

First Publication Date:
Wednesday,
December 24, 2025
PUBLICATION NOTICE:
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) Pete Schwab – City Code Section 43.02.24 Table 43-4 which limits buildings to a height of 35' in R-2 zoning districts. Applicant wishes to construct a maximum 43'3" tall fieldhouse structure on the site of the former Lourdes Hall building. For reference, the former Lourdes Hall Building reached a maximum of 80' in height. Property is described as R-2 zoning, SECT-21 TWP-107 RANGE-007 PARK ADDITION BLKS 1 & 2 & VAC ALLEYS & VAC KING ST EX LOTS 1 & 2 BLK 1 (LOURDES HALL), located at 457 Gould Street.

b) Crystal Hegge – City Code Sections: 43.02.23 Table 43-3 which requires 9,000 square feet of lot area and 70 feet of frontage for a triplex; and 43.02.24 Table 43-4 which requires a 12-foot (12') side yard setback; and 43.03.22 (A) Table 43-17 which requires two parking spaces per residential unit; Applicant has received a variance for the above elements dated April 5, 2017 (17-5-V) with the condition that the property be owner-occupied and supply five (5) off-street parking spaces. The property has 8,400 square feet of lot area and 60 feet (60') of frontage. The existing building has

an eight foot (8') westerly side yard setback. The existing parking supplied is five (5) off-street parking spaces. Applicant is seeking approval with the removal of the owner-occupancy condition from that approval. Property is described as R-3 zoning, Sect-23, Twp-107, Range-007, ORIGINAL PLAT, Lot-009, Block-025, ORIGINAL PLAT located at 174 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, January 7, 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 January 2, 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
