

First Publication Date:
Wednesday,
February 4, 2026
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CITY OF WINONA
BOARD OF ADJUSTMENT
NOTICE OF HEARING
PLEASE TAKE NOTICE:

The following applications have been made for variations from the requirements of the Winona City Code, as listed below:

a) Alice Sestok, Snack Hustle, LLC – City Code Section 43.03.74 H)1) which requires a 150' setback between cannabis retailers and residential zoning districts due to high amount of vehicular and pedestrian traffic. Applicant wishes to establish a cannabis dispensary on a property which adjoins a residential zoning district

in the rear. The nearest residential structure is 80' from the proposed dispensary. The subject property is currently used as a restaurant (Pizza Hut). The dispensary is proposed to be located in the current restaurant building – no new structures are proposed. The subject property only has traffic access to West Service Drive and the main building entrances are oriented toward West Service Drive as well. Property is described as B-1 zoning, SECT-20 TWP-107 RANGE-007 KITTLES 1ST ADDITION LOT-018 BLOCK-003 & LOT 19 & S 20.84' LOT 3 AND PART OF SAMSTEAD ST LYING ADJ or located at 1630 Service Drive.

b) Francis & Susan Thicke – City Code Section 43.02.16(5) Yard Modifications & Projections,

Side Yard Modifications which requires a corner lot to have a side yard setback of not less than five feet (5') when adjoining another property to the rear. Applicant is proposing a one-foot (1') corner lot side yard setback. Property is described as R-2 zoning, Sect-26, Twp-107, Range-007, LAIRDS ADDITION, Lot-001, Block-020, NLY 80 or located at 477 East Fifth Street.

Notice is sent to the applicants and to the owners of the property affected by the application.

A hearing on these petitions will be given in the Council Chambers, 3rd Floor, City Hall, Winona, Minnesota at 5:00 p.m. on Wednesday, February 18, 2026 at which time interested persons may appear either in person, in writing, or by

agent, and present any reasons which they may have to the granting or denying of these petitions. Comments will be accepted prior to the public hearing in person or by dropping off at City Hall, 2nd Floor, Community Development, or mailing to 207 Lafayette Street, by Noon Friday, February 13, 2026. Any questions regarding the petitioner's request can be directed to the Community Development Department; Inspections Division at (507) 457-8231.

APPLICANTS ARE REQUESTED TO PREPARE THEIR CASE IN DETAIL AND PRESENT ALL EVIDENCE RELATING TO THIS PETITION AT THE TIME OF THE SCHEDULED HEARING. Chris Sanchez, Chairman
Board of Adjustment
