

**First Publication Date:**  
**Wednesday,**  
**January 7, 2026**  
**PUBLICATION NOTICE:**  
**Wednesday,**  
**January 7, 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) Andy Loos - City Code Section 43.02.24 Table 43-4 which requires a 25' front yard, a 12' side yard, and a 40' rear yard for a two-story triplex in a Mixed-Use Neighborhood (MU-N) zoning district adjacent to a R-2 zoning district. Applicant wishes to convert a long vacant building from a single-family structure to a triplex certified for a maximum of 6 people. Building has an 11' front yard, a 3' side yard, and a 20' rear yard setback. Property is described as MU-N zoning, SECT-25 TWP-107 RANGE-007 HAMILTON ADDITION LOT-012 BLOCK-037 EX: WLY 57.74' BLOCK-037 EX: WLY 57.74' or located at 177 Mankato Avenue.

**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 21, 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 16, 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

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