



**CITY HALL**

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

April 23, 2015

Planning Commissioners  
Winona, Minnesota 55987

Dear Commissioner:

The next meeting of the Planning Commission will be held on **Monday, April 27, 2015, at 4:30 p.m. in the Wenonah Room** of the Winona City Hall.

1. Call to Order
2. Minutes – April 13, 2015
3. Tabled Item-Site Plan Review – 280 Franklin Street
4. Other Business
5. Future Action Items  
Commissions meeting of Monday, May 11<sup>th</sup> will include a request to approve the request for proposal for the Zoning Update Project.
6. Adjournment

Sincerely,

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

Mark Moeller  
City Planner

## PLANNING COMMISSION MINUTES

**DATE:** April 13, 2015

**TIME:** 4:30 p.m.

**PRESENT:** Chairperson Davis, Commissioners Boettcher, Buelow, Ballard, M. Olson, and L. Olson

**ABSENT:** Commissioners Hahn, Porter, and Fritz

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

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

### Approval of Minutes – March 9, 2015

The minutes for March 9, 2015 were approved upon motion by Commissioner M. Olson and second by Commissioner Boettcher.

### Abramson CUP Review

Chairperson Davis opened the public hearing and asked the petitioner to describe the project. Scott Abramson, Abramson Properties LLC, stated that the project at 72 and 74 East Third Street involves 14 apartment units with 36 total bedrooms. Mr. Abramson stated that the project entails a complete rehabilitation of the whole building. The project previously received a variance to setback requirements from a public parking lot, and now they are asking for a Conditional Use Permit for the residential units on the first floor.

Chairperson Davis clarified that there are 14 units proposed – not 18. Mr. Abramson replied affirmatively.

Chairperson Davis also asked if there are other buildings in the downtown area with first-floor residential units. Mr. Abramson responded that he is aware of some units on West Third Street.

There being no further questions for the petitioner, Chairperson Davis asked staff to present the staff report. Mr. Espinosa stated that staff's review has found the project to meet both the general and specific criteria for the CUP, thus approval of the request is recommended.

Chairperson Davis then asked if anyone else would like to speak for or against the project. There being no one who desired to speak, Chairperson Davis closed the public hearing.

Following miscellaneous discussion about the need for parking in downtown and the 100 foot setback to a public parking lot, Commissioner Boettcher motioned to adopt the resolution attached to the agenda. The motion was seconded by Commissioner L. Olson and approved unanimously by those present.

**Site Plan Review – 280 Franklin Street**

Mr. Moeller stated that the Planning Commission is being asked to review the site plan for 280 Franklin Street due to a request from the adjacent property owners, Dave and Nancy Dornfield. The project entails construction of a 15 unit apartment building. Mr. Moeller stated that the Dornfield's had presented the follow proposed project modifications as part of their request:

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 Dornfeld's south property line.

Mr. Moeller then noted recommendations/requirements from staff's review of the project:

- 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

Mr. Moeller stated that given the project meets minimum setback requirements and staff will certify that the two-foot buffer is provided, the main issue for the Planning Commission to review today is proposed landscaping for the project.

Chairperson Davis asked the adjacent property owners to describe their request. Dave and Nancy Dornfield stated that they are asking for a green living fence between their property and the proposed apartment building. The Dornfield's noted that they thought they had an agreement with the developer regarding the living fence, but the agreement fell through prior to the meeting.

Chairperson Davis asked if the petitioner would like to speak. Pauline Krause stated that she had met with the Dornfield's to discuss the living fence, but she decided to let the Planning Commission make the decision about the landscaping.

Commissioner M. Olson stated that she has concerns about the south facing façade of the building as well.

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Commissioner L. Olson questioned the need for screening between the two properties.

Commissioner M. Olson made a motion to table the site plan pending review of a landscape plan. The motion died for lack of a second.

Commissioner L. Olson made a motion to approve the site plan without any screening between the properties. The motion died for lack of a second.

Following further discussion about potential landscape improvements, Commissioner M. Olson made a motion to table the site plan pending review of a landscape plan for the entire property. The motion was seconded by Commissioner Buelow. Upon vote, the motion passed with Commissioners Davis, Buelow, M. Olson, and Boettcher voting for; Commissioner L. Olson voting against; and Commissioner Ballard abstaining.

**Adjournment**

There being no further business to come before the Commission, the meeting was adjourned at 6:00 p.m.

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Carlos Espinosa  
Assistant City Planner

## PLANNING COMMISSION

**AGENDA ITEM: 3. Tabled Item-Site Plan Review – 280 Franklin Street**

**PREPARED BY: Mark Moeller**

**DATE: April 27, 2015**

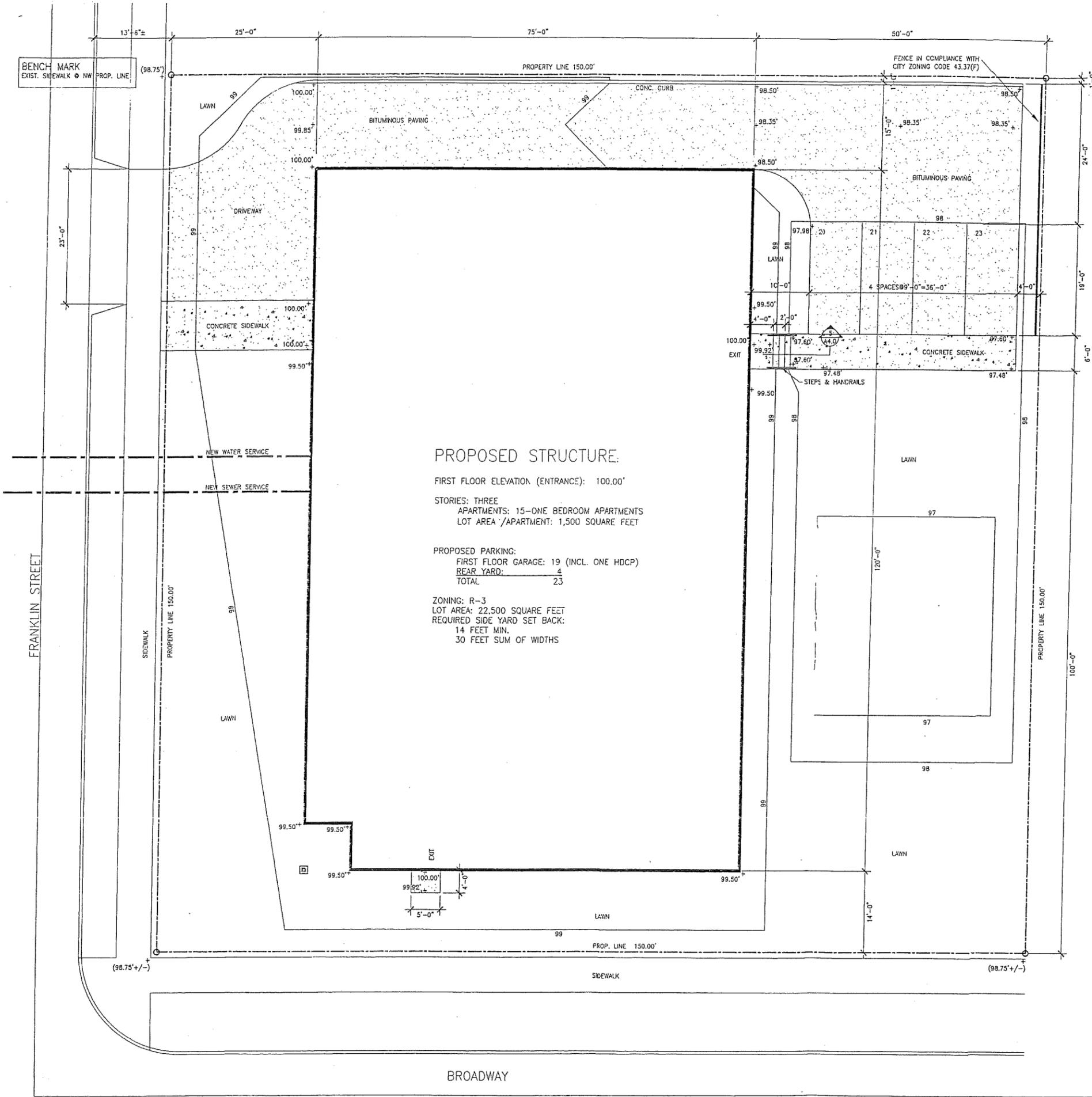
During its meeting of April 13, the Planning Commission, in response to a request by Dave and Nancy Dornfeld, 264 Franklin, initiated site plan review of a proposed apartment project to be located at 280 Franklin Street. Submitted by Pauline Krause, (Exhibit A) the project proposes to construct a three story structure on a 22,500 square foot lot located at the northeast corner of Franklin and East Broadway Streets. The structure will include enclosed parking for 19 vehicles at its first level, while a total of 15 one bedroom dwelling units are proposed for second and third floors. As reflected on the proposed site plan (Exhibit A), the site would have vehicular access from Franklin Street, while a driveway, serving a 4 car parking lot, would flow along the north side. Per terms of a parking variance granted December 17<sup>th</sup>, this driveway needs to be located a minimum of 2 feet from the north property line.

Given consideration of the plan, the Commission ultimately tabled action to April 27<sup>th</sup> pending the preparation and submittal of a landscape plan for the project. Although not part of the action, another purpose of the tabling action was to encourage the developer and Dornfelds to reach a resolution of the form of landscaping/screening to be located along the northerly property line.

Following the Commission's meeting, staff met with the developer who indicated a willingness to have a landscape plan prepared. Although the plan, as of this writing, has not been submitted to our office, it is hoped that it will be completed in time for the meeting on April 27<sup>th</sup>. Additionally, given conversation with the applicant's contractor, it appears that some form of agreement has been reached with the Dornfelds relative to north property line screening. Further information on that will be submitted during the meeting. Again, following review of the site plan, the Commission may:

1. Approve the plan.
2. Approve the plan – with conditions.
3. Deny the plan – with cause.
4. Table action – with cause.

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 HDCCP)  
 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
- S1: STRUCTURAL SPECIFICATIONS
  - S2: FOUNDATION PLAN
  - S3: FIRST FLOOR FRAMING PLAN
  - S4: SECOND FLOOR FRAMING PLAN
  - S5: ROOF FRAMING PLAN
  - S6: FRAMING SECTIONS
  - S7: FOOTING DETAILS
  - S8: FRAMING 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 SUBDIV. 5

**NOTES:**

1. **COWNER / DEVELOPER:**  
 MAULINE KRAUSE  
 30 TAYLOR HILL  
 WANEJKA, 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  
 NONSEPARATED OCCUPANCIES IBC 508.3.2.2  
 MOST RESTRICTIVE OCCUPANCY: R-2/V-B, TABULAR AREA: 7,000 GSF  
 $A_g = A_c - (A_c \times H) = 7,000 + (7,000 \times 0.55) = 10,850$  SQ. FT.  
 $H = (F/P - 0.25)W/30 = (315/290 - 0.25)30/30 = 0.55$
  - F. ALLOWABLE STORIES: 2 + 1 = 3, IBC TABLE 503, IBC 504.2
  - G. FIRE RATINGS:
    - i) WALLS SEPARATING DWELLING UNITS: 1.0 HOUR, IBC 708.1, 708.3
    - ii) CORRIDORS: 0.5 HOUR, IBC TABLE 1017.1
    - iii) ATTIC CRAFTSTOPPING TO BE PROVIDED IN ACCORDANCE WITH IBC 706.4 EXCEPTION 5
    - iv) DRAFTSTOPPING TO BE PROVIDED IN FLOOR/CEILINGS ABOVE AND LINE WITH DWELLING UNIT SEPARATIONS IBC 717.3.2
    - v) FLOORS/CEILINGS SEPARATING DWELLING UNITS: 1 HOUR, IBC 711.3
    - vi) FLOORS/CEILING SEPARATING 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 1007.5
    - 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 1008)
  - 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 SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

OWEN WARNEKE  
 DATE: 03/29/15  
 REG. NO. 19799

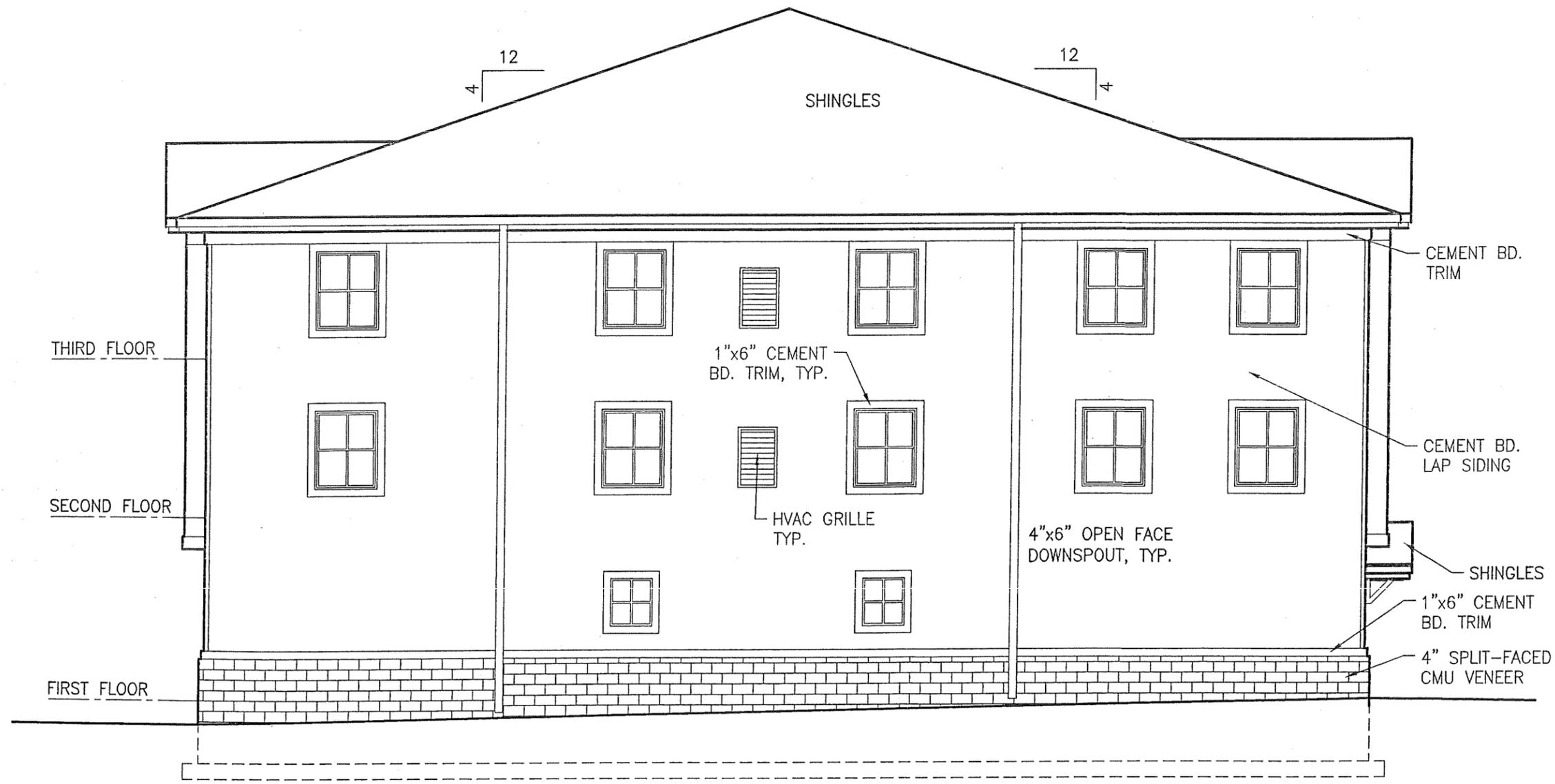
NEW APARTMENT BUILDING FOR:  
 PAULINE KRAUSE  
 280 FRANKLIN STREET, WINONA, MINNESOTA

OWEN WARNEKE AND ASSOCIATES  
 355 WEST SECOND ST. SUITE 200  
 WINONA, MINNESOTA 55907  
 PHONE 507-451-2039 FAX 507-451-2034



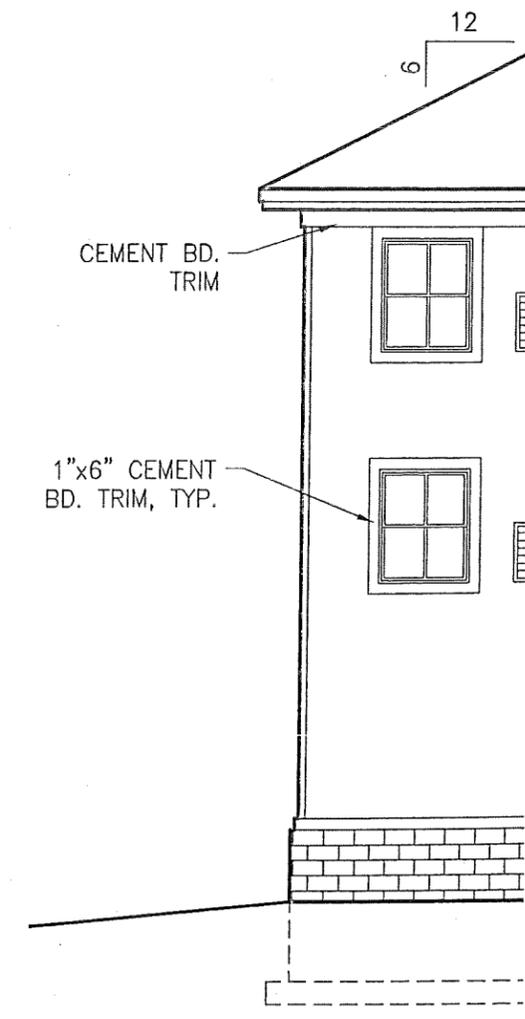
A0.0

**A**



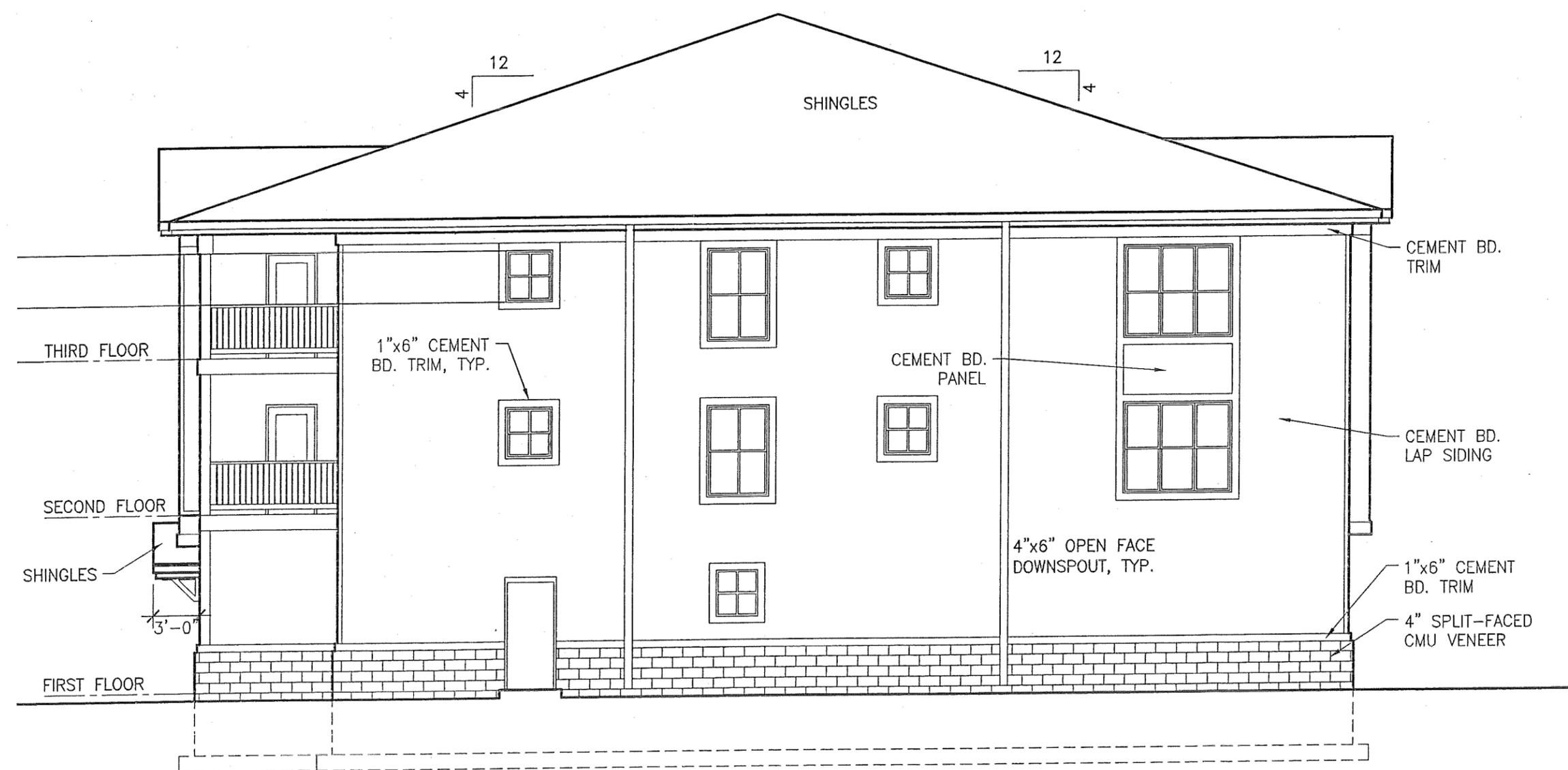
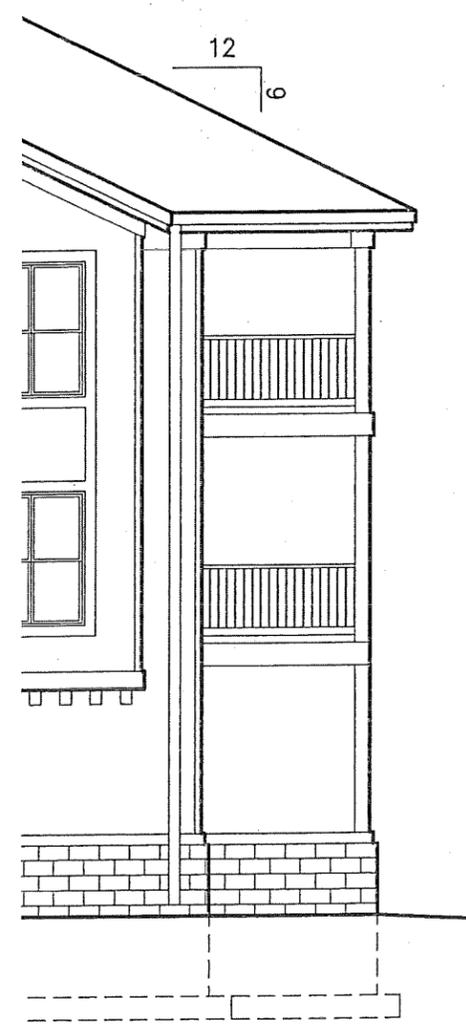
NORTH ELEVATION

1/8"=1'-0"



EAST ELEVATION

1/8"=1'-0"



SOUTH ELEVATION  
1/8"=1'-0"

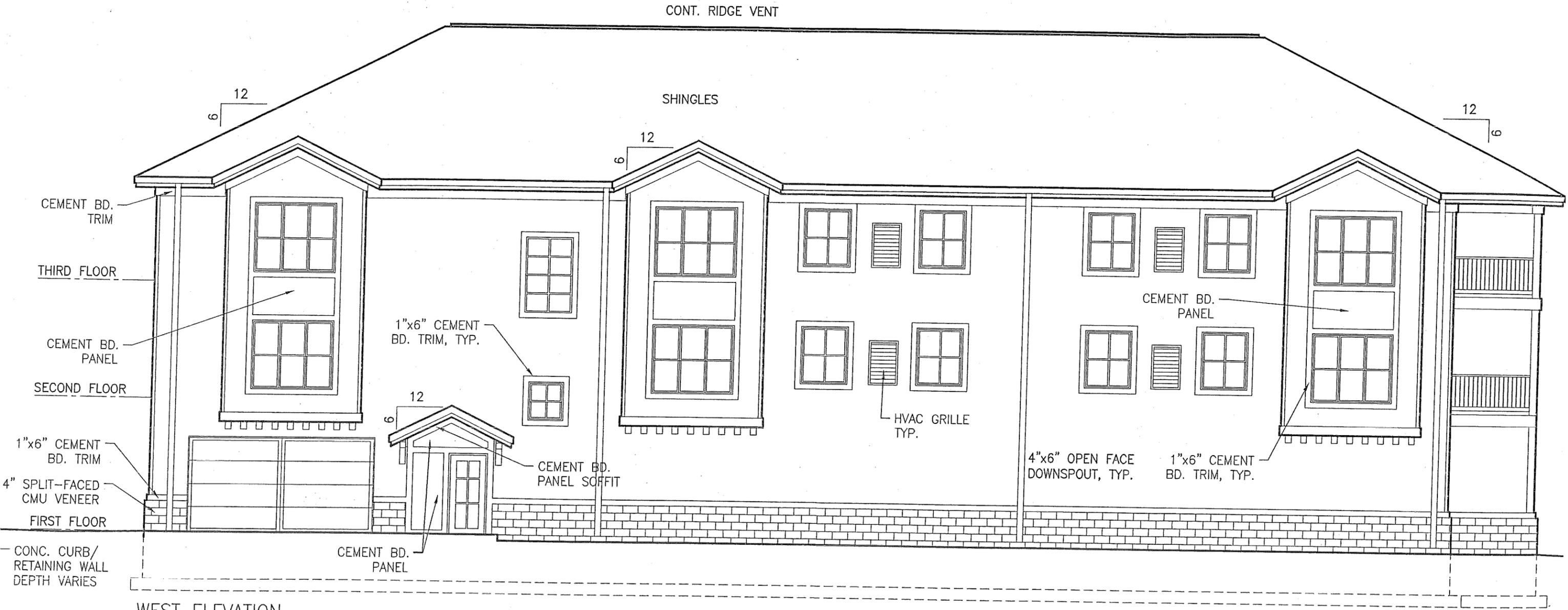
I HEREBY CERTIFY THAT THIS PLAN.



EAST ELEVATION

1/8"=1'-0"

CONC. CURB/  
RETAINING WALL  
DEPTH VARIES



CONT. RIDGE VENT

SHINGLES

CEMENT BD. TRIM

THIRD FLOOR

CEMENT BD. PANEL

SECOND FLOOR

1"x6" CEMENT BD. TRIM, TYP.

HVAC GRILLE TYP.

CEMENT BD. PANEL

1"x6" CEMENT BD. TRIM

4" SPLIT-FACED CMU VENEER

FIRST FLOOR

CEMENT BD. PANEL SOFFIT

4"x6" OPEN FACE DOWNSPOUT, TYP.

1"x6" CEMENT BD. TRIM, TYP.

CEMENT BD. PANEL

CONC. CURB/RETAINING WALL DEPTH VARIES

WEST ELEVATION

1/8"=1'-0"