

City of La Crescent
Planning Commission
Meeting Notice



November 7th, 2023 - 5:30 P.M.
LA CRESCENT COMMUNITY BUILDING
336 SOUTH FIRST STREET

Agenda

1. Call To Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of October 30th, 2023 Meeting Minutes
5. Variance application- PC-23-01-VAR 400 Backstretch Court
6. League of Minnesota Cities Planning Commission Guide(Handout)
7. Adjourn

MINUTES, SPECIAL MEETING
PLANNING COMMISSION, CITY OF LA CRESCENT, MINNESOTA
OCTOBER 30th, 2023

The Planning Commission met at 5:30 p.m., on October 30th, 2023 in the City's Community Building located at 336 S. 1st Street.

Item 1. Call to Order

Chair Greg Husmann called the meeting to order at 5:30 p.m.

Item 2. Pledge of Allegiance

Members recited the Pledge of Allegiance.

Item 3. Roll Call

Upon a roll call taken and tallied by Josh Tarrence, Building Inspector, the following members were present: Chair Greg Husmann, Vice Chair Mike Welch, Dave Hanifl, Jerry Steffes, Ryan Stotts, and Christopher Langen. Member Dave Coleman absent. Ex-Officio City Council Representative Cherryl Jostad was present. Community Development Director Larry Kirch, City Engineer, Tim Hruska of WHKS and City Attorney, Skip Wieser were also present.

Item 4. Approval of the October 3rd, 2023 Planning Commission Minutes

Commissioner Steffes asked that Jason Ludwigson's name be attached to the title of Sustainability Coordinator in the minutes. Vice Chair Welch made a motion to accept the minutes from the October 3rd meeting with the aforementioned correction. Commissioner Stotts seconded the motion. Upon a roll call vote taken and tallied by Josh Tarrence, Building Inspector, the following Members voted in favor thereof, viz;

Mike Welch	Yes
Ryan Stotts	Yes
Dave Hanifl	Yes
Greg Husmann	Yes
Chris Langen	Yes
Jerry Steffes	Yes

and none voted against the same. The motion was declared duly carried.

Item 5. Public Hearing: Walnut Street Corridor Plan

Community Development Director Larry Kirch gave a condensed presentation of the Walnut Street Corridor
Special Planning Commission Meeting - October 30th, 2023

Page 1

Plan. He explained, the Economic Development Committee had approved the plan with nine additional conditions. The floor was opened for public comment and questions. The planning commission was addressed by five residents of La Crescent.

- Greg Fiegen, 414 Park St
- Kortney Kistler, 418 Park St
- Lisa Fiegen, 414 Park St
- Angel Klankowski, 102 N Walnut St
- Jeff Henthorne, 417 Park St

The public hearing was closed after no further public comments or questions were presented. The planning commission discussed the plan and asked any questions they had. After discussion, a motion was made by Commissioner Hanifl to approve the Walnut Street Corridor Plan, with the Economic Development Committee’s nine additional conditions, using an alternative route other then Park Street. The motion was seconded by Commissioner Langen. Upon a roll call vote taken and tallied by Josh Tarrence, Building Inspector, the following Members voted in favor thereof, viz;

Dave Hanifl	Yes
Chris Langen	Yes
Ryan Stotts	Yes
Mike Welch	Yes
Greg Husmann	Yes
Jerry Steffes	Yes

and none voted against the same. The motion was declared duly carried.

Item 6. Public Hearing: Active Transportation Corridor Plan for Hwy 16 to Miller’s Corner

The Planning Commission opened the floor for comments or questions from the public in regards to the Active Transportation Corridor Plan. There were no members of the community present in regards to the aforementioned plan. The public hearing was closed. Community Development Director Larry Kirch gave a condensed presentation about the Active Transportation Corridor Plan from Hwy 16 to Miller’s corner. Discussion followed the presentation. A motion was made by Commissioner Hanifl to approve the Active Transportation Corridor Plan as presented. The motion was seconded by Vice Chair Welch. Upon a roll call vote taken and tallied by Josh Tarrence, Building Inspector, the following Members voted in favor thereof, viz;

Dave Hanifl	Yes
Mike Welch	Yes
Chris Langen	Yes
Greg Husmann	Yes
Ryan Stotts	Yes

Jerry Steffes

Yes

and none voted against the same. The motion was declared duly carried.

Item 7. Discussion of various application types to be heard before the Planning Commission and the role of Staff and Planning Commission Members.

City Attorney Skip Wieser addressed the Planning Commission in regards to the various application types that could be submitted for their review and action. Also discussed was the roles and responsibilities of the Members of the Planning Commission.

Item 8. Planning Commission updates from appointed City Council Representative.

Council Member Cherryl Jostad updated the Planning Commission Members on current items and issues being addressed with the City Council.

Item 9. Adjourn.

The Chair noted that the next meeting would be on November 7th, 2023 at 5:30 p.m. A motion was made by Commissioner Stotts to adjourn the meeting. The motion was seconded by Vice Chair Welch. Upon a roll call vote taken and tallied by Josh Tarrence, Building Inspector, the following Members voted in favor thereof, viz;

Ryan Stotts	Yes
Mike Welch	Yes
Greg Husmann	Yes
Chris Langen	Yes
Jerry Steffes	Yes
Dave Hanifl	Yes

and none voted against the same. The motion was declared duly carried.

The Planning Commission meeting was adjourned at 7:46 p.m.

**PLANNING COMMISSION – BOARD OF ADJUSTMENT PUBLIC MEETING
VARIANCE REQUEST – 400 BACKSTRETCH COURT**

STAFF REPORT

MEETING DATE: November 7, 2023

CASE NUMBER: PC-23-01-VAR 400 Backstretch Court - Variance

OWNER: Jeffery Michael Reget
616 4th Street N
La Crescent, MN 55947

PARCEL ID: 25.2298.000
Sect-09 Twp-104 Range-004 HORSE TRACK MEADOWS Lot-022 Block-001

APPLICANT: Jeffery Michael Reget

REQUEST: A variance to allow for a garage that is 100 percent of the building front footage facing a street.

LOCATION: 400 Backstretch Court

**GENERAL PLAN/
ZONING DESIGNATION:** Neighborhood Residential / R-1-A Low Density Residential

SURROUNDING USES: North: Residential;
South: Residential;
East: Residential;
West: Residential.

BACKGROUND

The subject property is Lot 22 of Block 1 of the Horse Track Meadows Subdivision. The property is located at the northwest corner of Backstretch Court and Trifecta Avenue. The zoning code specifies that a garage may not exceed 55 percent of the ground floor linear street-facing building footage of the house and the applicant is seeking a variance to allow 100 percent of the house facing Trifecta Court to be the garage.

PROPOSAL

The applicant is requesting to construct a home on a corner lot, where the street facing linear building frontage for the garage is 100 percent of the street facing linear frontage of the residential building. PC-23-01-VAR is a variance request from the zoning code provisions found in Chapter 12, Zoning Ordinance, Section 12.14 R-1A - LOW DENSITY RESIDENTIAL DISTRICT, Subd. 6. Special Minimum Requirements. A. Parking Regulations 3. Garage shall not comprise more than 55 percent of the ground floor street-facing linear building frontage. This standard is based on the measurement of the entire garage structure and not on a measurement of the garage door or doors only.

BUILDING AND ZONING STAFF ANALYSIS

Relationship to Comprehensive Plan:

The subject site is designated by the City's General Plan as "Neighborhood Residential." The Comprehensive Plan states that this land use designation is "intended for City housing on public sewer and water with densities that range from three (3) to twelve (12) units per acre. Areas classified as NR (most of the City) will be predominately single-family detached units with the potential for some duplex, twindominiums, four plex, townhouses and multi-family housing (typically < 8 units per structure).

Housing

Objectives: 9. Current building and fire codes and the zoning ordinance will be consistently enforced.

Strategies: 11. Maintain and enforce development design guidelines for all housing types that will maintain neighborhood character, property values and aesthetics over time and enhance the social function, health, and safety of City neighborhoods. Refer to representative images of housing design strategies within this plan and zoning code regulations.



*Garages should
be further from
the street than
the front door*

City zoning and land use regulations: The City Zoning Code contains parking regulations in Section 12.14 for the Low-Density Residential District and specifies that no garage shall take up more than 55 percent of the of the ground floor street-facing linear building frontage.

Site Context:

The site is within the recently platted residential subdivision known as Horse Track Meadows.

Infrastructure Improvements:

N/A

Public Input:

Staff has not received any public comment regarding this application.

FINDINGS OF FACT FOR VARIANCE REQUEST

12.07 VARIANCES Subd. 1. Pursuant to Minn. Stat. Sec. 462.357, Subd. 6, as it may be amended from time to time, the Planning Commission, acting as a Board of Adjustment, may issue variances from the provisions of this zoning code. A variance is a modification or variation of the provisions of this zoning code as applied to a specific piece of property.

CRITERIA FOR GRANTING VARIANCE

The City Zoning Ordinance states the following:

A variance is a modification or variation of the provision of this zoning code as applied to a specific piece of property.

Subd. 2.

A. Variances shall only be permitted

1. when they are in harmony with the general purposes and intent of the ordinance, and
2. when the variances are consistent with the comprehensive plan.

B. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance.

Subd. 3. "Practical difficulties," as used in connection with the granting of a variance, means that

1. The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance;

2. The plight of the landowner is due to circumstances unique to the property not created by the landowner; and
3. The variance, if granted, will not alter the essential character of the locality.

Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems. The board may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance. DECISIONS. Following the public meeting or any continuance which is not appealed by the applicant, the Board of Adjustment shall grant or deny the variance upon a decision by a majority of members present. The Board of Adjustment may grant variances from the literal provisions of this Ordinance when the applicant for the variance establishes that there are practical difficulties as defined herein, and when they are in harmony with the general purposes and intent of the Ordinance and when the variances are consistent with the comprehensive plan. The Board of Adjustment may impose any reasonable condition in granting of such variances in order to ensure compliance with this Ordinance or to protect adjacent property. The Board of Adjustment may consider functional and aesthetic issues in order to protect the essential character of the neighborhood. The Board of Adjustment shall accompany its decision to grant or deny a variance with a statement of its findings.

APPLYING THE VARIANCE CRITERIA

City staff has reviewed the submitted application, the applicant's response (a - k) of the application, reviewed the adopted comprehensive plan, and the city's zoning code. As noted above from Subd. 2 A. of the zoning code, "Variances shall not be permitted when they are not in harmony with the general purposes and intent of the ordinance and when the variances are not consistent with the comprehensive plan."

- 1) There is no specific reference in the comprehensive plan to the maximum or minimum percentage a garage may take up along a street frontage, the Comprehensive Plan does specifically note that garages shall not be the dominate architectural feature of a home facing the street (see above photo and text from the Comprehensive Plan).
- 2) The comprehensive plan states "Maintain and enforce development design guidelines for all housing types that will maintain neighborhood character, property values and aesthetics over time and enhance the social function, health, and safety of City neighborhoods."

The staff finds that the variance request is not consistent with the above noted objective and strategy of the Comprehensive Plan.

Staff finds that the variance request is not in harmony with the general purposes and intent of the zoning ordinance, which is to carry out the intent of the City of La Crescent, Minnesota's plans and policies and to promote the public health, safety and general welfare. The Zoning

Code is very explicit regarding the 55 percent maximum for garage linear street facing building frontage.

Because the request does not meet the two-tail test specified for a variance, the request does not need to be analyzed under the “practical difficulties” analysis and should therefore not be approved.

STAFF RECOMMENDATION

The rationale the applicant is providing for a variance is that they do not want to redesign the house. Formal construction drawings have not been created and the applicant has submitted preliminary plans from a lumber company. If one were to analyze the request under the three practical difficulties criteria, the request does not meet criteria #2 and #3.

#2: The plight of the landowner is due to circumstances unique to the property not created by the landowner.

This property is not unique, it is simply a corner lot. Four other homes in this subdivision on corner lots have complied with this particular provision of the zoning code. The applicant does not provide sufficient rationale to indicate that the variance is justified because the property is unique.

After meeting with the applicant twice and giving the applicant a copy of the specific provision of the zoning code that the applicant does not wish to meet, the applicant states: “It is my understanding that the current code does not allow for you to have the entrance to your garage on a different street than the frontage of your home.” There is no prohibition in the code that prevents garage entrances on another street. City staff clearly stated that the house design, with 100 percent of the house being garage facing Trifecta Avenue was not compliant with the zoning code which has a maximum of 55 percent linear street frontage maximum.

Staff also attempted to illustrate to the applicant that the house floor plan could be flipped and have garage doors facing Backstretch Court which would then comply with the ordinance. Staff also suggested the house could have a side entry garage on the west end of the lot which would also comply with the zoning ordinance.

#3: The variance, if granted, will not alter the essential character of the locality.

The City Board of Adjustment has never approved a variance to allow 100 percent of a garage ground floor street facing linear building frontage. In reviewing previous variance requests for this code provision, the maximum is 63 percent. Two of four previous applicants eventually redesigned the home to eliminate the need for the variance. To allow a 100 percent variance would alter the essential character of Horse Track Meadows Subdivision.

RECOMMENDED MOTION FOR VARIANCE

I move that the Planning Commission serving as the Board of Adjustment (APPROVE/DENY) case PC-23-01-VAR – 400 Backstretch Court, a request by Jeffrey Michael Reget to allow for a garage to have 100 percent of the ground floor street facing linear building frontage fronting Trifecta Avenue rather than the maximum allowable of 55 percent.

The Planning Commission Statement of Findings (Refer to Exhibit 2):

- 1)
- 2)
- 3)
- 4)
- 5)

Conditions:

Larry Kirch
Prepared by Larry Kirch,
Community Development Director

Attachments:

- Exhibit #1 – Houston County Beacon Aerial Map – Parcel Map
- Exhibit #2 – Variance Findings Form
- Exhibit #3 – Application - Variance Request

Appeal to the City Council

Pursuant to 12.07 Subd. 11 of the La Crescent Zoning Ordinance, upon approval or denial of a variance request by the Board of Adjustment, an applicant or other aggrieved party may file an appeal in writing to the City Council within ten (10) days of the decision, otherwise the decision by the Board of Adjustment becomes final.

Exhibit #1
Houston County Beacon Aerial Map – Parcel Map



Exhibit #2
Variance Findings Form

1. Is the request in harmony with the general purposes and intent of the ordinance?

The variance **is/is not** in harmony with the purpose and intent of the zoning ordinance based on the following findings of the Planning Commission because: _____

2. Would granting the variance be consistent with the Comprehensive Plan?

Granting the variance **is/is not** consistent with the Comprehensive Plan because: _____

Practical Difficulties Analysis

3. Does the property owner propose to use the property in a reasonable manner not permitted by the ordinance?

The property owner **does/does not** propose to use the property in a reasonable manner not permitted by the ordinance, given the purpose of the protections because: _____

4. Is the plight of the landowner due to circumstances unique to the property owner not created by the landowner?

There **are/are no** circumstances unique to the property that would prevent compliance with the ordinance because: _____

5. Would granting the variance allow the essential character of the locality to stay the same?

Granting the variance **will/will not** alter the essential character of the locality because: _____

Exhibit #3
Application - Variance Request

VARIANCE APPLICATION

SUBJECT PROPERTY INFORMATION	
PROJECT NAME: 400 Backstretch Ct Variance Application	
PROPERTY ADDRESS: 400 Backstretch Ct.	ASSESSOR'S PARCEL ID. 252298000
GROSS ACREAGE: .32	CURRENT ZONING DISTRICT: (2501) LESTC/SD300/FD6
PROPERTY OWNER	
NAME: Jeffrey Michael Reget	
MAILING ADDRESS: 616 S. 4th St. La Crescent, MN 55947	
EMAIL: Jeff Reget@yahoo.com	TELEPHONE: 608-797-2733
APPLICANT	
NAME: Jeffrey Michael Reget	
MAILING ADDRESS: 616 S. 4th St. La Crescent, MN 55947	
EMAIL: JeffReget@yahoo.com	TELEPHONE: 608-797-2733
OWNER AUTHORIZATION	
My signature below signifies that:	
I hereby declare that I am the owner, or authorized agent of the owner, of the above-described property and I agree to construct the building or use herein described in accordance with the regulations and ordinances that govern said improvement within the City of La Crescent and that the foregoing information contained on this application is a true and correct statement of my intentions. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a variance does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. I understand that any utility that must be moved as a result of additions or alterations to the property will be at my expense and I will be responsible for the cost of the plan check of this application even though I do not continue the project. I have also read and understand the instructions and information contained in the application materials. • I have read the application form and background information and have provided the required information. • I have reviewed the legal description on my property deed and indicated all recorded easements and deed restrictions on the submitted site plan. <i>(Please provide a description here of the easements and restrictions shown on your property deed. _____)</i> • I believe the information provided in this application is accurate to the best of my knowledge. • I am aware that City staff and/or Planning Commission members may view my property and proposed construction. <i>(Please note any special instructions regarding access to your property such as dogs, gates, alarms, etc. _____.)</i> • I understand that if this application is approved, a building permit is required for construction and that no construction may commence prior to issuance of the permit. No changes may be made without City approval, and changes may require a new application.	

	10/3/23 10/3/23
Property Owner Signature	Date
Applicant Signature	Date
REVIEW TIMEFRAME	
ADMINISTRATIVE COMPLETENESS REVIEW: 5 DAYS	REVIEW OF SUBMITTAL: 3 WEEKS

VARIANCE SUBMITTAL CHECKLIST

PLEASE RETURN THIS COMPLETED APPLICATION FORM WITH YOUR SUBMITTAL. SUBMITTALS WITHOUT THE INFORMATION BELOW WILL BE CONSIDERED INCOMPLETE AND WILL BE REJECTED. ALL SUBMITTAL MATERIALS MUST BE DELIVERED TO CITY HALL OR SUBMITTED VIA EMAIL IN PDF FORMAT.

PLEASE NOTE: IT IS HIGHLY RECOMMENDED THAT A PRE-APPLICATION MEETING BE HELD PRIOR TO A FORMAL SUBMITTAL.

- ☒ Project Narrative of Proposed Request (See Page 8 for further details)
- ☒ Site Plan
- ☒ Elevations and Floor Plans (if applicable)
- ☒ Copy of deed establishing ownership - *See Deed*
- ☒ Mailing Label Certification
- ☒ Mailing Labels (with Houston/Winona County parcel maps)
- ☒ Application Fees (\$150.00)
- ☒ All requested items have been included

Jeff Reget/ 400 Backstretch Court Variance Application

Jeff Reget
616 S 4th Street
La Crescent, MN 55947
JeffReget@yahoo.com
Cell – 608-797-2733

Application Narrative as required per Variance Application Requirements:

- **Brief Description of the project:**
 - It is my desire to build a house design using the 400 Backstretch Court address as the front of the home. This is a corner lot and I would like to have my garage and driveway entrance on Trifecta Avenue.
- **What specific variance to the Zoning Code are you requesting? What is the reason for your request?**
 - It is my understanding that the current code does not allow for you to have the entrance to your garage on a different street than the frontage of your home.
 - The house design that has been picked would work best with using Trifecta Avenue as the entrance; plans have already been submitted and would need to be re-drawn.
 - We were not aware of this Zoning Code restriction when purchasing a corner lot, nor was it listed in the Covenants provided for the property prior to purchase.
- **Describe specific, unique problems with the property, such as location, surroundings, mature trees, natural obstacles or formations and explain why the improvements you are requesting cannot be made in conformity with Zoning Code requirements.**
 - There are not any unique problems with the property other than that it is a corner lot and according the Zoning Code Requirements, the garage/ driveway is not allowed to be on a separate street to the front of the home.
- **Explain why, without the variance, you cannot use your property in the same manner as others in the same zone. Also, explain how the variance will not give you an advantage over others in the same zone.**
 - We have a corner lot, which most in this new neighborhood do not. We are also not aiming to build the same style house as most in the new neighborhood.
 - There is no advantage over anyone who would have a corner lot and wish have a similar set up. Many homes on corner lots in La Crescent, both new and old, have a similar set up as what is being requested.
 - Click on link for other houses in La Crescent with this set up:
 - https://share.icloud.com/photos/013-s5JR0_OHSJe0TqGHMVsfq
- **Location/ Address/ Tax Parcel ID of the Request**
 - Horse Track Meadows development on CTH 6

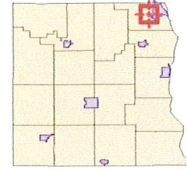
- 400 Backstretch Court, La Crescent, MN 55947
- 252298000
- **Legal Description**
 - Sect-09 Twp-104 Range-004 HORSE TRACK MEADOWS Lot-022 Block-001 LOT 22 BLOCK 1 DOC 298617; DOC 302621; DOC 309998
- **Vicinity Information**
 - The corner of Trifecta and Backstretch Court, West side of the street.
- **Current Site Conditions**
 - See Beacon for details, currently an empty lot
 - All distances from lot lines to buildings will be adhered to
 - Construction plans are not available but an image of the outside of the home is included.
 - The house would need to be flipped so the garage is on the opposite end.

Applicant's Findings of Fact:

- A. The house would need to be redesigned and our current plan apparently doesn't comply with Zoning Code based off the desired design.
 - a. The property will be used in a reasonable manner not permitted by the zoning ordinance.
 - b. The circumstances are unique to the property, not created by me and would not alter the character of the locality.
- B. Not Applicable.
- C. The design elements are aligned with the neighborhood for the aesthetics. It will be a similar size, height, color and materials to many other homes in the Horse Track Meadows that have been built recently.
- D. The request is for a driveway on the adjacent street, this would not adversely affect any property owners in the neighborhood. It would not impact views, privacy, traffic or any other items.
- E. The safety of others would not be impacted by this design or plan.
- F. Not Applicable.
- G. Our plan has been shown to a handful of our neighbors, no one has had any objections.
- H. The project has been discussed with numerous members of the City Staff by the builder, Ben Scheiber, to which we were informed that the Application for Variance was required.



Overview



Legend

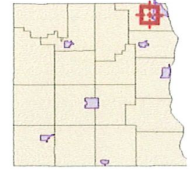
-  Parcels
-  Corporate Limits
- Roads
 -  <Null>
 -  COUNTY
 -  STATE
 -  US
-  Political Townships

Date created: 10/15/2023
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Developed by  **Schneider**
 GEOSPATIAL



Overview



Legend

-  Parcels
-  Corporate Limits
- Roads**
 -  <Null>
 -  COUNTY
 -  STATE
 -  US
 -  Political Townships

Parcel ID	252298000	Alternate ID	n/a
Sec/Twp/Rng	09-104-004	Class	20A - RES 1-3 UNIMPR LAND
Property Address		Acreage	n/a
District	LCSTC/SD300/FD6		
Brief Tax Description	LOT 22 BLOCK 1 DOC 298617; DOC 302621		
	(Note: Not to be used on legal documents)		

Owner Address REGET,JEFFREY MICHAEL
616 4TH ST S
LA CRESCENT, MN 55947

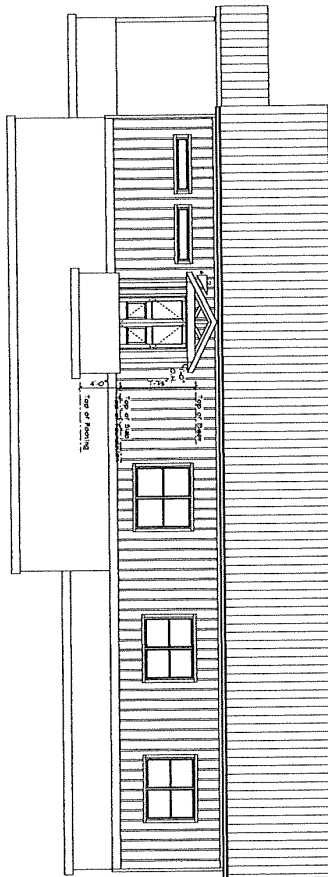
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Developed by  **Schneider**
GEOSPATIAL

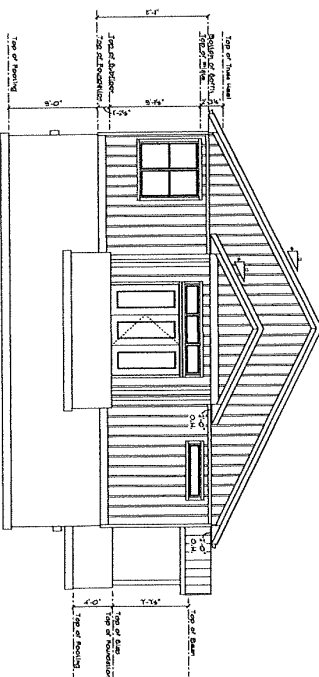
*** PRELIMINARY PLAN *** NOT FOR CONSTRUCTION

DISCLAIMER OF WARRANTIES
This plan was prepared by the undersigned architect for the purpose of illustrating the general character of the proposed building. It is not to be construed as a contract or as a warranty of any kind. The architect assumes no responsibility for the construction of the building or for the accuracy of the plan. The owner is advised that the plan is preliminary and subject to change without notice.

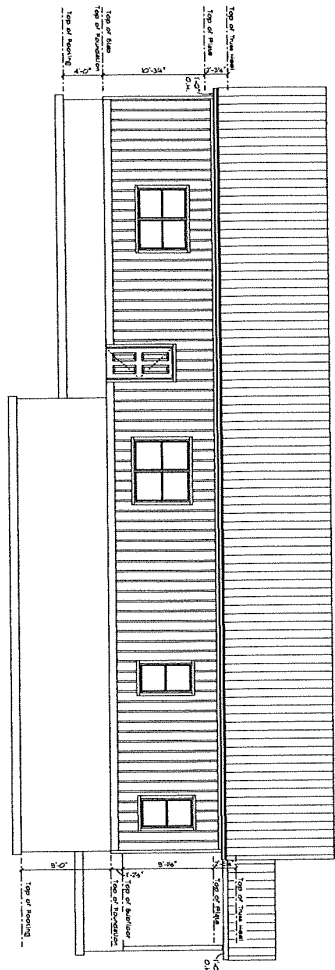
FRONT ELEVATION
SCALE 3/16" = 1'-0"



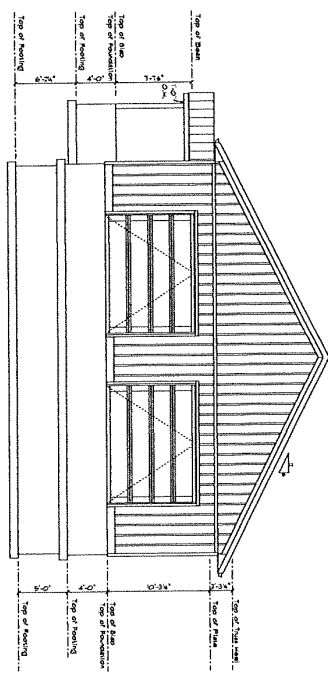
LEFT ELEVATION
SCALE 3/16" = 1'-0"



REAR ELEVATION
SCALE 3/16" = 1'-0"

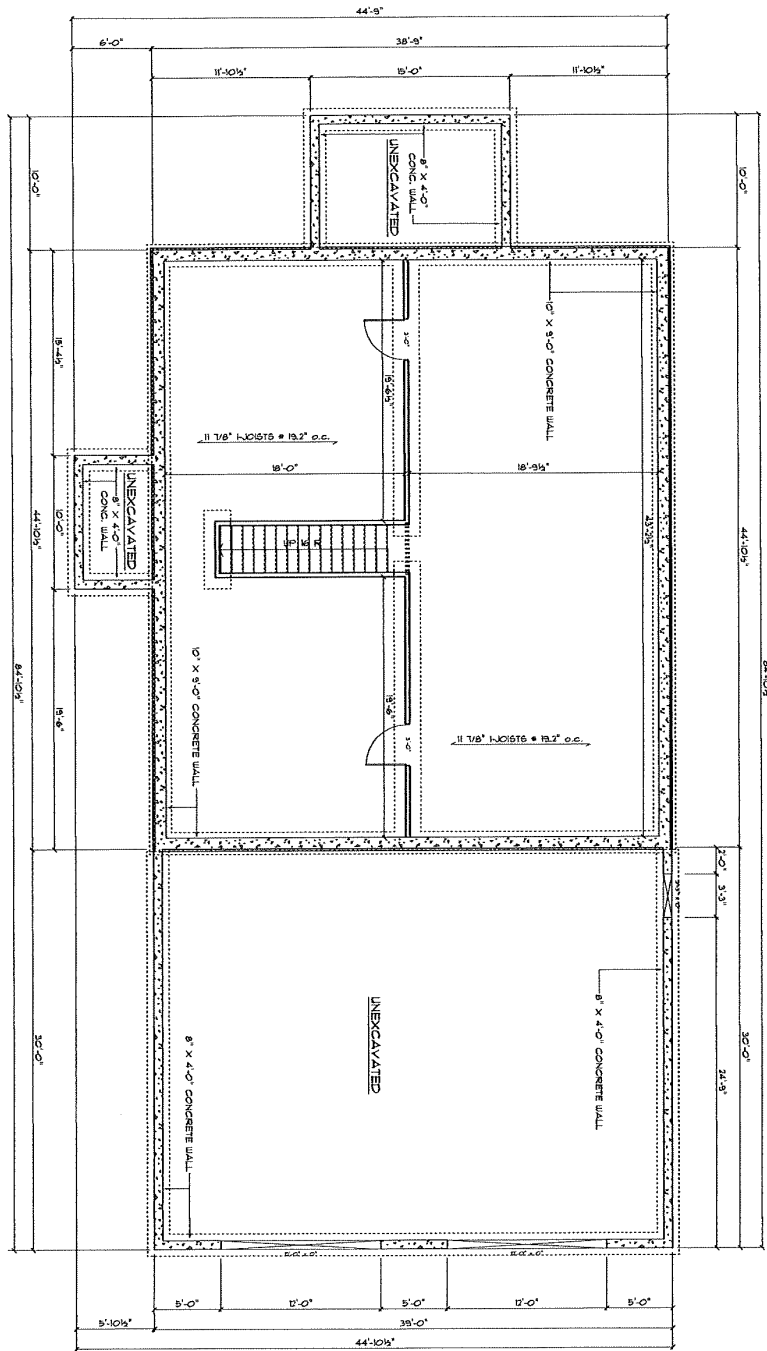


RIGHT ELEVATION
SCALE 3/16" = 1'-0"



*** PRELIMINARY PLAN ***
NOT FOR CONSTRUCTION

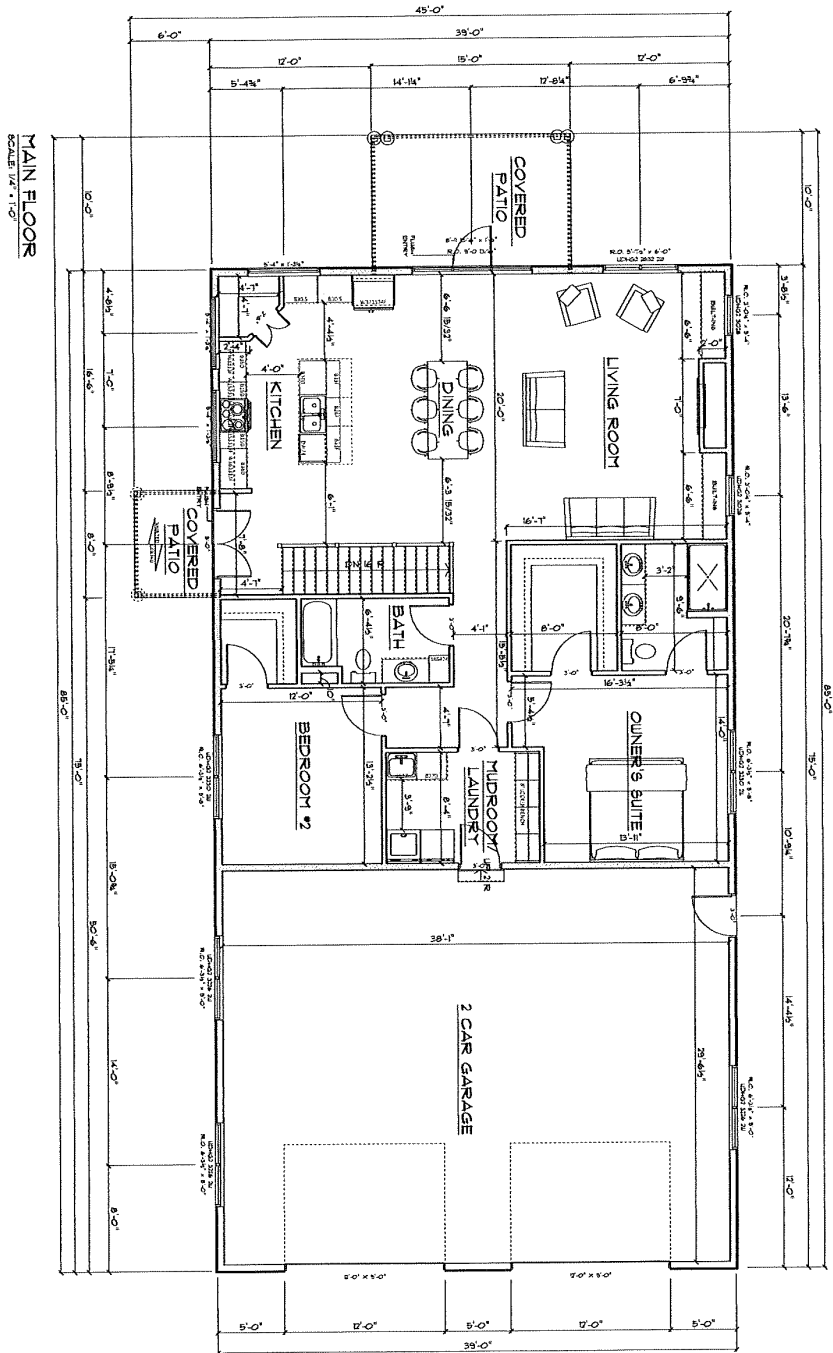
DISCLAIMER OF WARRANTIES
Kendell Lumber Company does not warrant the accuracy or completeness of the information contained herein. The information is provided for informational purposes only and is not intended to be used for any purpose other than that for which it was intended. The user assumes all liability for any use of the information other than that for which it was intended.



FOUNDATION
SCALE: 1/4" = 1'-0"

*** PRELIMINARY PLAN ***
NOT FOR CONSTRUCTION

DISCLAIMER OF WARRANTIES
P&L Lumber is a registered Lumber Company and
provides a system of lumber grading and
marking. The system is based on the National
Lumber Inspection Agency (NLGA) rules and
regulations. The system is designed to provide
the consumer with a reliable method of
determining the quality and quantity of
lumber. The system is not a guarantee of
quality or quantity. The system is subject to
change without notice. The system is not
intended to be used as a basis for
construction. The system is not intended to
be used as a basis for insurance. The system
is not intended to be used as a basis for
liability. The system is not intended to be
used as a basis for any other purpose.







(Top 3 inches reserved for recording data)

WARRANTY DEED

Individual(s) to Individual(s)

eCRV Number: 1529262

DEED TAX DUE: \$296.67

DATE: May 19, 2023

FOR VALUABLE CONSIDERATION, Kelley E. Blank, a single person ("Grantor"), hereby conveys and warrants to Jeff Reget ("Grantee"), as

(Check only one box.) ☐ tenants in common, (If more than one Grantee is named above and either no box is checked or both boxes are checked, this conveyance is made to the named Grantees as tenants in common.)
☐ joint tenants,

real property in Houston County, Minnesota, legally described as follows:

LOT 22, BLOCK 1, HORSE TRACK MEADOWS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE HOUSTON COUNTY RECORDER, MINNESOTA.

Check here if all or part of the described real property is Registered (Torrens) ☐

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Easements of record, if any.

Check applicable box:

- ☒ The Seller certifies that the Seller does not know of any wells on the described real property.
- ☐ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: .)
- ☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

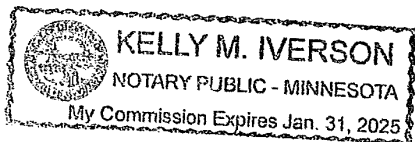
Grantor

Kelley Blank
Kelley E. Blank

State of Minnesota, County of **Houston**

This instrument was acknowledged before me on May 19, 2023, by Kelley E. Blank, a single person.

(Stamp)



Kelly Iverson
(signature of notarial officer)

Title (and Rank): _____

My commission expires: _____
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
Attorney Kelly M. Iverson
Wieser Law Office, P.C.
33 South Walnut Street, Suite 200
La Crescent, MN 55947

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED
IN THIS INSTRUMENT SHOULD BE SENT TO:
Jeff Reget
616 S. 4th St.
La Crescent, MN 55947

Mailing Label Certification

I/We, Jeff Regat

hereby certify that this is a complete list of property owners abutting and those property owners that would be abutting except for the existence of a right of way of the property proposed for a variance as obtained from the Houston or Winona County Assessor's Office on: (date obtained) _____.

I/We further certify that this list is not older than thirty (30) days at the time of filing of said application.

PLEASE PRINT

Jeff Regat
Property Owner Name

[Signature]
Signature

616 S. 4th St.
Street Address
L. Crescent, MN 55947
City, State, Zip

605-797-2733
Telephone

Jeff Regat
Property Owner Name

[Signature]
Signature

Street Address

City, State, Zip

Telephone

Agent Name

Signature

Street Address

City, State, Zip

Telephone

Parcel #
Name
Address
City/state/zip

252297000

Barbara Olson
404 Backstretch CT
La Crescent, MN 55947

28

252296000

Angela Van Moos
8418 County 25
Houston, MN 55943

252287000

Peggy Sue Trueblood
1547 Main St.
Onalaska, WI 54650

252293000

John Ritter
420 Backstretch CT
La Crescent MN 55947

252299000

Kevin and Chelsea Voight
300 Beacon Valley Rd
La Crescent, MN 55947

252291000

Alan Wandling
428 Backstretch CT
La Crescent, MN 55947

252285000

Kimberly Jorstad
1246 Analfi Canyon
Livermore, CA 94551

252289000

Thomas and Michelle Pychaus
2479 Thruway St.
Shakopee, MN 55379

252286000

Scott and Julie Waters
20945 June CT
Lakeville, MN 55044

252294000

Kieren and Say Patten
416 Backstretch CT
La Crescent, MN 55947

28

252284000

Kevin and Doreen Hart
749 Trifecta Ave.
La Crescent, MN 55947

25229200

Matt and Kris Walter
424 Backstretch CT.
La Crescent, MN 55947

25228800

Joe and Kristin Fee
440 Backstretch Ct.
La Crescent MN 55947

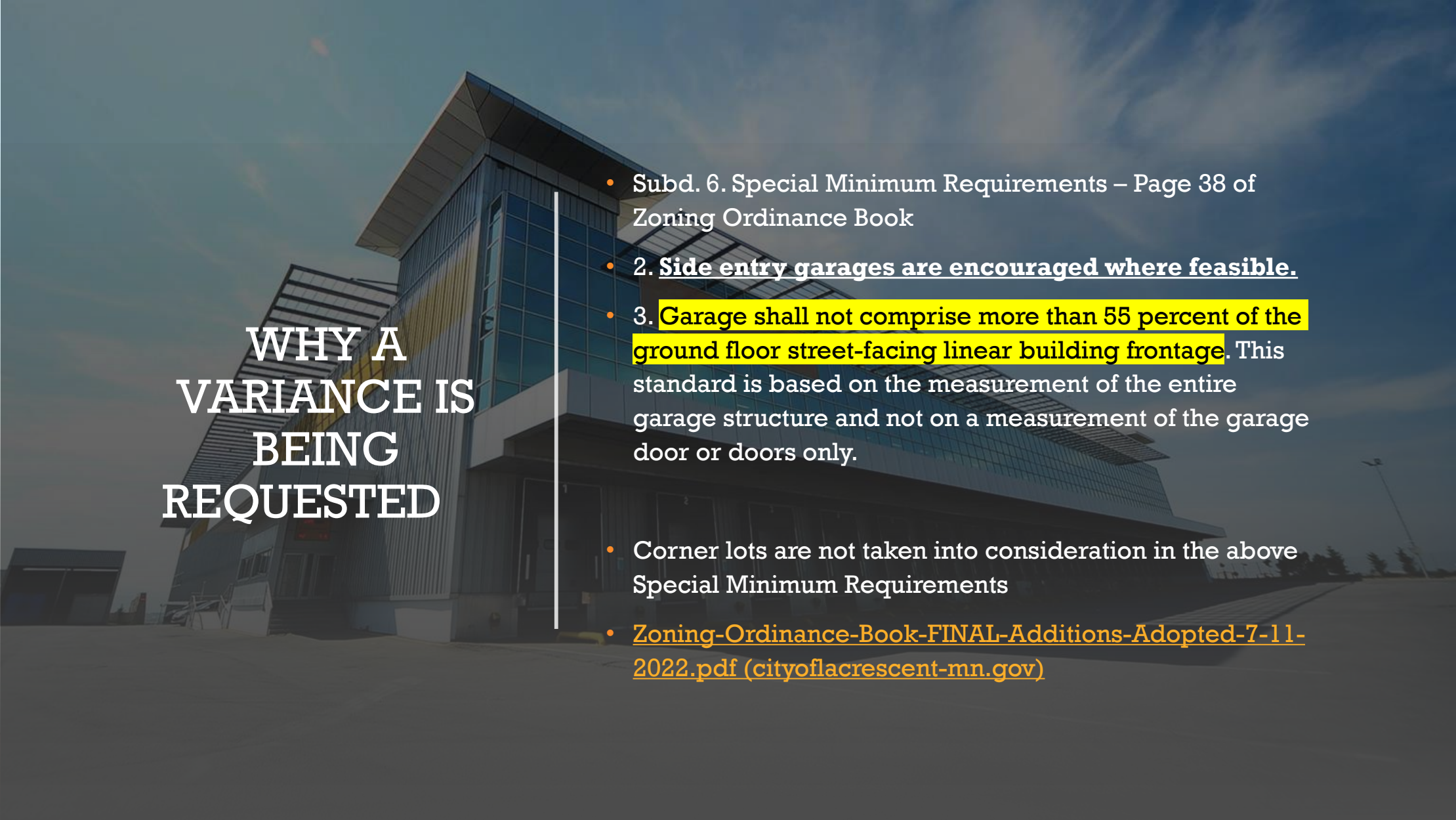
252283000

Peter and Paula Hagen
745 Trifecta Ave.
La Crescent, MN 55947



400 BACKSTRETCH COURT VARIANCE APPLICATION

CITY PLANNING COMMISSION MEETING 11-7-2023



WHY A VARIANCE IS BEING REQUESTED

- Subd. 6. Special Minimum Requirements – Page 38 of Zoning Ordinance Book
- 2. Side entry garages are encouraged where feasible.
- 3. Garage shall not comprise more than 55 percent of the ground floor street-facing linear building frontage. This standard is based on the measurement of the entire garage structure and not on a measurement of the garage door or doors only.
- Corner lots are not taken into consideration in the above Special Minimum Requirements
- [Zoning-Ordinance-Book-FINAL-Additions-Adopted-7-11-2022.pdf \(cityoflacscent-mn.gov\)](#)





HOUSE DESIGN

- Keeping with aesthetics of neighborhood
- Logical use of corner lot, driveway off adjacent road
- Allows for maximum yard
- Optimal patio placement for privacy
- All set backs will be met
- Only non-compliance is garage placement



PROS AND CONS

PROS

- Tax revenue
 - Real estate taxes
 - La Crescent businesses utilized as much as possible
- GreenStep City alignment
 - Solar planned, new efficient home and appliances
 - Yard space optimized

CONS

- Doesn't meet current Zoning Ordinance requirements which don't account for corner lots



THANK YOU FOR
YOUR
CONSIDERATION!