

Master Plan Meeting
June 22, 2006
Tom Ososki, WDC Urban Planner

Present: Dennis Benson, Bruce Marcus, Paul Mikkelson, Tom Mundahl, Al Juhnke, Megan Sauer, Bruce Peterson, Gary Geiger, Beverly Dougherty, Richard Engan, Kathy Schwantes, Randy Wright, Sharon Mace

Three things were accomplished at the First Master Plan workshop:

- 1. A very rough inventory of each of the blocks downtown.**
- 2. Review/critique of the revised master plan.**
- 3. Discussion of the format of the final master plan document.**

Block by block, numbered by Tom Ososki (not actual city block numbers)

- **Block 1**
 - ✓ Substandard
 - ✓ Underutilize
 - ✓ Historic buildings
 - ✓ Note: “Old Town” designation when bypass went in

- **Block 2**
 - ✓ Some properties not in good condition – opportunity to develop
 - ✓ Unique buildings
 - ✓ Opportunity for transportation enhancements

Note: Gateway has for “access” on the above two blocks

Note: Upper level of buildings may or may not be used for housing

- **Block 3**
- **Block 4**
 - ✓ Historical structures with work done
 - ✓ Some building not in very good condition\
 - ✓ Ugly 70’s & 80’s facades

- **Block 5**
 - ✓ One-half city parking
 - ✓ 3 buildings
 - ✓ Wide open for development

- **Block 6**
 - ✓ Nissan dealership
 - ✓ How long will dealership be there
 - ✓ Nice underneath
 - ✓ Dry cleaner
 - ✓ Healthy long-term business
 - ✓ Ideal to sell and move business to another downtown location

- ✓ Second-hand store
- ✓ Another business
- **Block 3.1**
 - ✓ County parking
 - ✓ County building – statutory offices (not court related)
 - ✓ Long term (?) have lot outside of town for courthouse
 - ✓ City parking
- **Block 30**
 - ✓ Railroad
 - ✓ Former depot
 - ✓ MAJOR railroad yard, second largest in state
- **Block 7**
 - ✓ Computer Center - Heritage Bank
 - ✓ Willmar City Sanitation – no known plans to move
- **Block 8**
 - ✓ One brick building
 - ✓ Willmar Electric shop in basement
 - ✓ Youth for Christ upstairs
 - ✓ Small parking lots
 - ✓ Intersection for 3 highways
 - ✓ Gateway (?)
- **Block 9**
 - ✓ One house marginal
 - ✓ One house just taken down
 - ✓ One marginal business
 - ✓ Under a bridge
- **Block 10**
 - ✓ Homes converting to businesses, leaving facades
 - ✓ Dentist, Real estate
 - ✓ One house for sale
 - ✓ Tough elevation
 - ✓ Old Calvary Church
- **Block 11**
 - ✓ City looking at redevelopment
 - ✓ Litchfield Avenue between 6th Street and curb of bypass, N side of street
 - ✓ Minimal maintenance done for rental units
- **Block 12**
 - ✓ Church
 - ✓ Over time evolution on west end of block
 - ✓ Some historically significant houses

- **Block 13**
 - ✓ Old auditorium
 - City rec
 - Historic
 - Shooting range in basement
 - ✓ City Hall
 - Built as clinic with apartments above
 - Not good flow upstairs for public use
 - “The Stone Room”
 - High quality
 - Possibly new 10-15 years
 - ✓ SE Corner was a Carnegie library

- **Block 14**

- **Block 15**
 - ✓ New coffee shop

- **Block 16**
 - ✓ US Bank and other buildings
 - ✓ Down-sized to move to this location
 - ✓ Parking lot on Litchfield “Good piece”

- **Block 17**
 - ✓ New restaurant
 - ✓ Heritage Bank
 - ✓ One house
 - ✓ Christianson & Assoc. moving to Bremer building, this building soon to be vacant?

- **Block 18**
 - ✓ Tom O “hasn’t touched”
 - ✓ Gas stations
 - ✓ Couple of houses
 - ✓ East – HRA Senior Housing
 - ✓ Three businesses

- **Block 19**
 - ✓ Library – great
 - ✓ County buildings
 - ✓ Courthouse built in 60’s
 - ✓ Block was traditional “town square” with courthouse in middle of the block

- **Block 50**
 - ✓ Bethel
 - ✓ Attorney’s office (Bethel has first right of refusal on attorney’s office)
 - ✓ Dentist – happy
 - ✓ Parking

- **Block 21**
 - ✓ Hospital – tearing down 1939 building
 - ✓ Healing garden

- **Block 22**
 - ✓ Ambulance Garage
 - ✓ Needs to be there – offices in hospital
 - ✓ Building not old,(early 90's) but “outdated” due to expanded size of new ambulances
 - ✓ Power plant

- **Block 23**
 - ✓ Super America
 - ✓ East of SA – Reading Therapy Business
 - ✓ Need to look at developing business on back side
 - Access challenge

- **Block 24**
 - ✓ Post office, service behind
 - ✓ Privately owned by individual in Alexandria
 - ✓ Primarily distribution center
 - ✓ Playground
 - ✓ Day care

- **Blocks 25 & 26**
 - ✓ Already talked about
 - ✓ Gazebo

- **Block 27**
 - ✓ Old courthouse
 - ✓ Replaced by fire department
 - ✓ Businesses
 - Dry cleaners
 - Insurance
 - ✓ “Corner of Interest”
 - ✓ Parking lot
 - Major training center –workshops
 - Fire call – need up to 40 spaces off-street parking
 - Was temporary heli-pad

- **Block 28**
 - ✓ Rezoning requests are in at city hall
 - N ½ major retailer – planning commission next week
 - S ½ SE quadrant – commercial
 - National business
 - May be room to tweak design
 - Set back
 - Parking in front?
 - ✓ Leave one house on 1st St and one house on SE corner

- **Block 29**

- ✓ WEAC

- ✓ Needs to be viewed as part of Central Business District

NOTES:

Front doors to downtown – think about which way buildings face

Gateways – access in and out of downtown

Use Master Document as base for development for city, public and design center

WAMM block – interior and internal pedestrian walkways