

AGENDA

City of Winona Board of Adjustment

DATE: Wednesday, February 4, 2026
TIME: 5:00 P.M.
PLACE: 3rd Floor, City Council Chambers

=====

1. CALL TO ORDER

2. APPROVAL OF MINUTES

January 21, 2026

3. NEW BUSINESS

A. Applicant: Daniel Block
Parcel Addresses: 367 Dresser Drive

City Code Section: 43.02.24 Table 43-4 Site Dimension
Standards: 25' front yard setback required (19' proposed).

Nature of Request: Applicant is proposing a garage addition that
will be 19' from the front lot line.

4. OTHER BUSINESS

5. ADJOURNMENT

PUBLICATION NOTICE: **Wednesday, January 21, 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:

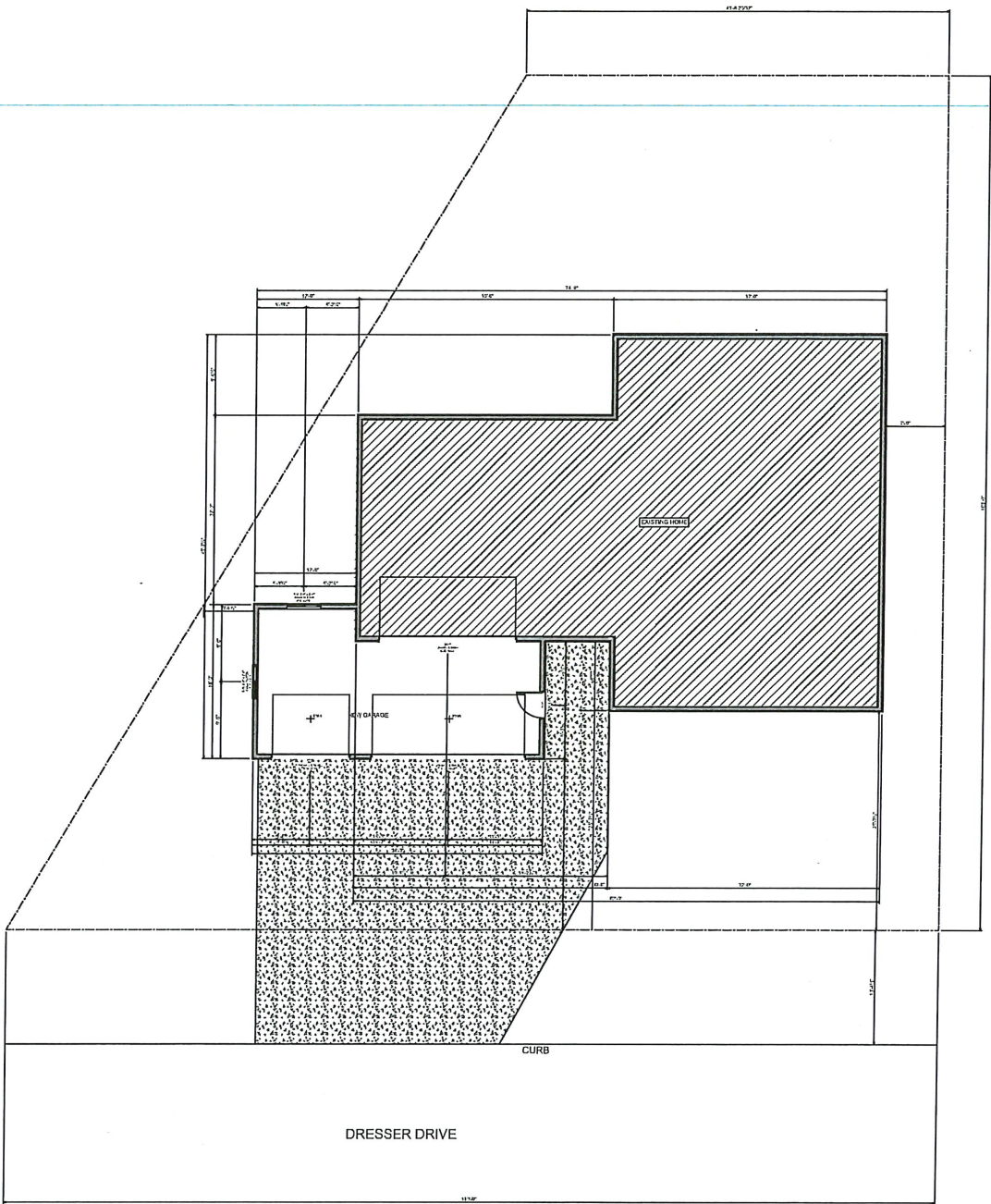
- a) Daniel Block – City Code Section 43.02.24 Table 43-4 Site Dimension Standards: 25' front yard setback required (19' proposed). Applicant is proposing a garage addition that will be 19' from the front lot line. Property is described as R-3 zoning, Twp-107, Range-007, KNOPP VALLEY 5TH ADD, Lot-001, Block-001 or located at 367 Dresser Drive.

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 4, 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 30, 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



PLOT PLAN

SCALE: 1/8" = 1'-0"

DISCLAIMER OF WARRANTIES
Plans furnished by KENDELL LUMBER COMPANY are prepared by draftsmen who are not qualified as professional architects or engineers. Kendell Lumber expressly disclaims any liability for errors on these plans. Use of such plans are at the sole risk of the user and are furnished WITHOUT ANY WARRANTY. Responsibility for the usage of correct structural methods, spans, load bearing, and construction methods are the responsibility of the builder, owner, or user of these plans.

PROJECT #		PHONE		PHONE		EMAIL		RODGER SULTZE BLOCK ADDITION				115 W. 1st St. Ridgeline Ridgeline (507) 838-2125 www.kendelllumber.com		SCALE: 1/8" = 1'-0"		DATE: Friday, January 16, 2026		SALESMAN: DRAWN BY:				PAGE: 4/4		PLOT PLAN	
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I want to build a garage addition in front and onto my current garage.

With this garage addition, the addition will leave 19' between the front of my new garage addition and my front property line. City Code requires a setback of 25'. No variance is needed for the side property line because I will have more than 6' from the side property line. To make sure the property lines were well known for this variance request, I had Johnson & Scofield survey my lot and locate the four corners.

I'm requesting a 6' variance. (5' from the front of the new garage addition with a 1' roof overhang)

The construction and layout of my house prevent the garage addition to be added to the rear of the structure. My lot is not square and the side lot line cuts right next to the back corner of the current garage. As a result, the proposed location for the garage addition is my only reasonable option.

I've personally talked to my neighbors and they have no issues with me building this garage addition. Included with my application are signed letters of consent from my neighbors stating they have no issues with me building this garage addition.

Best regards,
Daniel D. Block

Mary Reeck
371 Dresser Drive
Winona, MN 55987

Daniel Block
367 Dresser Drive
Winona, MN 55987

Subject: Letter of Consent for Proposed Garage Addition at 367 Dresser Drive.


Dear Daniel,

This letter is to formally confirm my consent for the construction of the proposed garage addition to your property located at 367 Dresser Drive.

I am the legal owner of the property located at 371 Dresser Drive. I have reviewed the plans and scope of work that you presented to me for the proposed project.

I have no objection to the project and grant my consent for the project to proceed.

Sincerely,


Mary Reeck
Date: 10/27/25

Jeffery and Christine Mueller
375 Dresser Drive
Winona, MN 55987

Daniel Block
367 Dresser Drive
Winona, MN 55987

Subject: Letter of Consent for Proposed Garage Addition at 367 Dresser Drive.

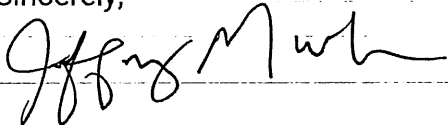
Dear Daniel,

This letter is to formally confirm our consent for the construction of the proposed garage addition to your property located at 367 Dresser Drive.

We are the legal owner of the property located at 375 Dresser Drive. We have reviewed the plans and scope of work that you presented to us for the proposed project.

We have no objection to the project and grant our consent for the project to proceed.

Sincerely,



Jeffery Mueller

Date: 10/27/25



Christine Mueller

Date: 10/27/25

Kevin Kauphusman
372 Dresser Drive
Winona, MN 55987

Daniel Block
367 Dresser Drive
Winona, MN 55987

Subject: Letter of Consent for Proposed Garage Addition at 367 Dresser Drive.

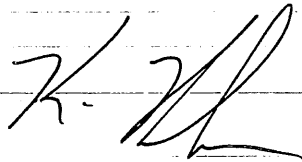
Dear Daniel,

This letter is to formally confirm my consent for the construction of the proposed garage addition to your property located at 367 Dresser Drive.

I am the legal owner of the property located at 372 Dresser Drive. I have reviewed the plans and scope of work that you presented to me for the proposed project.

I have no objection to the project and grant my consent for the project to proceed.

Sincerely,

A handwritten signature in black ink, appearing to be 'K. Kauphusman', written over a horizontal line.

Kevin Kauphusman
Date:

11/5/25

Terrance Knothe
368 Dresser Drive
Winona, MN 55987

Daniel Block
367 Dresser Drive
Winona, MN 55987

Subject: Letter of Consent for Proposed Garage Addition at 367 Dresser Drive.

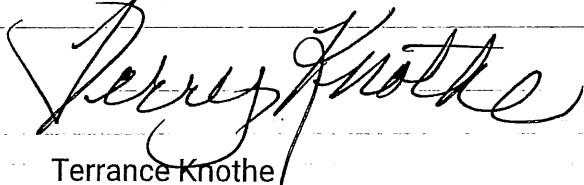
Dear Daniel,

This letter is to formally confirm my consent for the construction of the proposed garage addition to your property located at 367 Dresser Drive.

I am the legal owner of the property located at 368 Dresser Drive & 364 Dresser Drive. I have reviewed the plans and scope of work that you presented to me for the proposed project.

I have no objection to the project and grant my consent for the project to proceed.

Sincerely,

A handwritten signature in cursive script, appearing to read "Terrance Knothe", written over a horizontal line.

Terrance Knothe

Date: 11/4/2025

David and Sally Olson
53 Richmond Drive
Winona, MN 55987

Daniel Block
367 Dresser Drive
Winona, MN 55987

Subject: Letter of Consent for Proposed Garage Addition at 367 Dresser Drive.

Dear Daniel,

This letter is to formally confirm our consent for the construction of the proposed garage addition to your property located at 367 Dresser Drive.

We are the legal owner of the property located at 53 Richmond Drive & 360 Dresser Drive. We have reviewed the plans and scope of work that you presented to us for the proposed project.

We have no objection to the project and grant our consent for the project to proceed.

Sincerely,



David Olson

Date: 10/27/25



Sally Olson

Date: 10/27/25

Mark Gerson
57 Richmond Drive
Winona, MN 55987

Daniel Block
367 Dresser Drive
Winona, MN 55987

Subject: Letter of Consent for Proposed Garage Addition at 367 Dresser Drive.

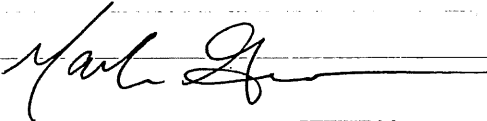
Dear Daniel,

This letter is to formally confirm my consent for the construction of the proposed garage addition to your property located at 367 Dresser Drive.

I am the legal owner of the property located at 57 Richmond Drive. I have reviewed the plans and scope of work that you presented to me for the proposed project.

I have no objection to the project and grant my consent for the project to proceed.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Gerson", written over a horizontal line.

Mark Gerson

Date: 10-27-25

Thomas and Renee Krause
61 Richmond Drive
Winona, MN 55987

Daniel Block
367 Dresser Drive
Winona, MN 55987

Subject: Letter of Consent for Proposed Garage Addition at 367 Dresser Drive.

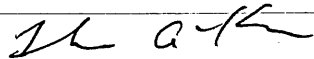
Dear Daniel,

This letter is to formally confirm our consent for the construction of the proposed garage addition to your property located at 367 Dresser Drive.

We are the legal owner of the property located at 61 Richmond Drive. We have reviewed the plans and scope of work that you presented to us for the proposed project.

We have no objection to the project and grant our consent for the project to proceed.

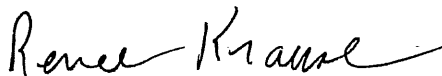
Sincerely,



Thomas Krause

Date:

10/27/25



Renee Krause

Date:

10/27/25

Andrew and Jan Blomsness
65 Richmond Drive
Winona, MN 55987

Daniel Block
367 Dresser Drive
Winona, MN 55987

Subject: Letter of Consent for Proposed Garage Addition at 367 Dresser Drive.

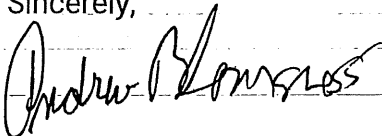
Dear Daniel,

This letter is to formally confirm our consent for the construction of the proposed garage addition to your property located at 367 Dresser Drive.

We are the legal owner of the property located at 65 Richmond Drive. We have reviewed the plans and scope of work that you presented to us for the proposed project.

We have no objection to the project and grant our consent for the project to proceed.

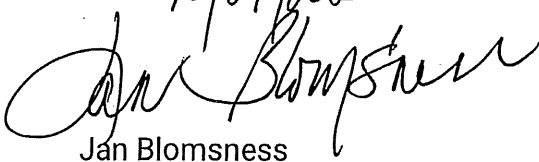
Sincerely,



Andrew Blomsness

Date:

10/27/2025



Jan Blomsness

Date:

10-27-2025

John and Patricia Ferden
352 Knopp Valley Drive
Winona, MN 55987

Daniel Block
367 Dresser Drive
Winona, MN 55987

Subject: Letter of Consent for Proposed Garage Addition at 367 Dresser Drive.

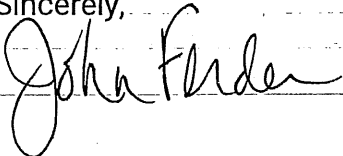
Dear Daniel,

This letter is to formally confirm our consent for the construction of the proposed garage addition to your property located at 367 Dresser Drive.

We are the legal owner of the property located at 352 Knopp Valley Drive. We have reviewed the plans and scope of work that you presented to us for the proposed project.

We have no objection to the project and grant our consent for the project to proceed.

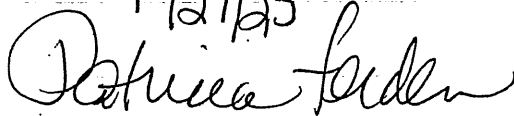
Sincerely,



John Ferden

Date:

10/27/25



Patricia Ferden

Date:

10/27/25

Traci Kauphusman
Joshua Ploetz
356 Knopp Valley Drive
Winona, MN 55987

Daniel Block
367 Dresser Drive
Winona, MN 55987

Subject: Letter of Consent for Proposed Garage Addition at 367 Dresser Drive.

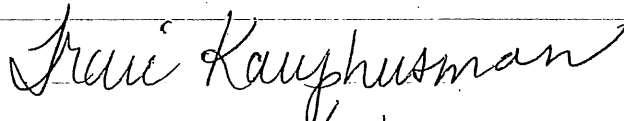
Dear Daniel,

This letter is to formally confirm our consent for the construction of the proposed garage addition to your property located at 367 Dresser Drive.

We are the legal owner of the property located at 356 Knopp Valley Drive. We have reviewed the plans and scope of work that you presented to us for the proposed project.

We have no objection to the project and grant our consent for the project to proceed.

Sincerely,



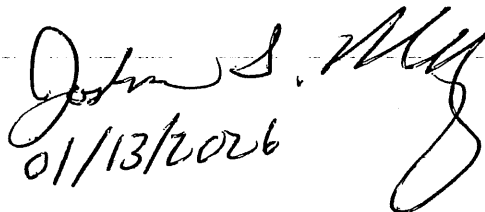
Traci Kauphusman

01/13/2026

Date:

Joshua Ploetz

Date:



01/13/2026

MEMORANDUM

DEPARTMENT OF COMMUNITY DEVELOPMENT

TO: Board of Adjustment

FROM: Luke Sims

DATE: January 16, 2026

SUBJECT: BOA Application Considerations for 02/04/2026 Meeting

Applicant: Daniel Block

The Proposal:

Applicant is proposing a garage addition that will be 19' from the front lot line.

43.02.24 Table 43-4 Site Dimension Standards: 25' front yard setback required (19' proposed)



Aerial view showing the subject property (outlined in green) and surrounding area.

Note: The applicant had previously applied for a similar garage extension resulting in a 13' front yard setback, which was denied in October, 2025.

VARIANCE CRITERIA GUIDANCE

The underlined questions below represent the required statutory criteria, pursuant to Minn. Stat. § 462.357, subd. 6, and Winona City Code, Section 43.06.27, subsection E)1) a)-f). which must be considered and answered affirmatively in order for the BOA or the City Council, as applicable, to grant a variance application. For purposes of establishing a record, a majority of the members of the applicable governing body must agree upon the answers given to each question below.

The following guidance is intended to assist each governing body, as applicable, in developing its written findings on each of the below underlined statutory and City Code based criteria contained in Winona City Code, Section 43.06.27, subsection E)1) a)-f):

Considerations related to Board of Adjustment Variance Criteria are provided below:

GENERAL CRITERIA:

a) Is the variance in harmony with the purposes and intent of the ordinance?

Some of the more common purposes and intent of zoning ordinances, which may be considered in evaluating this criterion include, but are not limited to, the following:

- i. To promote the public health, safety, morals, comfort and general welfare;
- ii. To conserve and protect property and property values;
- iii. To secure the most appropriate use of land; or
- iv. To facilitate adequate and economical provisions for public improvements.

Staff's Analysis

The front yard setback was developed under the guidance of the 1959 Master Plan for Winona which recommended a larger front yard setback to facilitate roadway expansion. It is unlikely that Dresser Drive will be expanded to accommodate additional capacity in the future.

b) Is the variance consistent with the Comprehensive Plan?

- i. What is the future land use category for the subject property?

- ii. Does the request align with this category and other provisions of the Comprehensive plan?

Staff's Analysis

The Future Land Use Map designates this area as Suburban Neighborhood. The intent of the Suburban Neighborhood Land Use designation is intended to allow for a mixture of housing options, including single-family homes, which this property will remain in use as.

In this instance the property is not constrained by the types of steep slopes or environmental areas indicated in the Comprehensive Plan.

Allowing the associated uses for single family residential, such as garages, is an expected element of the Suburban Neighborhood land Use designation.



Suburban Neighborhood (SN)

Future Land Use Character/Design	<p>Residential areas generally characterized by a curvilinear street pattern and a wider lot dimension oriented to the street frontage. New subdivisions should be laid out in an interconnected street pattern, where feasible, as a way of protecting open space, conserving land, promoting walkability, and providing ease of movement for residents</p> <ul style="list-style-type: none"> » May require conservation development in areas with steep slopes and other sensitive natural resources. Consider such areas for public recreation such as hiking or mountain biking trails where appropriate and potentially to meet park dedication requirements » Encourage small size lots to increase land conservation and housing production in new subdivisions as well as facilitate financial feasibility » Incorporate street connections to adjacent neighborhoods where possible to improve residents' movement and access
Desired Mix of Uses	<p>Mix of housing options:</p> <ul style="list-style-type: none"> » Predominately single-unit or two-unit homes in existing subdivisions » Middle and high densities allowed in new subdivisions as a smaller proportion of the overall housing mix » Middle and high rise buildings generally shall be located at block corners <p>Smaller scale commercial encouraged along higher traffic corridors</p> <p>Existing agricultural uses are accommodated through zoning regulations</p>
Appropriate Locations	<p>Generally most residential neighborhoods south of Hwy 61 and any neighborhoods significantly constrained by protection of environmental resources</p>

PRACTICAL DIFFICULTIES CRITERIA:

c) Does the proposal put property to use in a reasonable manner?

- i. Would the request put the property to use in a reasonable way but cannot do so under the present zoning rules contained in the ordinance?
- ii. This criterion does not mean that the land cannot be put to any reasonable use whatsoever without the variance. For example, if the variance application is for a building too close to a lot line or does not meet the required setback, the focus of this factor is whether the

request to place a building there is reasonable. For example, is it reasonable to put a building in the proposed location?

Staff's Analysis

The garage extension will continue to facilitate the use of the property in a reasonable way (e.g. single-family residential) within this zoning district. The extension is constrained by the large front yard setback.

Even without the extension, the property would remain able to be used in a reasonable manner under the zoning code.

d) Are there unique circumstances to the property not created by the landowner?

- i. Are there unique physical characteristics of or conditions present on the subject property not caused by the landowner?
- ii. The uniqueness generally relates to the physical characteristics of the particular piece of property, that is, to the land and not personal characteristics or preferences of the landowner (i.e. size of the lot, shape of the lot, layout of the building, topography, trees, wetlands, etc.). For example, when considering the variance for a building to encroach or intrude into a setback, the focus of this factor is whether there is anything physically unique about the particular piece of property, such as sloping topography or other natural features like wetlands or trees?

Staff's Analysis

The irregular shape of the lot and its location at the top of a gentle rise and location to the rear of the adjoining property rather than the side indicates that this property has unique characteristics not created by the landowner.

It is unlikely that the variance, if granted, would create any issues related to the unique nature of the property.

e) Will the variance, if granted, retain the essential character of the locality?

- i. If granted, will the use of the land or the structure be of appropriate scale, in a suitable location, or otherwise be consistent with the surrounding area?
- ii. For example, when thinking about the variance for an encroachment into a setback, the focus is how the particular building will look closer to a lot line and if that fits in with the character of the area.

Staff's Analysis

If granted, the garage extension will likely retain the appropriate scale, be in a suitable location (attached to the house), and – due to the location of the property to its neighbors – have a minimal impact on the surrounding areas. The applicant has supplied substantial support documentation from surrounding property owners which indicates that the community around this property also views the potential garage extension as retaining the essential character of the locality.

ECONOMIC CONSIDERATIONS:

f) Are there other considerations for the variance request besides economics?

- i. State law provides that economic considerations alone do not create practical difficulties. Rather, practical difficulties exist only when all of the above Practical Difficulties Criteria c), d), and e) are met.
- ii. If there are not affirmative answers to all of the criteria / questions a) through e) above, then in that event, the application must be denied for failure to meet the required criteria.

Staff's Analysis

If the findings of questions c-e are affirmative this criterion is satisfied.

BOARD OF ADJUSTMENT
Regular Meeting

DATE: January 21, 2026

TIME: 5:00 p.m.

PLACE: City Council Chambers, City Hall

PRESENT: Buege, Hahn, Krofchalk, Murphy, Sanchez, Slavey

ABSENT: Breza

Chairman Sanchez called the meeting to order at 5:00 p.m.

Jon Krofchalk made a motion to approve the minutes from January 7, 2026. The motion was seconded by Aaron Slavey. All were in favor of approving the minutes.

Chairman Sanchez opened the public hearing and read the petition:

Petition No. 26-3-V, Andy Loos

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.

Andy Loos, 1335 Grandview Court, Minnesota City, MN addressed the Board. Mr. Loos said the property, located at 177 Mankato Avenue, is in a mixed-use neighborhood that meets zoning requirements and he felt it was a good location for a multi-family home. Mr. Loos said he would rent to six tenants, and the home was set up well for a triplex. Mr. Loos said at the back there will be parking and bike parking as well.

Jon Krofchalk asked how many spaces he would have for cars and how many for bike parking and Mr. Loos said he would have three parking spaces, but two spots would be in front of each other. Chad Sommer, Building Official, City of Winona, mentioned that you cannot park in front of each other they must be side by side.

Jon Krofchalk asked if he had three spaces for vehicles then how many bicycles spaces he would have, and Mr. Loos said he didn't know for sure but after talking

BOARD OF ADJUSTMENT MINUTES

January 21, 2026

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to Carlos Espinosa, Senior Planner, City of Winona, the parking requirements would be met.

Chairman Sanchez asked how many bedrooms there would be, and Mr. Loos said there would be 2 two-bedroom apartments and 1 one-bedroom apartment but the one-bedroom apartment, you could fit two people in it.

Jon Krofchalk asked if any changes would be made to the exterior of the home and Mr. Loos said nothing would be changed.

Aaron Slavey asked if it was set up as a triplex right now and Mr. Loos said it wasn't yet, but the layout was perfect for making it into a small triplex.

There being no further questions from the Board, Chairman Sanchez asked if there was anyone from the public that wanted to speak. There being no one who wanted to speak, Chairman Sanchez closed the public hearing and opened it up for discussion.

Jon Krofchalk mentioned it was an appropriate request, and it put the property to good use. Aaron Slavey agreed with Mr. Krofchalk.

Ed Hahn asked about parking and if it would be paved and Mr. Loos said there would be a driveway at the back of the house.

The Board went through the variance finding questions as considered by Staff.

1) Are the variances in harmony with the purpose and intent of the ordinance?

The variances will facilitate renovation of a long vacant structure into a triplex certified for a maximum of 6 people. The property is located in a Mixed-Use Neighborhood (MU-N) zoning district which was created to facilitate reasonable increases in density like this proposal. Additionally, the property is a corner lot on an arterial street (Mankato) and has been vacant for 15+ years. There is also space for off-street and on-street parking. As such, the variances support property values, secure an appropriate use of the land, and promote public health, safety, and welfare by facilitating the construction of three new housing units.

The Board agreed it was proper zoning and it's in a mixed-use area.

2) Are the variances consistent with the Comprehensive Plan?

The Comprehensive Plan designates this area for mixed use and low-rise multi-unit housing development. The proposed development is thus in-line with guidance from the Comprehensive Plan.

The Board agreed it was because of proper zoning.

3) Does the proposal put property to use in a reasonable manner?

The proposal appears to be reasonable given a maximum certification of 6 people, location of the property on the corner of a busy street, and ample room for parking.

The Board agreed on the zoning.

4) Are there unique circumstances to the property not created by the landowner?

The property has been vacant for 15+ years. Additionally, the internal layout of the home is conducive for a triplex with no exterior additions needed.

The Board agreed it was a small lot.

5) Will the variances, if granted, retain the essential character of the locality?

The maximum 6-person occupancy will help retain the character of the locality. Also, creation of three new housing units will contribute to the character of the area given this property has been vacant for a long time.

The Board agreed that it will improve the lot.

6) Are there other considerations for the variances request besides economics?

If the findings of questions 3-5 are affirmative this criterion is satisfied.

Jon Krofchalk made a motion to approve the petition and the Staff findings, and it was seconded by Ed Hahn. The request was unanimously approved by all Board members.

The Petitioner was informed that there was a ten (10) day appeal period at which time no action could be taken on the petition.

ADJOURNMENT

There being no further business to come before the Board, Jon Krofchalk made a motion to adjourn, and it was seconded by Travis Buege. The meeting was adjourned at 5:12 p.m.