



REQUEST FOR ACTION

Conditional Use Permit No. CD2026-003CUP by City of Rochester

MEETING DATE:

May 4, 2026

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Public Hearings

PRESENTER:

Elliot Mohler

Action Requested:

Adopting a Resolution approving Conditional Use Permit No. CD2026-003CUP, by City of Rochester, for changes to structural works with alterations of the flood wall and location of the supporting piers for the development of the 6th St Bridge, with two conditions.

Report Narrative:

The applicant, City of Rochester, is requesting a Floodplain Development Permit for the future 6th St Bridge. The project will require partial removal and reconstruction of existing channel walls to accommodate the bridge footings and expand the hydraulic opening beneath the bridge to offset the loss of conveyance caused by the associated bridge piers. The proposed 6th St Bridge will span the South Fork of the Zumbro River that flows through the City's downtown.

Per the Unified Development Code (UDC), bridges may be permitted within the floodway through a Conditional Use Permit, provided the development does not adversely affect the hydraulic capacity of the channel or adjacent floodplain. The associated bridge piers will be placed within the floodway and cause a minimal increase in rise (< 1 inch). Because of this, the project does not qualify for a no-rise certificate. Instead, the City currently has a Conditional Letter of Map Revision (CLOMR) under review with the Federal Emergency Management Agency (FEMA). The City has received approvals from the Army Corps of Engineers to alter the existing channel walls to accommodate the bridge. The proposed bridge will not compromise the flood control project that runs through downtown. Furthermore, there will be no detrimental impacts downstream.

The Development Review Team recommends approval of the application with the following conditions:

1. Prior to final approval, the applicant must submit plans signed by a Professional Engineer to Rochester Community Development.
2. Prior to the construction of the bridge, FEMA shall approve the submitted CLOMR.

Priorities & Foundational Principles:

Responsible Environmental Stewardship

Policy Considerations & DEI Impact:

The project achieves the Comprehensive core principles of Maintaining a Commitment to Health, Wellness, and the Environment and Championing Social Equity and Environmental Justice. The City

must make conscious decisions to ensure fiscally and environmentally sustainable growth by following best management practices. Applications such as the Floodplain Development Permit allow City teammates to review information related to environmental sensitivity on properties and to provide proper guidance for how development may occur.

Prior Legislative Actions & Community Engagement:

April 4th, 2026: Planning Commission - Forwarded a recommendation to Council approving Conditional Use Permit No. CD2026-003CUP

Fiscal & Resource Impact:

All development costs associated with the project are the responsibility of the developer.

Alternative Action(s):

There are no alternative actions recommended at this time.

Prepared By:

Elliot Mohler

Attachments:

[Cover Page](#)

[Community Development Memo - CD2026-003CUP 6th St Bridge](#)

[Notification Map - CD2026-003CUP 6th St Bridge](#)

[Site Location Map - CD2026-003CUP 6th St Bridge](#)

[Applicant Narrative - CD2026-003CUP 6th St Bridge](#)

[Floodplain Exhibit - CD2026-003CUP 6th St Bridge](#)

[Review Comments - CD2026-003CUP 6th St Bridge](#)

[CPZC Minutes - CD2026-003CUP 6th St Bridge](#)

[Resolution - CD2026-003CUP 6th St Bridge](#)