERS.

### C IMPROVED PICNIC SPACE

- UPDATED PICNIC TABLES AND SHELTER.

### D MILKWEED MAZE

- A MAZE OF POLLINATOR GARDENS AND PATHWAYS EDUCATES VISITORS ON THE CATERPILLAR STAGE OF A MONARCH BUTTERFLY'S LIFE CYCLE.
- EDUCATIONAL SIGNAGE TELL THE STORY OF THE CATERPILLAR'S DIET AND HABITAT.

### E CHRYSALIS CAVES

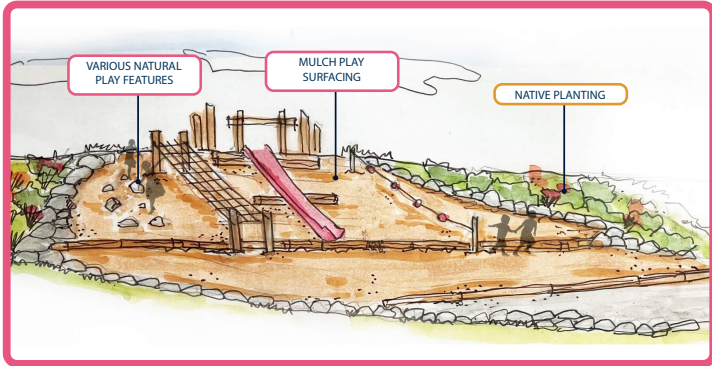
- THREE PLAY SPACES MAKE UP THIS PLAY AREA TO REPRESENT THE THREE STAGES OF A MONARCH CHRYSALIS: PRE-PUPAL, PUPAL, AND ECLOSION.
- INDIVIDUALS CRAWL THROUGH WILLOW TUNNELS TO ACCESS THE NEXT PLAY AREA.
- VISITORS LEARN MORE ABOUT THIS STAGE THROUGH EDUCATIONAL SIGNAGE.
- HAMMOCK POLES ARE SCATTERED THROUGHOUT FOR VISITORS TO MIMICK CATERPILLARS ENTERING INTO CHRYSALIS STAGE.

### F LANDSCAPED CURB EXTENSION

- A TRAFFIC CALMING MECHANISM TO REDUCE VEHICULAR SPEEDS AND CREATE SHORTER AND SAFER ROAD CROSSING FOR PEDESTRIANS.
- SHOWCASE NATIVE PLANTINGS AS AN ALTERNATIVE TO TRADITIONAL MEDIANS.
- PLANTINGS TO ACT AS A GATEWAY CUE FOR PASSERSBY TO ENGAGE WITH THE PARK.

### G CROSSWALK ART

- A VISUAL CUE TO DRAW PEOPLE INTO PARK.
- AN OPPORTUNITY FOR LOCAL ARTIST.



**EMBANKMENT PLAY**



**LIMESTONE SEATING**



**MILKWEED MAZE PATHWAYS**



**HAMMOCK POSTS**



**CHRYALIS CAVES PLAY AREAS**



**WILLOW TUNNELS**



**EDUCATIONAL SIGNAGE**



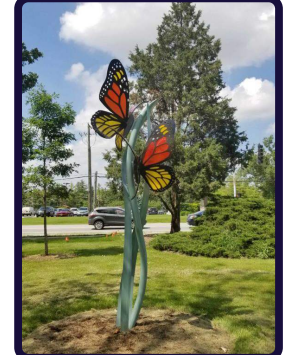
**LANDSCAPED CURB EXTENSION**



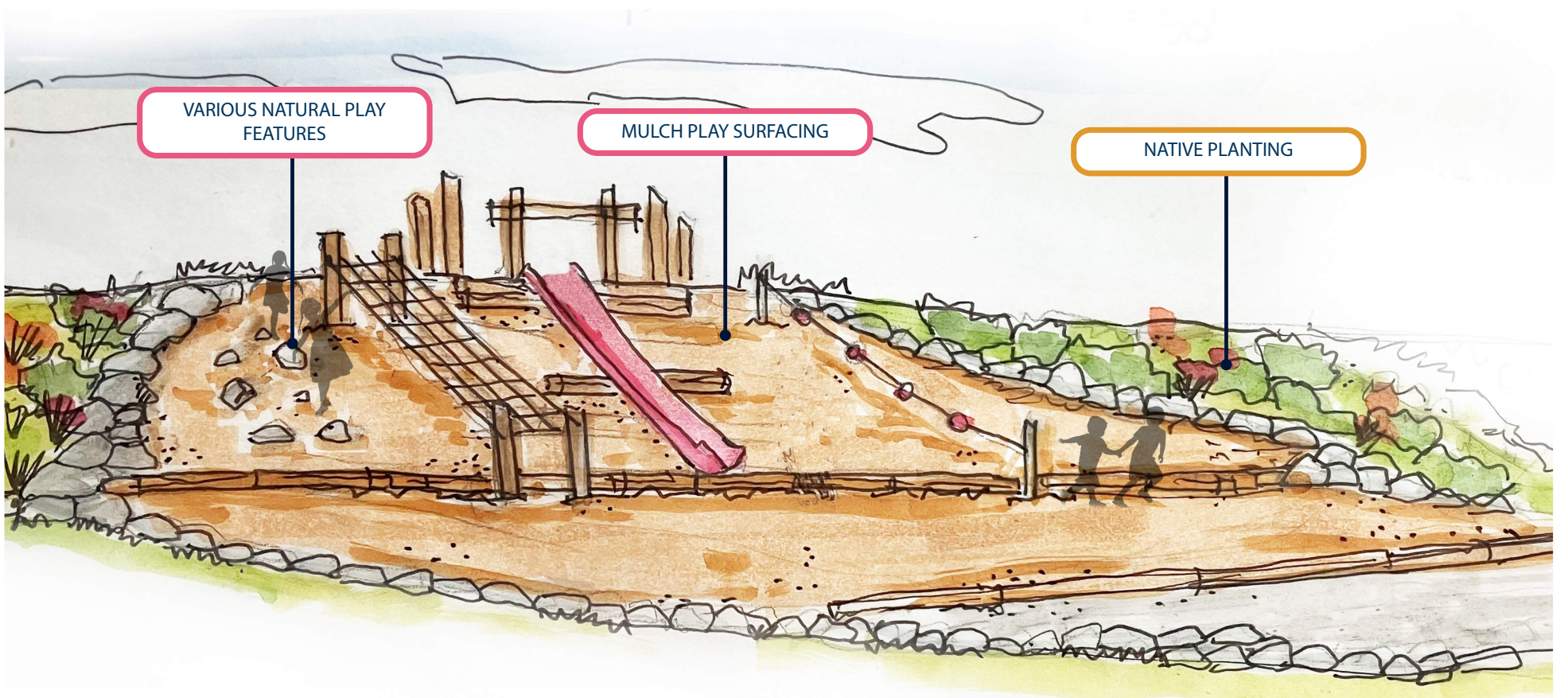
**IMPROVED PICNIC SPACE**



**CROSS WALK ART**



**BUTTERFLY SCULPTURE**



VARIOUS NATURAL PLAY FEATURES

MULCH PLAY SURFACING

NATIVE PLANTING

## EMBANKMENT PLAY



Architecture + Engineering + Environmental + Planning

NATURESCAPE EXPLORATION AREA  
NEW ULM, MN - JUNE 2024  
ISG PROJECT NO. 24-30806

ISGInc.com