

First Publication Date:
Wednesday,
July 1, 2026
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) Jayatu Prasad Modak – City Code Section - 43.02.24 Table 43-4 Site Dimension Standards which requires side yard setbacks of 12 feet (12') for three-unit building in a two-story structure. Applicant is proposing using the existing structure, which has side yard setbacks of five feet (5') on the westerly side and three feet (3') on the easterly side. Applicant is proposing creating a third residential unit in an existing structure which currently has two residential units. Property is described as R-3 zoning, SECT-26 TWP-107 RANGE-007 LAKESIDE OUTLOTS WINONA LIMITS BEG ON NORTH LINE SARNIA STREET & SW CORNER OUTLOT 20 N 157', E 159' SOUTH TO NORTH LINE, W 107' TO BEG TRIANGLE ON SW 22' X 59' X 63' EX: E 55' & TRIANGLE ON NW, or located at 478 East Sarnia.

b) Stacey Huber – City Code Sections - 43.03.23(3) (b) which requires that off-street parking spaces for residential uses shall not be located within a required front yard or side yard adjacent to the public right-of-way other than a driveway; and 43.03.79(M)(d)(ii) which requires that recreation vehicles, including trailers, shall be stored in a side or rear yard behind the required front yard setback. Applicant is proposing creating a parking location in a required front yard setback on the secondary frontage of a corner lot

at 453 Deborah Avenue. Applicant is also proposing parking a recreation vehicle (trailer) in this location. Property is described as R-1 zoning, SECT-20 TWP-107 RANGE-007 ROYCE SATHER SUBD LOT-012 or located at 453 Deborah Avenue.

c) Lorie Walker – City Code Section 43.03.42 (C)Fences, Walls, and Hedge Not Related to Off-Street Parking which sets a maximum height limit of six feet (6') in all residential zoning district. The applicant is proposing an eight-foot (8') fence in an R-1 zoning district. Applicant is proposing an eight-foot (8') fence for noise reduction between the back yard/garden area and the applicant's driveway. Property is described as R-1 zoning, SECT-27 TWP-107 RANGE-007 TAYLORS ADDITION LOT-001 BLOCK-023. Property is located at 653 Sioux Street.

c) Driftless E3 Holdings – Brook Erickson – City Code Sections 43.02.24 Table 43-4 Site Dimension Standards: Which requires 12-foot (12') side yard setbacks and 40 foot (40') rear yard setbacks. Applicant is proposing to convert an existing duplex into a triplex which will be roughly zero feet (0') from the easterly side lot line and roughly 28 feet (28') from the northern rear lot line.

City Code Section: 43.02.23 Table 43-3 Lot Dimension Standards: Which requires 9,000 square feet of lot area for a triplex in the R-2 Zoning District. Applicant is proposing converting an existing duplex situated on a roughly 4,800 square foot lot into a triplex. Applicant is proposing converting an existing duplex into a triplex as consistent with the approvals granted on August 5, 2020.

A previous owner had received a variance for

the above elements dated August 5, 2020 (20-22-V) with the condition to reduce the number of total occupants from 10 to 8 and meet City parking requirements.

The above variance was extended by the Board of Adjustment on August 18, 2021, for a period of one year but no action was ultimately taken within the required timeframe. Property is described as R-2 zoning, SECT-26 TWP-107 RANGE-007 HAMILTON ADDITION LOT-007 BLANK BLK S 95'. Property is located at 652 East Third 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, July 15, 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 Friday July 10th, 2026, no later than noon. 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
