Proposed Action:
Consider motion approving with one condition the variance request of Alliance Bank to maintain their current address of 322 North Minnesota Street at their new building location on Lots 12 and 13, Block 62 North of Center Street. OR
Deny the variance request of Alliance Bank to maintain their current address of 322 North Minnesota Street at their new building location on Lots 12 and 13, Block 62 North of Center Street.

Board/Commission Recommendation:
The Planning Commission unanimously recommended approval of the variance with one condition at its July 25, 2019 meeting.

Overview:
Zoning: B-3 (General Business District)
Current Street Address for Existing Building: 322 North Minnesota Street
Street Address for New Building Based on City's Address Plan: 306 North Minnesota Street

Background:
- The City's Subdivision Regulations are found in Chapter 10 of the City Code.
- Section 10.11 establishes regulations for the "Numbering of Houses and Buildings." (See attached regulations)
  - Sub. 5 Map. of this section states that the Finance Director "shall furnish to any owner, occupant, or agent of any such house or buildings, upon application and without change, such information as will enable such person to procure and display the correct numbers upon the premises in question." This assignment was transferred to the Building Safety Department and Community Development Department prior to 1980.
- The City's Address Plan for the grid portion of the community is attached as MAP 1.
- The City also has Address Plans for the City's outlots and annexed areas as well as campus addresses for larger areas under one ownership (MLC, Airport, Public High School).
- Alliance owns the west side (Lots 8-14) of Block 62 North.
- Alliance is in the process of constructing a new bank building and parking lot on Lots 12-14. The drive through would be located on Lot 11.
- For a multi-lot project, the location of the front door determines the building's street address.
- City staff can not find any evidence of a variance being granted in the past 42 years for a street address.
• The Alliance banking system has 7 locations including New Ulm.
• The Alliance system deals with state, federal, and quasi-federal agencies.
• The applicant's response to the review criteria can be found on page 2 of the Variance Request form (See attached variance application)

**Recommendation:**
The Planning Commission recommended approval with conditions for the following reasons:
• Alliance's new bank building in New Ulm will be the designated location for its banking system operations and documents.
• Alliance owns the entire 1/2 block, and will be moving operations within the same 1/2 block.

**Condition:**
• The address change would take effect upon the occupancy of the new bank building, at which time the address of the existing building would also be changed.

**Primary Issues/Alternatives to Consider:**
• Request is not consistent with the City's existing Address Plan.
• Request is not consistent with past actions associated with street addresses.
• What are the unique circumstances that necessitate the variance?
• Approval of the request would set a precedent.

**Budgetary/Fiscal Issues:**
N/A

**Attachments:**
Alliance Bank Variance Application
MAP 1 Original and current address plan for grid section of community
MAP 2 Aerial photo of site with parcel lines, and current and proposed addresses
MAP 3 Lot line map with current and proposed lot addresses
Section 10.11 from the City's Subdivision Regulations
VARIANCE APPLICATION

City of New Ulm Community Development Department
100 North Broadway
New Ulm, Minnesota 56073
Web Site: www.newulmnn.gov

APPLICATION FEE: $150.00 Make check payable to "City of New Ulm.”
Application fee must be provided at the time of application.

Please print.

APPLICANT
NAME: Alliance Bank
ADDRESS: 322 North Minnesota Street
New Ulm, MN 56073
EMAIL ADDRESS: dan.braam@alliancebanks.com

PHONE NUMBERS
HOME: 
WORK: 507-233-8200
CELL: 

PROPERTY OWNER (If different from Applicant) 
NAME: 
ADDRESS: 
EMAIL ADDRESS: 

PHONE NUMBERS
HOME: 
WORK: 
CELL: 

PROPERTY INFORMATION
PROPERTY ADDRESS: 322 North Minnesota Street
Lands 8, 9, 10, 11, Block 62 North of Center Street, City of New Ulm, Brown County Minnesota.

CURRENT ZONING DISTRICT: B-3
ACREAGE/SIZE: 200 x 165

CURRENT USE OF PROPERTY: Commercial Bank
DESCRIPTION OF PROPOSED PROJECT: Construction of new Banking Facility

SPECIFY THE SECTION OF THE CITY CODE FROM WHICH A VARIANCE IS SOUGHT: Section 10.10

EXPLAIN HOW YOU WISH TO VARY FROM CITY CODE REQUIREMENTS:
(If more space is needed, attach a separate sheet.)

We are requesting to maintain our current street address for our new building currently under construction located on the same block as our current facility.

NOTE: Unless waived by the Community Development Department, a site plan is required to accompany this application.

Date received: JUL 01 2019
Fee paid: 150.00 CK# 104833
Permit #: 

Varied Application – Page 1 of 2

Updated 3-2-18
REQUIREMENTS FOR APPROVAL
The City’s Land Use Regulations (Chapter 9 of the City Code) provide standards to evaluate your Variance request. An incomplete application will not be accepted. Please answer the following questions as they relate to your request. (If more space is needed, attach a separate sheet.)

1. In your opinion, is the variance in harmony with the purposes and Intent of Chapter 9?
   Yes (X)  No ( )  Why or why not? Our request does not impact any land use regulations noted in Chapter 9

2. In your opinion, is the variance request consistent with the City’s Comprehensive Plan?
   Yes (X)  No ( )  Why or why not? Construction of the new building is consistent with the comprehensive plan.

3. In your opinion, does the proposal put property to use in a reasonable manner?
   Yes (XX)  No ( )  Why or why not? The property will have a new building constructed on it that will replace and combine current business operations.

4. In your opinion, are there circumstances unique to this property that necessitate the need for a variance?
   Yes (XX)  No ( )  Explain. New facility will be literally feet away from current business located on the same block.

5. In your opinion, are there circumstances unique to this property that necessitate the need for a variance that were not created by the property owner?
   Yes (X)  No ( )  Explain. The necessity to seek a variance was created by city staff by their interpretation of city code.

6. In your opinion, will the variance maintain the essential character of the neighborhood?
   Yes (XX)  No ( )  Why or why not? Our customers know our location by this street address and it could cause confusion for them to change it. It also has minimal impact on neighboring property owners.

7. In your opinion, do economic conditions alone constitute the practical difficulty (reason for the variance)?
   Yes (XX)  No ( )  Why or why not? If we are forced to change addresses we will be required to file numerous applications/forms with various federal and state agencies and regulators. This facility will conduct a variety of operational functions for the entire Alliance Bank system which requires a physical street address.

In order to grant a Variance, the Planning Commission and City Council must make a finding that the Variance request complies with the above standards. The Applicant has the burden of proof to show that all of the standards listed above have been satisfied.

The undersigned certifies that he/she is familiar with application fees and other associated costs, and also with the procedural requirements of the City Code and other applicable ordinances. (Both signatures are required if the Applicant is not the Property Owner.)

[Signature]
Applicant’s Signature

[Date]
6-28-19

[Signature]
Property Owner’s Signature

[Date]
MAP 2

PARCEL LINES, CURRENT AND PROPOSED ADDRESSES

Current Address: 322 N. Minnesota

Approx. Location of New Alliance Bank Building

Assigned Address: 306
Requested Address: 322

327 N. German
Glockenspiel
317 N. Minnesota
315 N. Minnesota
313 N. Minnesota
311 N. Minnesota
307 N. Minnesota
303 N. Minnesota
301 N. German
304 N. Minnesota
300 N. Minnesota
311 N. German
301 N. German
Lot Line Map with Current and Proposed Addresses

Current Address: 322 N. Minnesota St.
Assigned Address: 306 N. Minnesota St.
restrictions, or other legal provisions necessary. Such application shall be forthwith
transmitted to the Board of Zoning Adjustment for consideration and recommendation to
the City Council in accordance with the standards and procedures set forth in subdivisions
2 through 4 of section 9.81 of the City Code.

Section 10.11. Numbering of houses and buildings. The following system of house
numbering upon the streets and avenues in the City of New Ulm is hereby adopted, and
houses and buildings shall be assigned numbers in accordance with the following plan:

Subdivision 1. Northwestern/southeasterly streets. All streets running Northwestern
and Southeasterly shall be divided by Center Street, and Center Street shall be used as
the starting point for numbering such streets Northwestern and Southeasterly
respectively. That part of any street running Northwestern from Center Street shall, for
the purpose of this ordinance, receive the additional designation of "North" as "N.
Minnesota Street", and that part of any street running Southeasterly from Center Street,
shall receive the additional designation of "South" as "S. Minnesota Street."

Subd. 2. Streets parallel with Center Street. Front Street shall be used as the starting
point for numbering all streets running parallel with Center Street, and the numbers on
such streets shall commence with 100 on Front Street and run therefrom Southeasterly
along such streets. The number below 100 on such streets may be assigned to parts on
such streets, or other streets running Northeasterly from said Front Street.

Subd. 3. Streets within outlots. The starting point for numbering all streets platted
within outlots shall be determined by the City Council, but shall in general follow the
method set forth in the preceding two paragraphs.

Subd. 4. Numbering within blocks. Numbers shall be assigned to every 25 feet or less
lineal front distance in each block. If more than one doorway exists on such distance,
such additional doorway may be designated by the addition of a 1/2 to the regular number
of such distance. The even numbers shall always be used on the right hand side, and the
odd numbers shall always be used on the left hand side of all streets, from their
respective starting points. The numbering of each street, except as herein otherwise
provided for, shall commence with 1 at its starting point, and every consecutive block
after the first block from the starting point, shall commence with such consecutive 100 as
such block is distant in blocks from the starting point of such street. All whole numbers
shall be at least 3 inches in height and placed on, above, or immediately adjoining the
doorway or other conspicuous place, so that the same are at all times in plain sight from
the sidewalk on such street.

Subd. 5. Map. The Finance Director shall cause to be prepared and keep in the Finance
Director's office a map or maps of convenient size, on which shall be shown the
numbering of houses and buildings, which now are or hereafter may be erected on any
street or avenue in this City, as provided in this section, and shall furnish to any owner,
occupant, or agent of any such house or buildings, upon application and without charge,
such information as will enable such person to procure and display the correct numbers
upon the premises in question.

Subd. 6. Placement of numbers. The City Council shall give public notice by resolution,
published once in the official newspaper of said City, whenever it requires all owners of
houses and buildings within said City or certain limits thereof designated in such
resolution, to place the correct numbers upon such houses and buildings within said
limits; whereupon it shall be the duty of all such owners of houses and buildings on the
streets designated within said limits to obtain from the Finance Director the correct
numbers of their respective houses and buildings, and to cause said numbers to be
properly placed and to maintain in a conspicuous place on such houses and buildings, in
conformity with the provisions of this section, within 30 days from the date of publication
of such notice.

Subd. 7. Unauthorized numbers. No person shall display on any house or building
fronting on any street, avenue, alley, or public ground, any numbering different from the
numbers authorized herein to be placed thereon.

Subd. 8. Violation. Any person failing to comply with the provisions of this section shall
be guilty of a misdemeanor. Each day such violation shall continue shall be and
constituted a separate offense hereunder.

Section 10.12. Misrepresentations. It is unlawful for any person to misrepresent that any
improvement on any street has been constructed according to the plans and specifications
approved by the City Council, or has been supervised or inspected by the City or any
designated agency, when in fact such improvements have not been so constructed,
supervised, or inspected.