



## Memorandum

**To** Winona County Board of Commissioners  
**From** Brian P. Bender, AICP – Planning Director  
**Date** November 5, 2009  
**Subject** Comparison of Neighboring County Bluff Provisions

Staff examined the bluff provisions of neighboring Counties in response to questions recently mentioned by the Bluff Land Environment Watch (BLEW) at the Planning Commission public hearing. The list of Counties includes Fillmore, Goodhue, Houston, and Wabash, and the comparison focuses on the critical aspects of bluff restrictions: the definitions of bluff features (top and toe), the setbacks from these features, and the requirement of engineered plans for slope development. Staff wants to make the County Board aware of one disparity between the restrictions is that the other Counties have setbacks from the toe of the bluff and the proposed Ordinance does not. With the implication being, the other Counties place a greater emphasis on limiting development on the lower reaches of a bluff.

Winona County	Fillmore County	Goodhue County	Houston County	Wabasha County
<b>Toe of the Bluff</b> The lower end of a 100-foot segment with an average slope exceeding 18%	<b>Toe of the Bluff</b> The lower end of a 50-foot segment with an average slope exceeding 18%	<b>Toe of the Bluff</b> The lower end of a 50-foot segment with an average slope exceeding 20%	<b>Toe of the Bluff</b> The lower end of a 50-foot segment with an average slope exceeding 18%	<b>Toe of the Bluff</b> The lower end of a 50-foot segment with an average slope exceeding 18%
<b>Top of the Bluff</b> The upper end of a 100-foot segment with an average slope exceeding 18%	<b>Top of the Bluff</b> The upper end of a 50-foot segment with an average slope exceeding 18%	<b>Top of the Bluff</b> The upper end of a 50-foot segment with an average slope exceeding 20%	<b>Top of the Bluff</b> The upper end of a 50-foot segment with an average slope exceeding 18%	<b>Top of the Bluff</b> The upper end of a 50-foot segment with an average slope exceeding 18%

100-foot setback from the top of the bluff  Additional Conditional Use Permit required within 300 feet of the top of bluff for the Mississippi River Bluffs	Structures must not be built in bluff impact zone  80-foot setback from the top of the bluff for residential structures	30-foot setback from the top of the bluff	40-foot setback from the top of the bluff	20-foot setback from the top of the bluff
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Winona County	Fillmore County	Goodhue County	Houston County	Wabasha County
<p>No setback from the toe of the bluff</p> <p>Conditional Use Permit is required for slopes between 18% and 25%</p> <p>Mississippi River Bluffs require a Conditional Use Permit for slopes between 12% and 18%, and development is prohibited on slopes over 18%</p>	<p>50-foot setback from the toe of the bluff</p>	<p>30-foot setback from the toe of the bluff</p>	<p>25-foot setback from the toe of the bluff</p>	<p>20-foot setback from the toe of the bluff</p>
<p>Engineered erosion control plan for slopes over 12%</p>	<p>Engineered erosion control plan for slopes over 12%</p>	<p>-----</p>	<p>-----</p>	<p>-----</p>