



CITY HALL

207 Lafayette Street
P.O. Box 378
Winona, MN 55987-0378
FAX: 507/457-8212

April 9, 2015

Planning Commissioners
Winona, Minnesota 55987

Dear Commissioner:

The next meeting of the Planning Commission will be held on **Monday, April 13, 2015, at 4:30 p.m. in the Wenonah Room** of the Winona City Hall.

1. Call to Order
2. Minutes – March 9, 2015
3. Abramson CUP Review
4. Site Plan Review – 280 Franklin Street
5. Other Business
6. Future Action Items
7. Adjournment

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Moeller".

Mark Moeller
City Planner

PLANNING COMMISSION MINUTES

DATE: March 9, 2015

TIME: 4:30 p.m.

PRESENT: Chairperson Davis, Vice-Chair Hahn, Commissioners Boettcher, Porter, Buelow, Ballard, M. Olson, Fritz, and L. Olson

ABSENT: None

STAFF PRESENT: City Planner Mark Moeller; Assistant City Planner Carlos Espinosa

The meeting was called to order at 4:30 p.m. by Chairperson Davis.

Approval of Minutes – February 23, 2015

Commissioner Hahn noted that Chairperson Davis called the meeting to order.

Commissioner Fritz stated that the word “could” should be changed to “would” in his question on page two of the minutes.

The minutes were approved as amended upon motion by Commissioner Buelow and second by Commissioner Ballard.

Public Hearing – Proposed Amendment – Site Plan Ordinance

Chairperson Davis opened the public hearing and called on Mr. Moeller to present the staff report.

After the presentation, Chairperson Davis asked if there was anyone who would like to speak regarding the item. There being no one desiring to speak, Chairperson Davis closed the public hearing.

Commissioner Hahn made a motion to approve the item. The motion was seconded by Commissioner Porter and approved unanimously.

Public Hearing – Proposed Amendment – Final Plat Provisions

Chairperson Davis opened the public hearing and called on Mr. Moeller to present the staff report.

After the presentation, Chairperson Davis asked if there was anyone who would like to speak regarding the item. There being no one desiring to speak, Chairperson Davis closed the public hearing.

PLANNING COMMISSION MEETING MINUTES

MARCH 9, 2015

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Commissioner Porter made a motion to approve the item. The motion was seconded by Commissioner Ballard and approved unanimously.

Public Hearing – Proposed Code Amendment – Shoreland Ordinance

Chairperson Davis opened the public hearing and called on Mr. Moeller to present the staff report.

After the presentation, Chairperson Davis asked if there was anyone who would like to speak regarding the item. There being no one desiring to speak, Chairperson Davis closed the public hearing.

Commissioner L. Olson made a motion to approve the item. The motion was seconded by Commissioner Boettcher and approved unanimously.

Other Business

Mr. Moeller said that he checked on the question about parking underneath the new Hastings Bridge. The ability to park under the bridge was the result of negotiations prior to construction due to the loss of parking in the downtown area.

Future Action Items

Mr. Moeller stated that the mayor will certify the consultant selection advisory committee at the City Council meeting on March 16th. After the meeting, development of the RFP will begin and the Planning Commission will review the document before it goes to Council for final approval.

Adjournment

There being no further business, the meeting was adjourned at 4:55 p.m.

Carlos Espinosa
Assistant City Planner

PLANNING COMMISSION

AGENDA ITEM: 3. Abramson CUP Review

PREPARED BY: Carlos Espinosa

DATE: April 13, 2015

Summary

Abramson Properties LLC proposes to use the rear-half of the first story at 72 and 74 East Third Street for residential and the front-half for commercial. The rear-half residential is proposed to be 3 one-bedroom units and 1 two-bedroom unit. A Conditional Use Permit (CUP) is required for first-floor residential uses in the Central Business District Core in pursuant to City Code Section 43.60 (b) (2):

(b) Conditional Uses. The following uses shall be permitted only if specifically authorized by the Commission in accordance with the provisions of this chapter and Section 41.01 of this Code:

- (2) Residential. First story residential use within the central business district core; provided that the use meets the following conditions:
 - a. Exclusive of required entrances, the residential use may occupy no portion of the front one-half of first story floor area. If any part of a rear building line is located within 100 feet of a public parking lot, no residential use may occupy the rear one-half of first story floor area. In the case of a corner lot having two building frontages, no rear first story residential use shall be permitted which has, other than required entrances, openings which are visible from a public street.
 - b. The Commission may apply additional requirements of the applicant which it feels are necessary to protect future residents from the day to day activity of adjacent non-residential use

The CUP application is part of a larger project which entails the following residential units for the building:

Basement:	4 apartment units
First Floor:	4 units – subject of CUP application
Second Floor:	6 units
Third Floor:	4 units
Total	18 units

The properties (72 and 74 East Third Street) currently have one residential unit each – certified for 4 and 5 unrelated people respectively. Although the basement, second and third floor units are part of the overall project, the CUP relates only to the first floor.

The properties are in a locally designated historic district. As a result, any exterior alterations are subject to approval by the City's Heritage Preservation Commission.

Staff Review

Specific CUP Requirements

The two specific requirements applicable to the application are:

- (1) The residential use may occupy no portion of the front one-half of first story floor area.**

Attachment B shows the proposed first floor layout. Restroom facilities as well as the outdoor alcove area are considered by staff to be part of the commercial use, thus dedicating no portion of the front one-half of the building's first story to residential.

- (2) If any part of a rear building line is located within 100 feet of a public parking lot, no residential use may occupy the rear one-half of first story floor area.**

The applicant received a variance to the requirement for the required 100 setback to a public parking lot on March 18, 2015. The project is approximately 50 feet from the municipal parking lot at Second and Center Street.

General CUP Requirements

The general requirements applicable to all CUP applications are listed below. A summary of the applicant's comments is listed in italics followed by staff's review.

- (1) The extent, location and intensity of the conditional use will be in substantial compliance with the Winona Comprehensive Plan.**

Applicant: This project provides retail in the front and provides density in the downtown area in accordance with the Comprehensive Plan.

Staff: The Comprehensive Plan designates the project as "Downtown Mixed Use" in the future land use plan:

Future Land Use Categories / Descriptions	Density / Intensity / Design
<p>DMU - Downtown Mixed Use</p> <p>Encompasses a broad range of uses and intensities:</p> <ul style="list-style-type: none"> • Governmental offices • Significant retail • Arts and entertainment, lodging, conference centers • Mid- to high-density housing • Public and private parking facilities 	<ul style="list-style-type: none"> • Greatest densities and heights • Protection of historic buildings or building groups • Design guidelines • Pedestrian-oriented design • Limited off-street parking required • Emphasize river views • Redevelopment and rehab opportunities

In accordance, the proposed project is in substantial compliance with the Comprehensive Plan.

- (2) The conditional use will conform to all applicable zoning regulations for the district in which the property is located.**

Applicant: The project will conform to all zoning regulations.

Staff: As noted above, the applicant has received a variance to the required 100 foot setback to a public parking lot. With this variance approval and the potential approval of the CUP by the Commission, the project will conform to all applicable zoning regulations.

- (3) Considering existing circumstances and potential uses under existing zoning, the conditional use will not substantially impair the use and enjoyment of other property in the neighborhood.**

Applicant: Negative retail is being replaced by quality housing and other retail.

Staff: The proposed residential and commercial use is similar to the use of neighboring properties (Attachment C) and thus will not substantially impair the use and enjoyment of other property in the neighborhood.

- (4) The conditional use will not impede the normal and orderly development and improvement of the surrounding property.**

Applicant: The property will enhance the surrounding properties.

Staff: Given the proposed residential and commercial use is similar to neighboring properties; the project will not impede the improvement of surrounding property.

- (5) **Considering existing circumstances and potential uses under existing zoning, the conditional use will not be detrimental to the existing character of the development in the immediate neighborhood or be incompatible with or endanger the public health, safety and general welfare.**

Applicant: *The building will meet current building and fire codes through the use of water sprinkling, fire alarms, and pull stations interconnected with smoke alarms. New construction will comply with all new safety codes.*

Staff: The proposed commercial and residential use will be compatible with the character of the immediate area, and fire and safety improvements to the building will enhance public health, safety and welfare.

- (6) **The conditional use will not create an excessive burden on existing parks, schools, streets/roads and other public facilities, which serve or are proposed to serve the area.**

Applicant: *There will not be any burden put on parks, roads or schools.*

Staff: The addition of four (4) residential units to the first floor of the property will produce demand for off-street parking in the downtown area. However, the project is located within the downtown parking overlay – which exempts the project from the parking requirements for residential units. The intent is that residents will park in nearby public parking lots (Attachment D). If the project were not in the overlay, 8 off-street parking spaces would be required for the 4 new units.

- (7) **The conditional use will not adversely affect neighboring property and dwellings because of excessive traffic generation, glare, noise or other nuisance characteristics.**

Applicant: *Neighboring properties will not have noise and excessive traffic problems.*

Staff: While the overall project will increase residential density in the area, the addition of four residential units on the first floor of 72-74 East Third Street will likely not have an adverse affect on neighboring properties in terms of excessive traffic generation, glare, noise or other nuisance characteristics.

- (8) **A conditional use located on property having significant historical and architectural resources shall preserve such resources, and a conditional use shall not substantially diminish other neighboring property having significant historical and architectural resources.**

Applicant: All historic resources will be preserved and the front of the building will be restored.

Staff: As noted previously, the properties are in a locally designated historic district. As a result, any exterior alterations are subject to approval by the Heritage Preservation Commission.

- (9) **The conditional use shall either preserve or not significantly negatively affect natural and environmental resources.**

Applicant: There will be no negative effect to the environment.

Staff: The project is proposed for a parcel that is already developed. The addition of residential units on the first floor will occur within the envelope of the existing building.

- (10) **The conditional use will comply with other applicable city, county, state, and federal regulations, as applicable.**

Applicant: The use will comply with all other applicable regulations.

Staff: The applicant is working with City staff to obtain the approvals needed to proceed with the project.

Recommendation

Given review of the CUP above, staff recommends approval of the Abramson CUP application.

Planning Commission Options

In review of the site plan, the following options are available to the Planning Commission:

- 1) Recommend approval of the CUP. Under this option, a motion to adopt the attached resolution would be in order.
- 2) Recommend approval of the CUP with additional conditions. Under this option, a motion to approve the attached resolution with additional conditions would be in order.

- 3) Deny. Under this option, the Commission should state specific reasons for denial related to the criteria for the CUP and a motion should be made to deny the proposal. Staff will then draft a resolution of denial for adoption at the next meeting.
- 4) Table. Under this option, the Commission may choose to table the application to the next meeting.

Attachments:

- A. Application
- B. Project Location and First Story Layout
- C. Downtown Residential Units
- D. Downtown Parking Lots
- E. Resolution

CUP Application Requirements

A CUP application requires the following information to be complete. Provide attachments as necessary.

- 1) Project narrative. Briefly describe the proposed use of the property.
- 2) Conceptual site plan. Provide a general layout of proposed use on the subject property. Note that a formal site plan application may be required after CUP approval.
- 3) Respond to the specific criteria for the proposed conditional use. Staff will provide this information.
- 4) Respond to the following general criteria for all conditional uses:

- (1) The extent, location and intensity of the conditional use will be in substantial compliance with the Winona Comprehensive Plan.
*YES There will be retail in the front
 comprehensive plan wants density
 THIS PROJECT HAS DENSITY*
- (2) The conditional use will conform to all applicable zoning regulations for the district in which the property is located. *All zoning regulations
 YES will be conformed to.*
- (3) Considering existing circumstances and potential uses under existing zoning, the conditional use will not substantially impair the use and enjoyment of other property in the neighborhood.
*THE neighborhood will now ^{YES} improve.
 Negative retail is gone. Quality Housing
 & retail in its place*
- (4) The conditional use will not impede the normal and orderly development and improvement of the surrounding property. *YES
 THIS PROPERTY will enhance the surrounding
 Properties.*
- (5) Considering existing circumstances and potential uses under existing zoning, the conditional use will not be detrimental to the existing character of the development in the immediate neighborhood or be incompatible with or endanger the public health, safety and general welfare.

*BUILDING will have ^{YES} the best safety in the area
 water sprinklers, Fire Alarm & pull stations.
 inter connected smoke Alarms, New construction
 will All the new safety codes.*

- (6) The conditional use will not create an excessive burden on existing parks, schools, streets/roads and other public facilities, which serve or are proposed to serve the area. *Yes*

There will not be any burden put on park-roads or schools.

- (7) The conditional use will not adversely affect neighboring property and dwellings because of excessive traffic generation, glare, noise or other nuisance characteristics. *Yes*

Neighboring Properties will not have noise & excessive traffic problems.

- (8) A conditional use located on property having significant historical and architectural resources shall preserve such resources, and a conditional use shall not substantially diminish other neighboring property having significant historical and architectural resources.

Yes
All Historical resources will be preserved.
The front of the building will be restored.

- (9) The conditional use shall either preserve or not significantly negatively affect natural and environmental resources. *Yes*

There will be no negative effect to the environment.

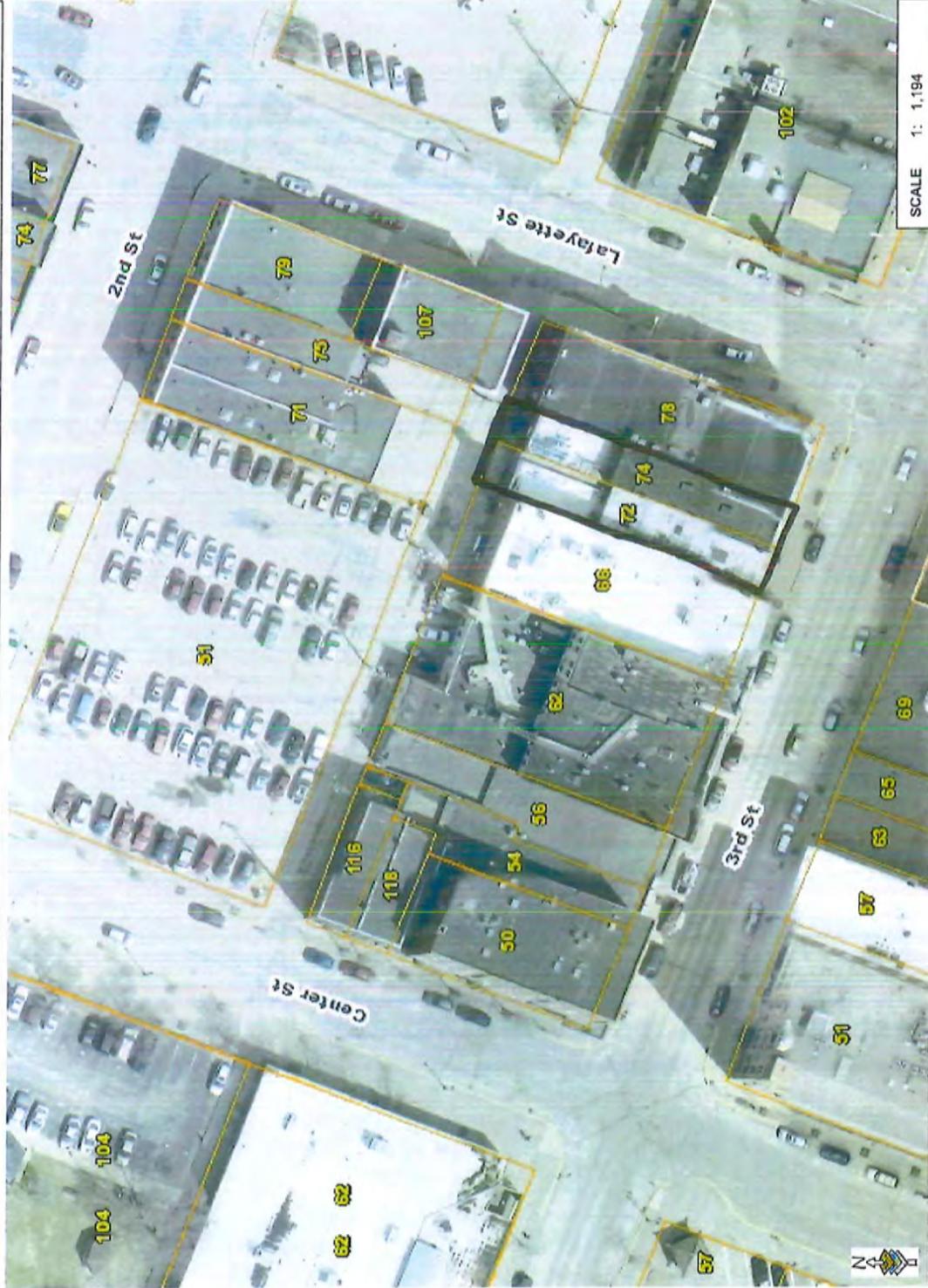
- (10) The conditional use will comply with other applicable city, county, state, and federal regulations, as applicable. *Yes*

The conditional use will comply with all state regulations.

In addition to the above mandatory criteria that must be met to grant a CUP, the Planning Commission will also consider whether the proposed use will substantially diminish property values in the neighborhood. While this criterion is not mandatory, the Planning Commission may impose additional conditions on conditional uses as it deems reasonable and necessary to mitigate negative effects on neighboring property values through screening, fencing, buffer zones, etc.



Location Map



SCALE 1: 1,194

199.0 0 99.48 198.96 Feet

PROJECTION: WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



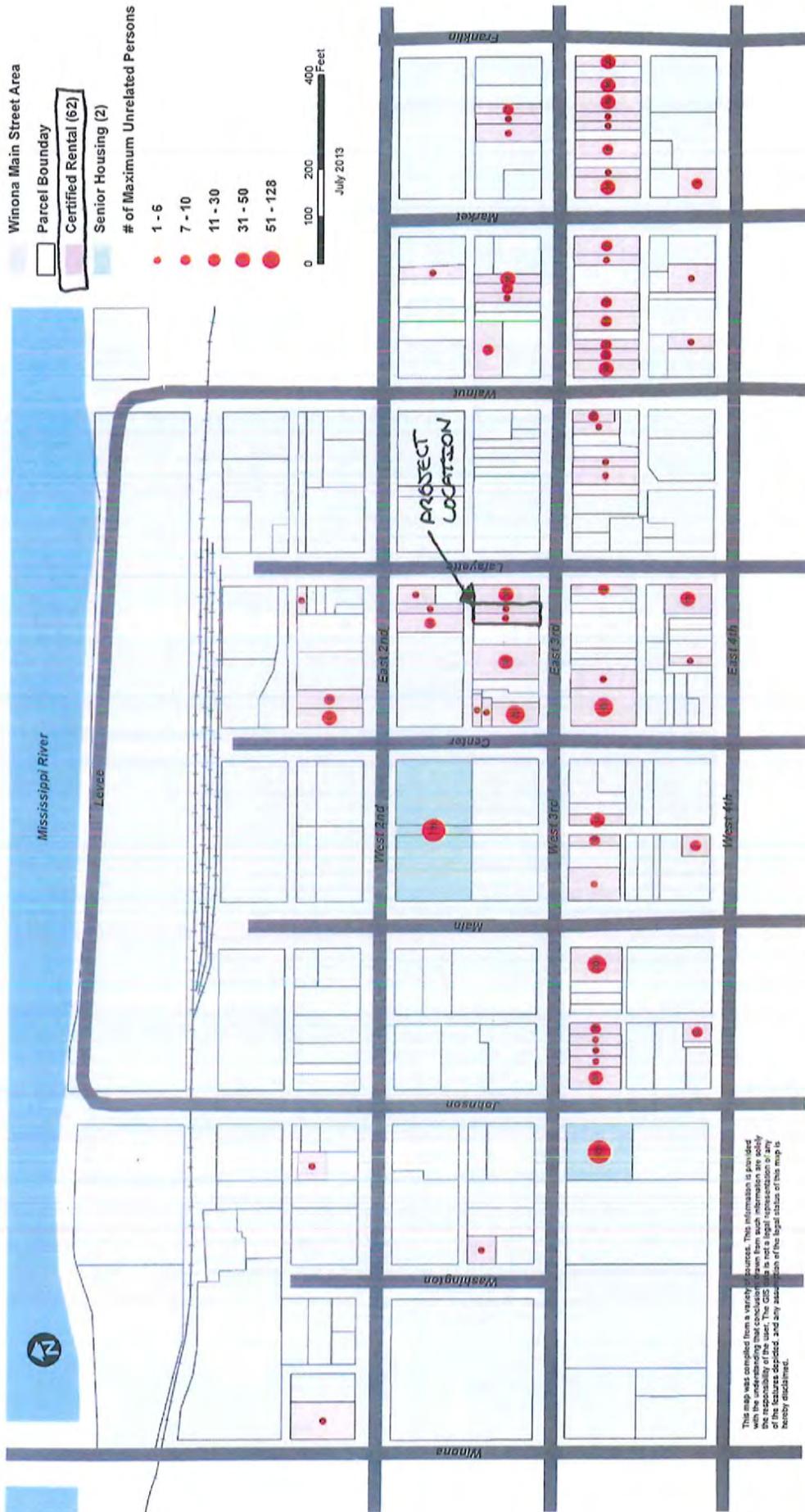
- Legend**
- Railroads
 - City Limits
 - Parcels

Notes

Creation Date: 4/8/2015 11:48:13 AM

Map Auto-generated by City of Winnona (GIS Department Map Server).

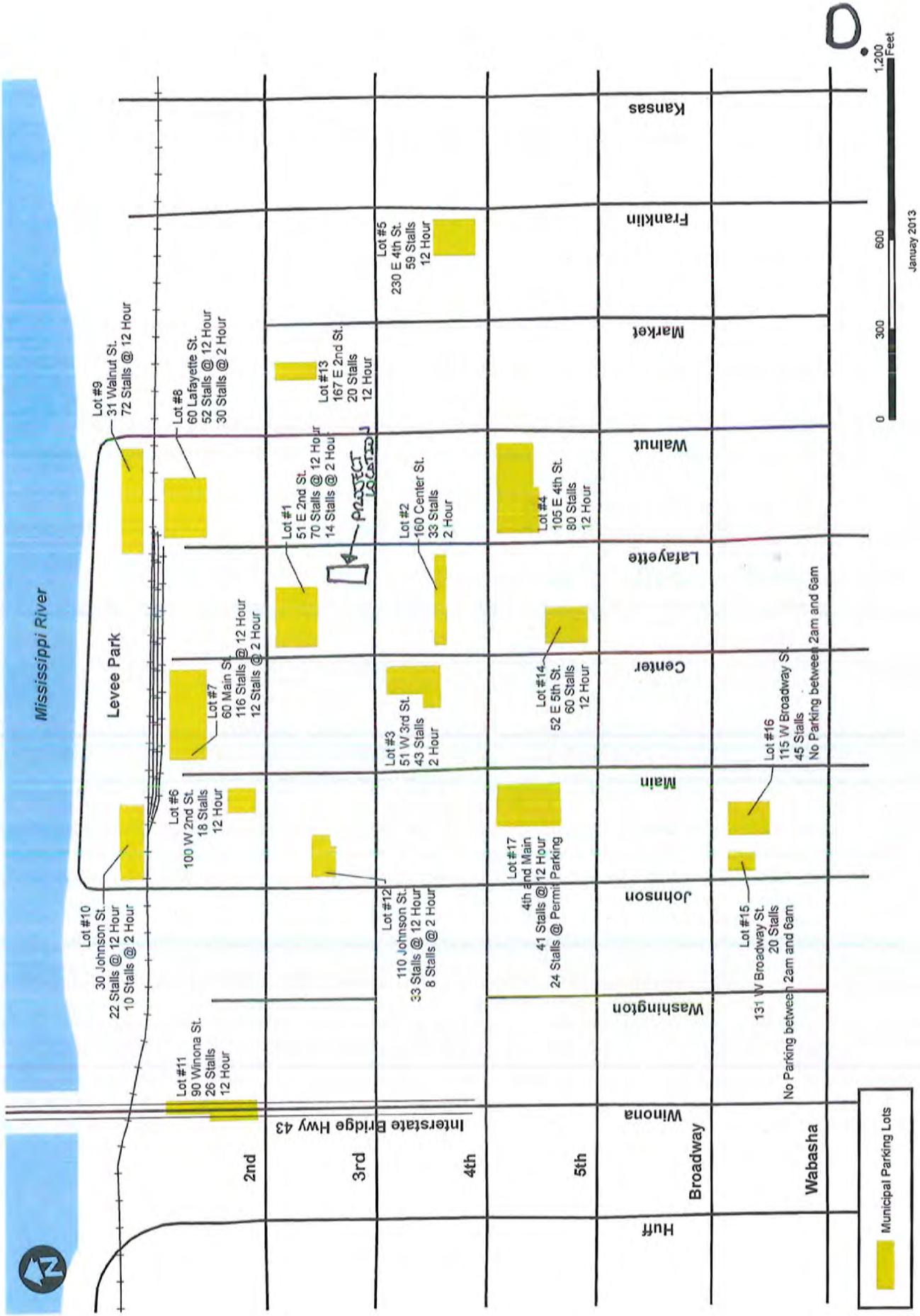
Winona Main Street Area Housing Units and Maximum Unrelated Occupancy



This map was compiled from a variety of sources. This information is provided with the understanding that conclusions drawn from such information are solely the responsibility of the user. The user assumes all liability for any errors, omissions, or misstatements of the facts depicted and any action taken on the basis of this map is hereby disclaimed.

C.

City of Winona Downtown Municipal Parking Lots



E.

**CITY OF WINONA, MINNESOTA
PLANNING COMMISSION RESOLUTION 15-1**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WINONA, MINNESOTA APPROVING THE REQUEST FOR A CONDITIONAL USE PERMIT FOR FIRST-STORY RESIDENTIAL USE WITHIN THE CENTRAL BUSINESS DISTRICT CORE

WHEREAS, the applicant, Abramson Properties LLC, seeks a Conditional Use Permit (CUP) to Winona City Code 43.60(b)(2) to use the rear-half of the first story at 72 and 74 East Third Street for residential and the front-half for commercial, which property is legally described on the attached Exhibit A and is zoned B-2; and

WHEREAS, the Planning Commission conducted a public hearing on April 13, 2015, and received public testimony regarding the requested Conditional Use Permit; and

WHEREAS, all required notices regarding the public hearing were properly made; and

WHEREAS, the Planning Commission subsequently reviewed the requested Conditional Use Permit at its meeting on April 13, 2015.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WINONA, MINNESOTA that it adopts the following findings of fact related to the requested Conditional Use Permit:

Specific CUP Requirements

The two specific requirements applicable to the application are:

Standard #1: The residential use may occupy no portion of the front one-half of first story floor area.

Finding #2: The residential use will occupy no portion of the front one-half of the first story floor area per the layout in Exhibit C.

Standard #2: If any part of a rear building line is located within 100 feet of a public parking lot, no residential use may occupy the rear one-half of first story floor area.

Finding #2: The applicant received a variance to this standard from the Board of Adjustment on March 18, 2015 (BOA Order #15-2-V). The project is approximately 50 feet from the municipal parking lot at Second and Center Street.

General CUP Requirements

Standard #1 The extent, location and intensity of the conditional use will be in substantial compliance with the Winona Comprehensive Plan.

Finding #1 The Comprehensive Plan designates the project as “Downtown Mixed Use” in the future land use plan:

Future Land Use Categories / Descriptions	Density / Intensity / Design
<p>DMU - Downtown Mixed Use</p> <p>Encompasses a broad range of uses and intensities:</p> <ul style="list-style-type: none"> • Governmental offices • Significant retail • Arts and entertainment, lodging, conference centers • Mid- to high-density housing • Public and private parking facilities 	<ul style="list-style-type: none"> • Greatest densities and heights • Protection of historic buildings or building groups • Design guidelines • Pedestrian-oriented design • Limited off-street parking required • Emphasize river views • Redevelopment and rehab opportunities

In accordance, the proposed conditional use is in substantial compliance with the Comprehensive Plan.

Standard #2 The conditional use will conform to all applicable zoning regulations for the district in which the property is located.

Finding #2 The applicant received a variance to the requirement for a 100 setback from a residential use to a public parking lot from the Board of Adjustment on March 18, 2015 (BOA Order #15-2-V). With the variance approval and this CUP approval, the conditional use will conform to all applicable zoning regulations.

Standard #3 Considering existing circumstances and potential uses under existing zoning, the conditional use will not substantially impair the use and enjoyment of other property in the neighborhood.

Finding #3 The proposed residential and commercial use is similar to the use of neighboring properties and thus will not substantially impair the use and enjoyment of other property in the neighborhood.

Standard #4 The conditional use will not impede the normal and orderly development and improvement of the surrounding property.

Finding #4 Given the proposed residential and commercial use is similar to neighboring properties, the conditional use will not impede the improvement of surrounding property.

Standard #5 Considering existing circumstances and potential uses under existing zoning, the conditional use will not be detrimental to the existing character of the development in the immediate neighborhood or be incompatible with or endanger the public health, safety and general welfare.

Finding #5 The proposed commercial and residential use will be compatible with the character of the immediate area and fire and safety improvements to the building will enhance public health, safety and welfare.

Standard #6 The conditional use will not create an excessive burden on existing parks, schools, streets/roads and other public facilities, which serve or are proposed to serve the area.

Finding #6 The addition of four (4) residential units to the first story of the property will produce demand for off-street parking in the downtown area. However, the project is located within the downtown parking overlay (Winona City Code Section 43.39) – which exempts the project from the parking requirements for residential units. The intent is that residents will park in nearby public parking lots. As a result, the conditional use will not create an excessive burden on existing parks, schools, streets/roads and other public facilities, which serve or are proposed to serve the area.

Standard #7 The conditional use will not adversely affect neighboring property and dwellings because of excessive traffic generation, glare, noise or other nuisance characteristics.

Finding #7 While the overall project will increase residential density in the area, the addition of four residential units on the first floor of 72-74 East Third Street will not have an adverse affect on neighboring properties in terms of *excessive* traffic generation, glare, noise or other nuisance characteristics.

Standard #8 A conditional use located on property having significant historical and architectural resources shall preserve such resources, and a conditional use shall not substantially diminish other neighboring property having significant historical and architectural resources.

Finding #8 The properties are in a locally designated historic district. Any exterior alterations are subject to approval by the Winona Heritage Preservation Commission. As a result, the conditional use will preserve historical and architectural resources and not negatively impact the historic characteristics of adjacent properties.

Standard #9 The conditional use shall either preserve or not significantly negatively affect natural and environmental resources.

Finding #9 The project is proposed for a parcel that is already developed. The addition of residential units on the first story will occur with the envelope of the existing building. As a result, the proposed use will not significantly negatively affect natural and environmental resources.

Standard #10 The conditional use will comply with other applicable city, county, state, and federal regulations, as applicable.

Finding #10 The applicant is working with the City to obtain the approvals needed to proceed with the project and thus will comply with applicable regulations.

BE IT RESOLVED that the requested Conditional Use Permit is hereby granted subject to the following condition:

- (1) The provisions of Winona City Code, Section 43.31.1.(i), Cancellation of Conditional Use Permit, are incorporated herein and made a part hereof by reference.

[If Applicable] **BE IT FURTHER RESOLVED** that the requested Conditional Use Permit is hereby granted subject to the following conditions:

- (1)
- (2)
- (3)

Passed by the Planning Commission of the City of Winona, Minnesota this ____ day of _____, 2015.

VOTE: __ DAVIS __ HAHN __ BALLARD __ BUELOW __ L. OLSON
__ M. OLSON __ PORTER __ BOETTCHER __ FRITZ

ATTEST:

Secretary

Chair

EXHIBIT A

Legal Description of 72 and 74 East Third Street

Properties are described as M-1 Zoning, Sect-23, Twp-107, Range-007, ORIGINAL PLAT WINONA, Lot-009 & Lot-010, Block-015, ORIGINAL PLAT W 20' and ORIGINAL PLAT E 1/3, or at 72 and 74 East Third Street.

EXHIBIT B

Reference Map

EXHIBIT C

First-Floor Layout

PLANNING COMMISSION

AGENDA ITEM: 4. Site Plan Review – 280 Franklin Street

PREPARED BY: Mark Moeller

DATE: April 13, 2015

On April 1, the Community Development Department received a request, from Pauline Krause, to approve a site plan for a planned residential project to be located at 280 Franklin Street. As reflected on Exhibit A, the project proposes a 3 story apartment building that will house a total of 15, one bedroom, dwelling units on the R-3 zoned site. As proposed, the property is of adequate size to meet the planned density, while the building, will meet all minimum yard requirements of underlying R-3 zoning. Access to the site will be from Franklin Street to a 4 car parking lot in the rear (east) yard. The building will accommodate 19 off-street parking spaces at its first floor.

From the previous, the site will accommodate a total of 23 off-street parking spaces. Although less than the requirement of 2 per unit (30), the applicant did secure a variance on December 17th to reduce this number from 30 to 23 for the planned senior housing project. It is noted that this variance was subject to a condition requiring that the northerly driveway be no closer than 2 feet from the north property line.

Given April 2nd submittal of the site plan, notice (Exhibit B) was provided to area neighbors offering an opportunity to review it, and to request Planning Commission review of the plan. Subsequent to this notice, Dave and Nancy Dornfeld, neighbors directly north of the development site presented a written request (Exhibit C) for Commission review. As noted, the request suggested 3 project modifications including:

1. The incorporation of a small tree privacy fence along a portion of the northerly property line.
2. Moving the building 8-10 feet further to the south.
3. Certification that there will be a minimum of 2 feet between the projects driveway and the Dornfelds south property line.

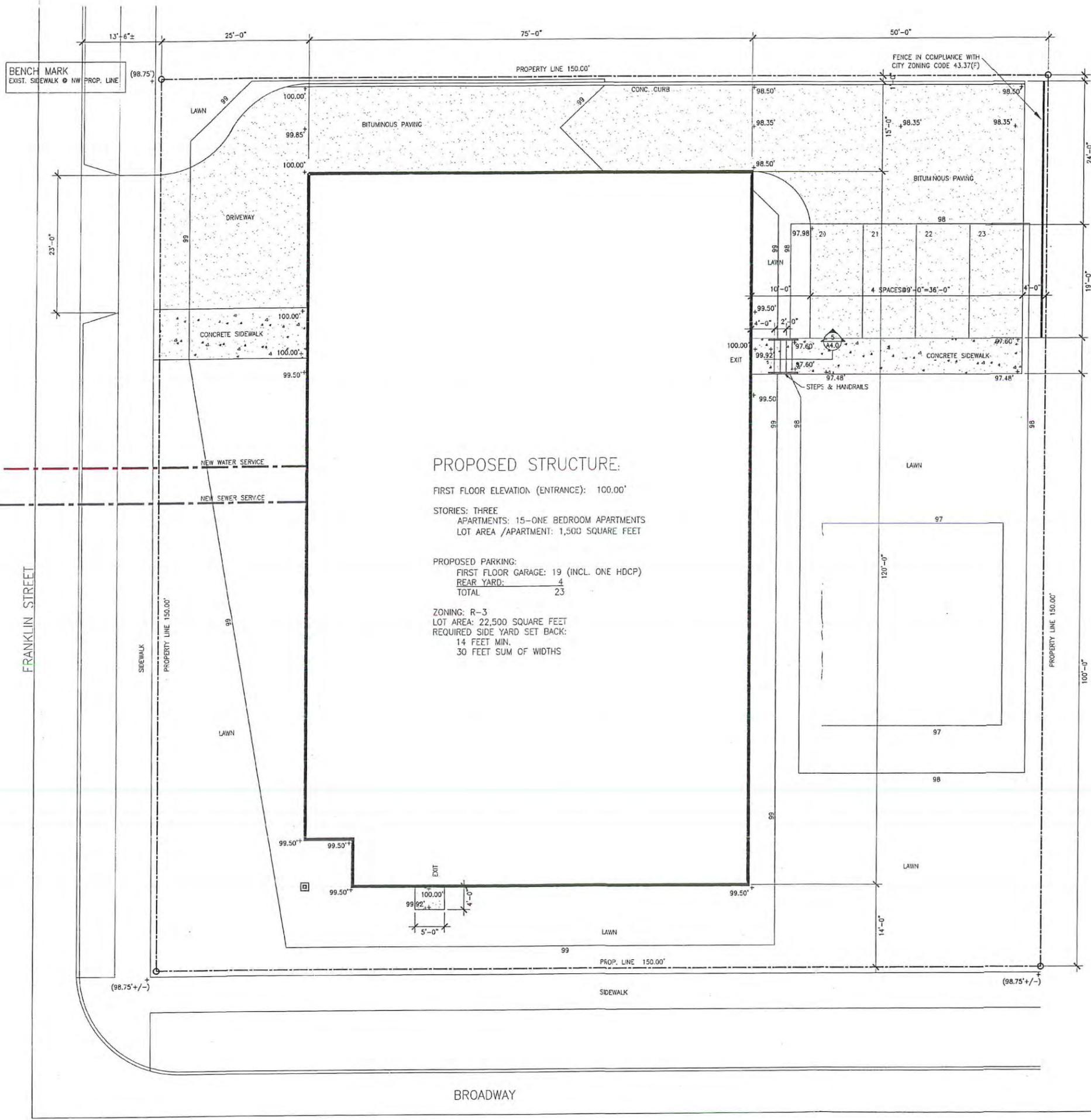
Along with the previous, it is noted that City staff did review the proposal during a meeting on April 8th. Recommendations/requirements of that meeting included:

- Moving utility connections to Broadway vs. Franklin Street mains. Rationale for this requirement being that Franklin, as a newly constructed street, would be impacted by the construction of utility services to its “west” side.
- Sizes of utility services are not shown.
- Given that the site will convert present green space into hard surfaces, the applicant will need to provide an “engineered” stormwater management plan to the City Engineer, for approval-prior to the issuance of development permits.

Subsequent to its consideration of the plan, the following actions are available to the Commission:

1. Approve the site plan.
2. Approve the site plan – with conditions.
3. Deny the site plan – state reasons.
4. Table action pending additional information.

Attachments



PROPOSED STRUCTURE:

FIRST FLOOR ELEVATION (ENTRANCE): 100.00'

STORIES: THREE
 APARTMENTS: 15-ONE BEDROOM APARTMENTS
 LOT AREA /APARTMENT: 1,500 SQUARE FEET

PROPOSED PARKING:
 FIRST FLOOR GARAGE: 19 (INCL. ONE HDCP)
 REAR YARD: 4
 TOTAL: 23

ZONING: R-3
 LOT AREA: 22,500 SQUARE FEET
 REQUIRED SIDE YARD SET BACK:
 14 FEET MIN.
 30 FEET SUM OF WIDTHS

SITE PLAN
 1/8"=1'-0"

LEGEND

+ (98.75') EXIST. SPOT ELEVATION
 +99.50' PROPOSED SPOT ELEVATION
 97 PROPOSED CONTOUR LINE

SHEET INDEX

- A0.0: SITE PLAN, CODE NOTES
- A1.0: GARAGE FLOOR PLAN
- A1.1: FIRST FLOOR PLAN
- A1.2: SECOND FLOOR PLAN
- A1.3: ROOF PLAN
- A2.0: PARTITION TYPES, INTERIOR ELEVATIONS
- A2.1: UL ASSEMBLY NOTES
- A3.0: EXTERIOR ELEVATIONS
- A4.0: BUILDING SECTIONS
- A5.0: STAIR SECTIONS
- A6.0: WALL DETAILS
- A6.1: WALL DETAILS

STRUCTURAL ENGINEERING:
 STRUCTURAL SERVICE & DESIGN
 1125 RIVERWOOD DR. SW
 ORONO, MN 55960
 PH: 507 529 5303

HVAC ENGINEERING:
 HVAC ENGINEERING BY OTHERS. GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT AND STRUCTURAL ENGINEER OF IMPOSED LOADS AND / OR STRUCTURAL CUTTING REQUIRED BY HVAC DESIGN AND INSTALLATION.

ELECTRICAL / PLUMBING:
 ELECTRICAL AND PLUMBING WORK SHALL BE DESIGNED AND CONSTRUCTED BY LICENSED CONTRACTORS. STATE STATUTE 326.02 SUBDV. 5

NOTES:

1. OWNER / DEVELOPER:
 MAULINE KRAUSE
 310 TAYLOR HILL
 WINNEBAGO, MINNESOTA 55910
2. BUILDING CODE:
 A 2006 IBC, 2007 MN STATE BUILDING CODE
 B OCCUPANCY TYPES: R-2/S-2,
 APARTMENT UNITS 15 UNITS
 PARKING GARAGE 19 SPACES
- C. CONSTRUCTION TYPE:
 V-B WITH COMPLETE SPRINKLER SYSTEM (IBC 903.3.1.2-NFPA 13R)
- D. AREA:
 FIRST FLOOR GARAGE 8,936 GSF
 SECOND FLOOR 8,742 GSF
 THIRD FLOOR 8,742 GSF
 TOTAL 26,420 GSF
- E ALLOWABLE AREA/FLOOR: IBC TABLE 503, IBC 506.2
 NONSEPERATED OCCUPANCIES IBC 508.3.2.2
 MOST RESTRICTIVE OCCUPANCY: R-2/N-B, TABULAR AREA: 7,000 GSF
 $A_c = A_t + (A_{t \times I}) = 7,000 + (7,000 \times 0.55) = 10,850$ SQ. FT.
 $I = (F/P - 0.25)W/30 = (315/390 - 0.25)30/30 = 0.55$
- F ALLOWABLE STORIES: 2 +1=3, IBC TABLE 503, IBC 504.2
- G. FIRE RATINGS:
 i) WALLS SEPERATING DWELLING UNITS: 1.0 HOUR, IBC 708.1, 708.3
 ii) CORRIDORS: 0.5 HOUR, IBC TABLE 1017.1
 iii) ATTIC DRAFTSTOPPING TO BE PROVIDED IN ACCORDANCE WITH IBC 708.4 EXCEPTION 5
 iv) DRAFTSTOPPING TO BE PROVIDED IN FLOOR/CEILINGS ABOVE AND LINE WITH DWELLING UNIT SEPERATIONS IBC 717.3.2
 v) FLOORS/CEILINGS SEPERATING DWELLING UNITS: 1 HOUR, IBC 711.3
 vi) FLOORS/CEILING SEPERATING GARAGE AND DWELLING UNITS: 1 HOUR, IBC TABLE 508.3.3, NOTE
 vii) EXT. WALLS NOT REQUIRED TO BE FIRE RATED, IBC TABLE 602
 viii) VERTICAL EXIT ENCLOSURES: SOUTH STAIRS: 1 HOUR, IBC 1020.1
 NORTHEAST STAIR: 1ST TO 2ND: NON-RATED, IBC 1020.1 EXCEPTION 8
- H. HANDICAP ACCESSIBILITY:
 i) ACCESSIBLE ROUTE EACH LEVEL: EXISTING ELEVATOR
 ii) ACCESSIBLE EGRESS: EXIT STAIRS: IBC 1007.3, EXCEPTION. 1 & 3
 iii) AREA OF REFUGE AT STAIRS, LESS THAN 250 FT. TRAVEL DISTANCE, IBC 1007.6
 iv) ONE TYPE A UNIT REQUIRED, ALL OTHER UNITS TYPE B, SBC 1341 1107.6.2
- I. EMERGENCY ESCAPE & RESCUE NOT REQ., IBC 1026.1 EXCEPTION 1
- J. VENTILATION: THROUGH WALL HVAC UNITS TO PROVIDE MECH. VENTILATION
- K. CORRIDORS AND STAIRWAYS TO BE PROVIDED WITH MINIMUM OF 1 FT CANDLE ILLUMINATION AT THE FLOOR LEVEL.
 EMERGENCY EGRESS ILLUMINATION FIXTURES TO INCLUDE 90 MIN. BATTERY BACKUP (IBC 1006)
- L. EXIT SIGNS SHALL BE INTERNALLY ILLUMINATED AND BE PROVIDED WITH 90 MIN. BATTERY BACKUP. WHERE EXIT SIGNS ARE PROVIDED, INCLUDE A TACTILE EXIT SIGN ADJACENT TO THE LATCH SIDE OF THE DOOR.

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
 OWEN WARNEKE
 DATE: 03/21/15 REG. NO. 15799

NEW APARTMENT BUILDING FOR
 PAULINE KRAUSE
 260 FRANKLIN STREET, WINONA, MINNESOTA

OWEN WARNEKE AND ASSOCIATES
 355 WEST SECOND ST. SUITE 200
 WINONA, MINNESOTA 55987
 PHONE: 507.451.2238 FAX: 507.454.2224

ARCHITECTS

PROJECT NO. 1404

A

A0.0



CITY HALL

207 Lafayette Street
P.O. Box 378
Winona, MN 55987-0378
FAX: 507/457-8212

April 2, 2015

Dear Property Owner:

The City of Winona, Community Development Department, has received an application for approval of a site plan. The plan has been submitted by **Jim Gernes Construction/Pauline Krause** and proposes to **construct one 15-unit apartment building at 280 Franklin Street.**

Pursuant to City Code Section 44.06(d), the purposes of this communication are to inform you of this pending project and to offer you an opportunity to inspect the plan during normal business hours (7:00 a.m. to 4:30 p.m.) of the Community Development Office, Room 210, City Hall, 207 Lafayette Street. Following your review of the plan, you have the right to request that the Planning Commission review it. This request must be in writing, must include specific reasons for the request, and must be received, by the Community Development Office, no later than seven (7) calendar days from the date of this letter. Following receipt of the request, the Commission will consider it within eleven (11) calendar days. At that time, you will be given an opportunity to present your concerns/comments to the Commission.

For more information, please feel free to contact the Community Development Office at (507) 457-8250.

Sincerely,

A handwritten signature in black ink, appearing to read "Carlos Espinosa".

Carlos Espinosa
Assistant City Planner

B

<u>PIN</u>	<u>PROPERTY A</u>	<u>OWNER NAME</u>	<u>OWNER ADDRESS</u>	<u>OWNERS CITY</u>	<u>STATE</u>	<u>ZIP</u>
320010580	227 5TH ST E	TIMOTHY JOSEPH VERBEKE & CHERYL MARIE VERBEKE	143 DEBI LEI DR	WINONA	MN	55987
320010590	263 FRANKLIN ST	KIMBERLY K DVORAK	219 7TH ST E	WINONA	MN	55987
324000010	263 KANSAS ST	BONNIE J BOETTCHER	263 KANSAS ST	WINONA	MN	55987
324000030	273 5TH ST E	BLAKE M HENDERSON	273 5TH ST E	WINONA	MN	55987
324000040	267 5TH ST E	MANLEY DAHLER	267 5TH ST E	WINONA	MN	55987
324000050	264 FRANKLIN ST	DAVID L DORNFELD	264 FRANKLIN ST	WINONA	MN	55987
324000060	252 FRANKLIN ST	DANIEL F GISH & MORGAN E GISH	252 FRANKLIN ST	WINONA	MN	55987
324000070		PAULINE T KRAUSE	350 TAYLOR HILL DR	ALTURA	MN	55910
324000080	274 6TH ST E	ASCENT HOSPITALITY LLC	274 6TH ST E	WINONA	MN	55987
324002250	222 6TH ST E	SHELDON JACKSON PREBYSTERY	222 6TH ST E	WINONA	MN	55987
		JIM GERNES CONSTRUCTION	31733 HEADWATERS DR	WINONA	MN	55987

Mark Moeller

From: dnjr@hbc.com
Sent: Wednesday, April 08, 2015 4:35 PM
To: Carlos Espinosa
Cc: Mark Moeller
Subject: Re: Site Plan Review Request

On 2015-04-08 15:52, Carlos Espinosa wrote:

> Dave and Nancy-
>
> Just to confirm, your letter dated April 7, 2015 regarding the site
> plan for the new apartment building on the northeast corner of
> Franklin and Broadway - you are requesting the Planning Commission
> review the site plan correct?
>
> Thanks,
>
> -Carlos
>
> Carlos Espinosa, AICP
>
> Assistant City Planner
>
> City of Winona
>
> 207 Lafayette Street, P. O. Box 378
>
> Winona, Minnesota 55987
>
> Ph. 507-457-8216
>
> Fax 507-457-8212

We, Dave and Nancy Dornfeld of 264 Franklin Street request the City of Winona Planning Commission review the site plan for the new apartment building on the northeast corner of Franklin and Broadway as stated in our letter dated April 7, 2015. Should you have additional questions, please contact us. Thank you.

C

April 7, 2015

Mark Moeller
City Planner
207 Lafayette Street
Winona, MN 55987

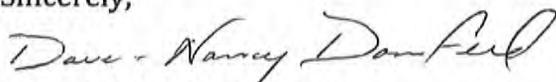
Dear Mr Moeller,

We would like to propose the following modifications to the property site plan next door to our residence. The property is described as R-3 Zoning, Sect-26, Twp-106, Range-007, PLUMERS ADDITION, Lot-007, Block-001 & Lots 8&9, and is located on the Northeast Corner of Franklin and Broadway.

- Install a tree privacy fence within 1 foot of the existing wrought iron fence, beginning the row of trees 20 feet back from the front of the building and extending it back to the property line.
 - This will mitigate noise from cars driving within 2 feet of our property and the nose from the window air conditioning units.
 - Planting these trees within 10 inches of the fence will save room for a wide driveway and give us at least a measure of privacy and protect our property from the runoff from snow and rain entering our yard, patio and flower beds.
 - Trees planted 3 feet apart will make a tidy, neat hedge that never needs trimming and can be planted 6-8 inches from the fence to save space.
- Set the building back a little further than indicated on site plan. If it were set back 8-10 feet, it would blend in better with the existing properties. It looks "out of place" protruding 17 feet or so from the adjacent properties on Franklin Street.
- As agreed upon at the December 17, 2014 Board of Adjustment meeting, there is to be a minimum of 2 feet clearance between the black top driveway and fence line. This was not evident in the site plan.

Please let us know if you have any questions or concerns.

Sincerely,



Dave and Nancy Dornfeld
264 Franklin Street
Winona, MN 55987

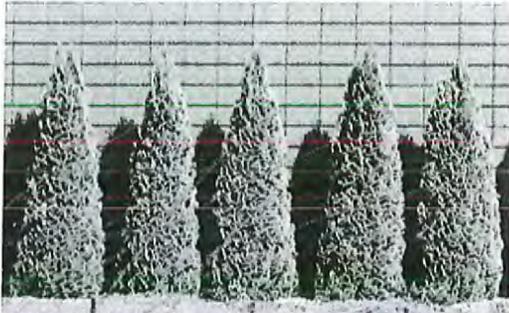
dnjr@hbc.com

507-429-2492 or 507-452-4041



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Thuja Emerald Green

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--------------------	--------------------	--------------------	--------------------	----------------------

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Qty:

Add to Cart



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Growing Zones: 3-8

What's my zone?

Height: 8-12 ft.

Width: 3-4 ft.

Sunlight: Full - Partial

Blooms: N/A

Spacing: 3-4 ft.

Botanical: thuja occidentalis "Emerald Green"

Cannot Ship to: AZ

Plant Directions: Sent with Order



This plant thrives in the green shaded regions above.

planted 3' apart will make a tidy, neat hedge that never needs trimming. Can be planted 6"-8" from fence to save space.

(can be ordered from many different nurseries)

Description

Shipping

Customers Reviews

Best Choice for a Space-Saving Evergreen Hedge... Only 4 ft. Wide!

- Resists ice or snow damage
- Drought tolerant, once established
- Super easy to grow
- Requires no Pruning
- Adapts to many soils and climates

The Emerald Green Thuja exhibits excellent growth in any yard from Minnesota to southern Georgia and beyond. There is no need for pruning or shearing to get a full, robust tree. Emerald Green is an all-natural beauty for part shade or full sun.

Excellent Choice for a Classic Privacy Screen

You'll love the fast growing beauty the Emerald Green Thuja gives to your landscape with its soft, feathery foliage staying deep green 12 months a year. No known insect, pests, or

diseases have been found to attack the hardy Emerald Green. For the fastest fill on a living fence, we suggest you plant your new Emerald Green Thujas spaced 3 feet apart.

Great in Narrow Spaces

If you are looking for a touch of Europe in your landscape design, Emerald Green is a great choice. The tall, slightly pyramid shape is perfect for smaller yards. This quality also makes it work great in your foundation planting, especially at the corners of your house where height is needed to frame the building in professional design.

A Great Way to Increase Property Value

Your property will be worth more, especially when you buy your Emerald Green Thuja trees with the well-developed root system customers rely on Brighter Blooms Nursery to provide. We know that with a properly-grown root system, every Emerald Green evergreen we ship will add instant beauty to your yard that will be very easy for you to grow.

Ships Monday unless the map below shows a later date for your area.



Can I delay my shipping or get it earlier?

Absolutely. Call us at 1-800-399-9514 or email Customer Service. We can verify that it's safe for the plant and schedule a convenient shipping time. We can also expedite Gift Orders for northern areas.

Shipping Rates

Order Total	Shipping Charges
\$0.00 - \$11.95	\$9.95
\$11.96 - \$29.99	\$15.95
\$30.00 - \$49.99	\$22.95
\$50.00 - \$79.99	\$26.95
\$80.00 - \$99.99	\$31.95
Over \$100	Approximately 37% of your Order

Customer Reviews

Chaka in Dallas, TX

I really like the emerald thuja evergreen and it has grown rather quickly.

[back to top of page](#)

Review this Plant

Your Name goes Here...

