

City of La Crescent
Planning Commission
Meeting Notice



May 6th, 2025 - 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 April 1st, 2025, Meeting Minutes
5. Discussion on Re-zoning property – 333 South 2nd St
6. Update from Larry Kirch
7. Future agenda items- Commission Members
8. Adjourn

MINUTES, REGULAR MEETING
PLANNING COMMISSION, CITY OF LA CRESCENT, MINNESOTA
April 1st, 2025

The Planning Commission met at 5:30 p.m., on April 1st, 2025, in the City's Community Building located at 336 S. 1st Street.

Item 1. Call to Order

Chair Jerry Steffes 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: Dave Hanifl, Don Hogan, Mike Welch, Jerry Steffes, Greg Husmann, and Judy Enright. Ex-Officio City Council Representative Chris Langen was present. Gina Schneider was absent. Sustainability Coordinator Jason Ludwigson was also present.

Item 4. Approval of the January 7th, 2025 Planning Commission Minutes

After reviewing the minutes from the January 7th, 2025 meeting, a motion to accept the minutes, was made by Vice Chair Husmann and seconded by Commissioner Welch. Upon a roll call vote taken and tallied by Josh Tarrence, Building Inspector, the following Members voted in favor thereof, viz;

Greg Husmann	Yes
Mike Welch	Yes
Don Hogan	Yes
Dave Hanifl	Yes
Jerry Steffes	Yes
Judy Enright	Yes

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

Item 5. PC-25-01 AD SUB 609 Royal Court - Merrill

A public hearing was held in regards to an application for an Administrative Subdivision. The subject property is 609 Royal Court. The property owner, Jeff Merrill, addressed the Planning Commission in regards to moving the north west property pin 10 feet onto the adjoining property to allow for more space

to plant trees. Jeff owns the adjoining property as well. There were no other speakers in regards to this matter. The public hearing was closed. After a brief discussion by the Planning Commission, a motion was made by Vice Chair Husmann to approve the application with the following conditions and findings of facts. The motion was seconded by Commissioner Enright.

Conditions:

1. The applicant is responsible for utility hook ups and relocating or adding any utility easements.
2. The applicant shall work with the utility companies for any well-defined easements that will be required, and that the property description is recorded.
3. The applicant shall record the deed and accompanying survey in the office of the County recorder within ninety (90) days.
4. The Applicant will abide by all representations made by the Applicant or their agents made during the permitting process, to the extent those representations were not negated by the planning Commission or City Council and to the extent they are not inconsistent with the spirit or letter of explicit condition of the application.
5. The Applicant complies with all applicable federal, state, and local regulations.

Findings of fact:

1. The Administrative Subdivision conforms to all requirements for lots within a CDD Conservation Development District and the applicant has demonstrated by survey that they comply with the requirements.
2. The request is in harmony with the general purposes and intent of the ordinance and consistent with the comprehensive plan.
3. The property owner proposes to use the property in a reasonable manner permitted by the zoning ordinance.
4. The lot boundary line adjustments/lot split will not alter the essential character of the locality

Upon a roll call vote taken and tallied by Josh Tarrence, Building Inspector, the following Members voted in favor thereof, viz;

Greg Husmann	Yes
Judy Enright	Yes
Jerry Steffes	Yes
Mike Welch	Yes
Don Hogan	Yes
Dave Hanifl	Yes

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

Item 6. Update from Jason Ludwigson- Sustainability Coordinator

Jason Ludwigson gave an update to the Planning Commission on the projects and grants he is working on for the City of La Crescent. No action was needed on this item.

Item 7. Future Agenda Items

The Planning Commission discussed possible training and continuing education opportunities for the commission.

Item 8. Adjourn

A motion was made to adjourn the Planning Commission meeting by Commissioner Welch and seconded by Commissioner Enright.

The Planning Commission meeting was adjourned at 6:39 p.m.



TO: Planning Commission Members

FROM: Josh Tarrence- Building Inspector

DATE: April 30th, 2025

RE: Re-zoning subject property – 333 South 2nd St.

The City of La Crescent has recently learned that the property of 333 South 2nd St, is possibly for sale. The subject property was previously the location for Traditions, an assisted living and dementia care facility that was completely destroyed by a fire last fall. The city has been contacted by two different potential buyers wanting to discuss options that could be constructed on the property. Both potential buyers expressed interest in constructing a multi-family residential occupancy. Current zoning for the property is C-1 Highway Commercial, which does not allow for any type of residential occupancies. The opposite side of the street, the north side of South 2nd Street is zoned CBD Central Business District. Central Business District does allow for multi-family residential occupancies to be constructed. The city would like the Planning Commission to review the information and request a public hearing for the June 3rd, 2025, Planning Commission Meeting, to consider the re-zoning of the parcels to include; the south side of South 2nd Street, from Oak Street to Walnut Street and stopping at the alley behind those parcels to Central Business District. Re-zoning these parcels would be in compliance with the City's Comprehensive Plan, as well as the Future Land Use map.

word "structure"; the word "used" shall include "arranged, designed, constructed, altered, converted, rented, leased" or "intended to be used"; the "may" is permissive; and the word "shall" is mandatory and not discretionary. The masculine gender includes the feminine and neuter genders.

Subd. 2. DEFINITIONS REFERENCED. Definitions used in this ordinance are included in Section 12.55.

12.04 ADMINISTRATIVE PROCEDURES

Subd. 1. PUBLIC HEARINGS. A public hearing is required for the following applications: zoning text and map amendment, Conditional Use Permits, amendments and revocations; Preliminary Plats; Minor Subdivisions, Planned Unit Developments (PUD's), Interim Use Permits, amendments and revocations and vacations of public right of way or drainage easement. A notice of the time, place, and purpose of the hearing shall be published in the official newspaper of La Crescent at least ten days prior to the day of the hearing. When a public hearing involves changes in district boundaries or is a required hearing for a zoning permit, a similar notice shall be mailed at least ten days before the day of the hearing to each owner of affected property and property situated wholly or partly within 350 feet of the property to which the hearing relates. For the purpose of giving mailed notice, the Building Official may use the appropriate records to determine the names and addresses of owners. A copy of the notice and a list of the owners and addresses to which the notice was sent shall be attested to by the Building Official and shall be made a part of the records of the proceedings. The failure to give mailed notice to individual property owners shall not negate the proceedings of such hearing provided a bona fide attempt to comply with these procedures has been made. All applicants shall provide the list of the owners and addresses secured from the Houston County Recorder to which the notice is to be sent.

Subd. 2. PUBLIC MEETINGS. Where, in the administration of this ordinance, a public meeting is required, said meeting shall occur at a regularly scheduled meeting of the meeting body or at a special meeting only after public notification of said special meeting by public posting.

Subd. 3. TEXT AMENDMENTS AND DISTRICT CHANGES. Whenever the public necessity to maintain the integrity of this ordinance requires it, the City Council may, by ordinance, amend the text of this ordinance or change the district boundaries shown on the Zoning Map. Such changes shall be made only after the Planning Commission has held a public hearing and made a recommendation to the City Council. A notice of the time, place and purpose of the hearing shall be published in the official newspaper of the municipality at least ten days prior to the day of the hearing. When an amendment involves changes in district boundaries affecting an area of five acres or less, a similar notice shall be mailed at least ten days before the day of the hearing to each owner of affected property and property situated wholly or partly within 350 feet of the property to which the amendment relates. For the purpose of giving mailed notice, the Building Official for mailing the notice may use any appropriate records to determine the names and addresses of owners. A copy of the notice and a list of the owners and addresses to which the notice was sent shall be attested to by the Building Official and shall be made a part of the records of the proceedings. The failure to give mailed notice to individual

property owners, or defects in the notice, shall not invalidate the proceedings, provided a bona fide attempt to comply with this subdivision has been made.

Subd. 4. INITIATING CHANGES. Text amendments or district boundary changes may be initiated by either the City Council or Planning Commission. In addition, district boundary changes may be initiated by petition by any property owner within the boundary change area. Property owner petitions shall be submitted to the Building Official three weeks (21 days) prior to the Planning Commission meeting at which the petition is to be heard. The property owner petition for change shall include a legal description of the property to be changed, a description of the existing and intended use of the property lines of the change area and adjacent properties, and the required filing fee. Approval of a request shall require passage by a majority vote of the entire City Council, except an amendment changing a district from residential to commercial or industrial shall require a two-thirds majority vote of all members.

Subd. 5. DEADLINE FOR ACTIONS. Pursuant to Minnesota Statutes, Section 15.99, a written request for zoning action shall be approved or denied within sixty (60) days of the receipt of a complete application with the following considerations:

Failure to act within this time frame approves the request.

Any denial must state in writing the reasons for the denial.

The City has fifteen (15) business days after the receipt of any part of the application to inform the applicant in writing that the application is missing a required element.

If an application is amended, the sixty (60) day period begins again upon receipt of a complete amended application.

The City may extend the review period by up to sixty (60) days if it provides the applicant written notice of and the reasons for the extension prior to the end of the initial sixty (60) day period.

12.05 ZONING BOARD OF APPEALS

Subd. 1. ZONING BOARD OF APPEALS. The Zoning Board of Appeals shall be the City Council.

Subd. 2. ACTIONS. The Zoning Board of Appeals shall act upon all questions as they may arise in the administration of this Ordinance, including the interpretation of zoning maps, and it shall hear and decide appeals from and review any order, requirement, decision, or determination made by an administrative official charged with enforcing this Ordinance. Such appeal may be taken by any person, firm or corporation aggrieved or by any officer, department, board or bureau of a town, municipality, county or state.

Subd. 3. APPEALS. Any person aggrieved by any decision of the Planning Commission or the Building Official regarding the administration of this Title may appeal to the Zoning Board of Appeals (City Council). All appeals hereunder must be filed in writing within 10 days of the decision, by filing with the Building Official a written notice of

Houston County, MN

Summary

Parcel ID 250457000
Property Address 333 2ND ST S
LA CRESCENT
Sec/Twp/Rng 10-104-004
Brief Sect-10 Twp-104 Range-004 LA CRESCENT PLAT Lot-999 Block-087 LOTS 1-2-3 &
Tax Description W 10 FT LOT 4 BLK 87 LA CRESCENT PLAT DOC 237086; DOC 272398; DOC 293180
(Note: Not to be used on legal documents)
Deeded Acres 0.00
Class 205 - (NON-HSTD) RES 4 OR MORE UNITS
District (2501) LCSTC/SD300/FD6
School District 0300



Owner

Primary Taxpayer
Traditions Of La Crescent LLC
PO Box 143
Kasson, MN 55944

Sales

Date	Seller	Buyer	Recording	eCRV	Sale Condition - NUTC	Type	Multi Parcel	Amount
12/21/2018	3 RIVERS PROPERTIES LLC	Traditions of La Crescent, LLC	293180	908701	NORMAL ARMS-LENGTH TRANSACTION	Warranty Deed		\$1,050,000.00
12/4/2012	CLADDAGH HOUSE INC LARRY L & MARY C LEDEBUHR	3 RIVERS PROPERTIES LLC	272398	2724	Not Typical Market	Warranty Deed		\$1,125,000.00
3/31/2005	BETHANY-ST JOSEPH CORPORATION	CLADDAGH HOUSE INC				N/A		\$530,000.00
11/13/1991	LUTHER H. RODVIK	CITY OF LACRESCENT				N/A		\$0.00
10/1/1991	CITY OF LA CRESCENT	BETHANY ST JOSEPH CORPORATION			NORMAL ARMS-LENGTH TRANSACTION	N/A		\$55,000.00

Recent Sales In Area

Sale date range:

From:

05 / 01 /

To:

05 / 01 /

Search Sales by Neighborhood

Search Sales by Subdivision

Distance:

1500

Units:

Feet



Search Sales by Distance

Valuation

	2026 Assessment	2025 Assessment	2024 Assessment
+ Estimated Building Value	\$0	\$944,600	\$975,500
+ Estimated Land Value	\$105,600	\$105,600	\$72,000
+ Estimated Machinery Value	\$0	\$0	\$0
= Estimated Market Value	\$105,600	\$1,050,200	\$1,047,500

Taxation

	2025 Payable	2024 Payable	2023 Payable	2022 Payable	2021 Payable
Estimated Market Value	\$1,050,200	\$1,047,500	\$903,200	\$979,800	\$979,800
- Homestead Exclusion	\$0	\$0	\$0	\$0	\$0
= Taxable Market Value	\$1,050,200	\$1,047,500	\$903,200	\$979,800	\$979,800
Net Taxes Due	\$18,866.00	\$19,338.00	\$16,606.00	\$21,500.00	\$21,268.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$18,866.00	\$19,338.00	\$16,606.00	\$21,500.00	\$21,268.00

Unpaid Taxes

	2025 Payable
Unpaid Tax	\$18,866.00
+ Unpaid Spec Asmt	\$0.00
+ Unpaid Fees	\$0.00
+ Unpaid Penalty	\$0.00
+ Unpaid Interest	\$0.00
= Unpaid Total	\$18,866.00

Taxes Paid

Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
549153	10/15/2024	2024	\$0.00	\$0.00	\$0.00	(\$9,669.00)
541231	5/15/2024	2024	\$0.00	\$0.00	\$0.00	(\$9,669.00)
523733	10/15/2023	2023	\$0.00	\$0.00	\$0.00	(\$8,303.00)
515663	5/15/2023	2023	\$0.00	\$0.00	\$0.00	(\$8,303.00)
498874	10/21/2022	2022	\$0.00	\$0.00	\$0.00	(\$10,750.00)
490148	5/14/2022	2022	\$0.00	\$0.00	\$0.00	(\$10,750.00)
473142	10/15/2021	2021	\$0.00	\$0.00	\$0.00	(\$10,634.00)
465811	5/14/2021	2021	\$0.00	\$0.00	\$0.00	(\$10,634.00)
444997	10/13/2020	2020	\$0.00	\$0.00	\$0.00	(\$10,215.00)
438360	5/15/2020	2020	\$0.00	\$0.00	\$0.00	(\$10,215.00)
427062	1/8/2020	2019	\$0.00	\$0.00	\$0.00	(\$882.09)
426940	12/26/2019	2019	\$0.00	\$0.00	\$882.09	(\$9,801.00)
414952	5/20/2019	2019	\$0.00	\$0.00	\$0.00	(\$9,801.00)

Photos



TriMin Landshark

[Click here to search for Parcel in TriMin LandShark](#)

No data available for the following modules: Ag Buildings, Commercial Buildings, Residential Buildings, Extra Features, Permits.

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SECTION 1. That the following provisions of the Zoning Ordinance of the City of la Crescent are hereby amended as follows:

12.21 CBD – CENTRAL BUSINESS MIXED USE DISTRICT (CBD-1 and CBD-2)

Is hereby amended to include the following provisions with subparts relabeled accordingly.

Subd. 1. PURPOSE AND INTENT. The purpose of the CBD Mixed Use district is to provide an area for compact, mixed use development in La Crescent's central business district. The mixture of land uses within the district is essential to establishing the level of vitality and intensity needed to support retail and service uses. The placement of building edges and treatment of building, parking, landscaping, and pedestrian spaces is essential to creating the pedestrian friendly environment envisioned for the CBD. Minimum heights will ensure an appropriate urban character and the mix of uses is intended to provide a critical mass of housing to support area businesses.

To achieve urban density on the scarce land in the Central Business District developers are encouraged to consider occupied second stories, apartments, condominiums, cooperatives, and (especially along the east side of the Walnut Street) consider 3 story occupied structures that might include roof-top gardens and 2 level homes over street grade commercial businesses.

Subd. 2. PERMITTED USES. Within the CBD district, no structure or land may be used, except for one or more of the following uses:

- A. Bakery.
- B. Cannabis businesses licensed or endorsed for cannabis retail.
- C. Copy shop.
- D. Financial services, without drive-through.
- E. Hotels, motels, inns and bed and breakfast establishments serving transient guests.
- F. Multi-family attached residential dwellings, with a minimum density of 8 units per acre, which may include units combining living and working space within the unit, if all units on the same floor of a building are such.
- G. Office, including medical and dental.
- H. Public buildings.
- I. Public infrastructure.
- J. Restaurants, without drive-through.
- K. Retail goods and services within a fully enclosed building.
- L. Places of assembly

Subd. 3. **CONDITIONAL USES.** Within the CBD district, no structure or land may be used for one or more of the following except by Conditional Use permit:

- A. Taverns.
- B. Childcare.
- C. Dry cleaning drop-off, incidental pressing and repair without on-site cleaning.
- D. Financial services, with drive through.
- E. Health clubs and fitness centers.
- F. Laundromats.
- G. Mortuary or funeral home.
- H. Multi-family attached residential dwellings, with a minimum density of 8 units per acres, if purely residential units and units combining living and working space within the units are mixed on the same floor of a building.
- I. Museum.
- J. Manufactured Home Park.
- K. Theater with a maximum of one screen or stage.
- L. Age Restricted, Senior Living Facility including Assisted Living.

Subd. 4. **PERMITTED ACCESSORY USES.** Within the CBD district, the following uses shall be permitted accessory uses:

- A. Buildings temporarily located for purposes of construction on the premises for a period not to exceed the time necessary to complete construction.
- B. Bus shelter subject to the provisions of this code.
- C. Incidental accessory uses as permitted by this title.
- D. Incidental repair, processing, or storage necessary to conduct a permitted principal use.
- E. Outdoor seating.
- F. Private garages, off street parking and loading spaces as regulated by this title.
- G. Signs regulated by this title.
- H. Single satellite earth station antennas one meter (1 m) or less in diameter and

single antennas designed to receive direct broadcast services or multichannel, multipoint distribution services one meter (1 m) or less in diameter and antennas designed to receive television broadcast signals, as regulated by this title.

- I. Therapeutic massage businesses.
- J. Antennas mounted on an existing structure, if integrated architecturally into the design of a building, not exceeding five feet (5') above the highest point of the structure, as regulated by this title.
- K. Drive-through lanes serving permitted or conditional uses, except for restaurants, for which drive-through lanes are not allowed in the CBD district, provided that:
 - 1. Drive-Through Lanes: Drive-through or drive-in lanes are not allowed within the build-to line or in front of any building; they must be located to the side or rear of a building. This does not pertain to driveways.
 - 2. Adequate stacking distance shall be provided, as determined by the city engineer, which does not interfere with other driving areas, parking spaces, or sidewalks.
 - 3. Electronic speaker devices, if used, shall not be audible beyond the property being served and shall not be operated between the hours of ten o'clock (10:00) P.M. and seven o'clock (7:00) A.M.
 - 4. Screening shall be provided of automobile headlights in the drive-through lane to adjacent properties. Such screening shall be at least three feet (3') in height and fully opaque, consisting of a wall, fence, dense vegetation, berm, or grade change.
 - 5. A bypass lane shall be provided for each drive-through use, allowing cars to leave the drive-through lane from the stacking area.
- L. Essential service structures, such as lift stations, utility meters, power substations.
- M. Exterior light poles, light fixtures, or other light sources over sixteen feet (16') above the ground, provided that such light source shall be effectively contained within the development and shall not cause glare or light spillover to any adjacent residential unit. See 12.51 PERFORMANCE STANDARDS
- N. Liquor stores subject to the requirements of this code.
- O. Multi-family attached residential dwellings, with a minimum net density of eight (8) units per acre, if purely residential units and combined living and working units are mixed on a given floor.
- P. Outdoor seating within the public right of way or public open space for a

permitted or conditional use, provided that:

1. A sidewalk area at least six feet (6') wide is maintained free of seating in the area.
2. An outdoor seating plan is prepared and approved by the city council on the recommendation of the planning commission, on finding that the plan will not compromise public health, safety, or welfare. The plan may also include seasonal temporary landscaping and features such as planter boxes, hanging baskets, low partitions, roped off areas, and other approved elements.

Subd. 5. INTERIM AND TEMPORARY SEASONAL USES. Within the CBD district, the following use(s) may be allowed by temporary seasonal permit, as regulated by this title:

- A. Farmers' markets
- B. Street vendors
- C. Fertilizers, softener salt, planting soils
- D. Other uses as approved by the City Council

Sub. 6. LOT

- A. Principal Structure:

Yard	Setback
Front yard	Build-to line (see below)
Side yard/interior	0 foot minimum
Side yard/corner	Same as front yard
Rear yard	0 foot minimum

- B. Accessory Structure:

Yard	Setback
Front yard	Build-to line (see below)
Side yard	0 foot minimum
Side yard (street)	Same as front yard
Rear yard	0 foot minimum

- C. Parking:

Yard	Setback
Front yard	Build-to line (see below)

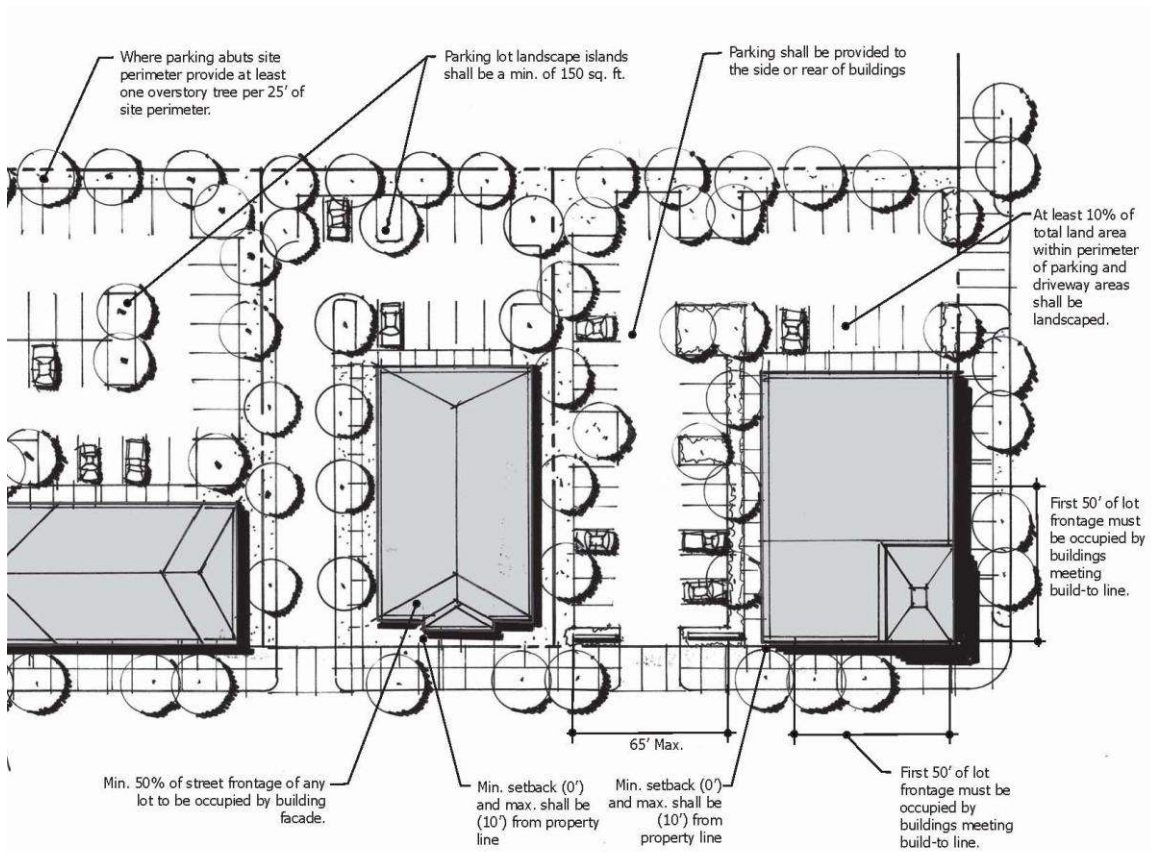
Side yard	0 foot minimum
Side yard (street)	Same as front yard
Rear yard	5 foot minimum

- D. Front Yard Build-To Line Established: In the CBD district in the front yard, a build-to line is established which provides a minimum and maximum front setback for buildings and other structures, from the right of way or property line. For parking, the minimum setback applies, but not the maximum. The minimum setback shall be zero feet (0') and the maximum shall be three feet (3') from the right of way or property line.
1. In the CBD district at least fifty percent (50%) of the street frontage of any lot shall be occupied by building facades meeting the build-to line. Other portions of a building beyond the fifty percent (50%) may be set back farther than required by the build-to line.
 2. The length of the building facade shall be measured as the maximum width of the building projected to the front lot line on lines perpendicular to the front lot line
 3. On lots with more than one street frontage, the build-to line shall apply on each side fronting a street.
 4. At least the first and second floor must meet the build-to line. Arcades and terracing are encouraged.
 5. The build-to line may be met either with an enclosed building or an arcade constructed with a permanent roof of the same materials as the remainder of the building.
 6. At a minimum, the first fifty feet (50') of the lot frontage on either side of a street intersection must be occupied by buildings meeting the build-to line. Parking or other open space open to the sky are not allowed within this first fifty feet (50').
- E. Screening of Parking Areas: Wherever a surface parking area faces a street frontage, such frontage shall be screened with a decorative wall, railing, hedge, or a combination of these elements, to a minimum height of three feet (3') and a maximum height of four and one-half feet (4 1/2') above the level of the parking lot, at the build-to line.
- F. Parking Structures: A new parking structure shall maintain a setback equal to the setbacks required in this title for other structures, except that where such parking structure is adjacent to other parking in a side or rear yard condition, the parking structure may have a zero setback. Where a new parking structure is adjacent to an existing use in a side or rear yard condition, the parking structure must maintain at least a ten foot (10') setback.

- G. Drive-Through Lanes: Drive-through or drive-in lanes are not allowed within the build-to line or in front of any building; they must be located to the side or rear of a building. This does not pertain to driveways.
- H. Lot Area: Six thousand five hundred (6,500) square feet minimum.
- I. Lot Width: fifty feet (50').
- J. Lot Depth: One hundred thirty feet (130').
- K. Height Limit: The CBD District is divided into districts for the purpose of regulating minimum building height. In the CBD-1 District the minimum building height shall be fourteen feet (14'), and in the CBD-2 District the minimum building height shall be twenty-four feet (24'). This standard may be modified with a variance in unique or hardship situations if the intent is preserved. The maximum building height in both CBD Districts shall be no more than sixty feet (60). Equipment and other structures may extend beyond the maximum height in accordance with Section 12.52, Subd. 18.
- L. Residential Uses on First Floor: Whenever residential uses are included on the first floor of a building in the CBD district, the first floor elevation shall be a minimum of two feet six inches (2'6") above the sidewalk elevation immediately adjacent to the front of the residential unit. This standard may be modified with a variance in unique or hardship situations if the intent is preserved. . All such residential units must meet ADA and other applicable access requirements.
- M. Any structure in the CBD-2 3 stores or more above grade plane shall be fully sprinklered.

Subd. 7. PARKING REQUIREMENTS.

- A. Off-street parking for non-residential uses shall be provided as required by this title, unless there is a finding by the City Council that there is sufficient public parking readily for the development to reduce or eliminate the parking requirement. Reference 12.52 Performance Standards, especially Subd. 9,10,11 and 12.
- B. Parking for residential units in the CBD District shall be provided on-site and shall be calculated as required under by this title. These residential parking spaces shall be specifically reserved for the use of residents and visitors only, separate from any commercial, office, or other uses on-site or nearby, and shall not be counted as part of any shared parking or joint parking arrangement.
- C. On grade parking is prohibited in the front yard directly in front of a building. Parking shall be provided to the side or rear of buildings in mid-block areas. Where parking fronts a public street the maximum parking lot width shall be sixty five feet (65') measured at the lot frontage. Parking in driveways in front of garages at the rear of residential uses may be counted



towards the requirements of this title if it does not interfere with other traffic movement.

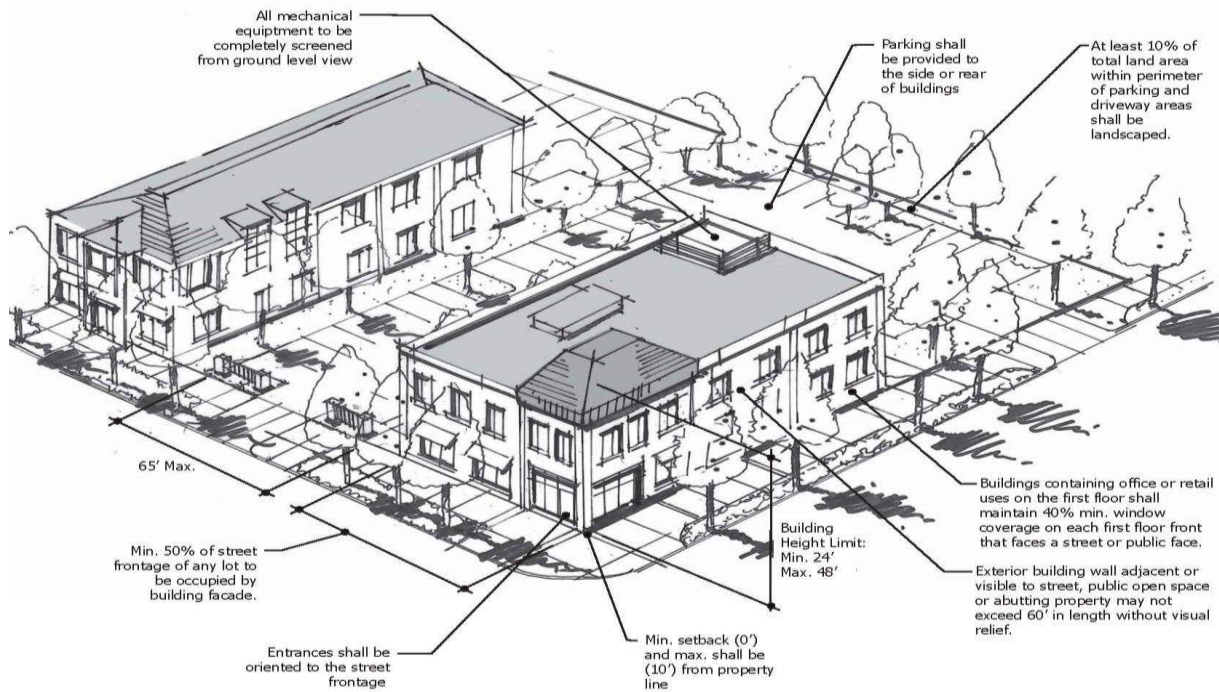
Building Design and Materials:

1. Building materials in the CBD district shall be attractive in appearance, durable with a permanent finish, and of a quality that is consistent with high standards of development. Where appropriate, buildings shall carry over materials and colors of adjacent buildings, with the exception of prohibited materials.
2. All buildings shall include the following four (4) elements:
 - a. Accent materials, which shall be wrapped around walls that are visible from a public street or open space;
 - b. Buildings containing office and retail uses on the first floor shall maintain forty percent (40%) minimum window coverage on each first floor front up to 10 feet in height that faces a street or public open space;
 - c. Complementary major material colors;

- d. A combination of vertical and horizontal pattern designs in the building facade.
3. Any exterior building wall adjacent to or visible from a public street, public open space, or abutting property may not exceed sixty feet (60') in length without significant visual relief consisting of one or more of the following:
- a. The facade shall be divided architecturally by means of significantly different materials or textures, or
 - b. Horizontal offsets of at least four feet (4') in depth, or
 - c. Vertical offsets in the roofline of at least four feet (4'),
 - d. Fenestration at the first floor level which is recessed horizontally at least one foot (1') into the facade.
4. Exterior building materials shall be classified either primary, secondary, or accent materials. Primary materials shall cover at least sixty percent (60%) of the facade of a building. Secondary materials may cover no more than thirty percent (30%) of the facade. Accent materials may include door and window frames, lintels, cornices, and other minor elements, and may cover no more than ten percent (10%) of the facade. Allowable materials are as follows:
- a. Primary exterior building materials may be brick, stone, architectural precast concrete or glass. Bronze tinted or mirror glass are prohibited as exterior materials in the CBD district.
 - b. Secondary exterior building materials may be any of the primary building materials above or decorative block, integrally colored stucco, or fiber cement siding (color impregnated or painted) in vertical panel design only with hidden seams.
 - c. Synthetic stucco may be permitted as a secondary material on upper floors only.
 - d. Accent materials may be wood, metal or fiber cement when used in trim, fascia or soffit if appropriately integrated into the overall building design and not situated in areas which will be subject to physical or environmental damage.
 - e. All primary and secondary materials shall be integrally colored, except where otherwise stated.
 - f. Primary exterior building materials for townhome buildings where all units contain an exterior entrance: Allowable primary exterior building materials for townhome buildings shall include brick, stone, glass, integrally colored stucco or fiber cement siding in lap or panel

(integrally colored or painted). Fiber cement seam lines on panels shall be architecturally integrated into the building design so that they are not visible. Seam lines can be filled, covered by other accent materials or other method thereby making the seam lines invisible.

- g. Decorative block shall be colored only by means of a pigment integral to the block material, not applied to the surface.
 - h. Architectural Sheet metal and corrugated metal can be used as an accent only. , Asbestos, iron, shakes, plain flat concrete block (whether painted or integrally colored or not) are not acceptable as exterior wall materials on buildings within the CBD district.
- 5. All mechanical equipment, whether roof mounted or ground mounted, shall be completely screened from the ground level view of adjacent properties and public streets, or designed to be compatible with the architectural treatment of the principal building.
 - 6. All exterior trash enclosures or other accessory structures shall be constructed of the same materials and colors as the principal building.
 - 7. All buildings containing non-residential uses on the ground floor shall meet the following standards:
 - a. The building shall have entrances to a street or public open space spaced no more than one hundred fifty feet (150') apart.
 - b. Entrances shall be oriented conveniently to the street frontage and to on-street and off-street parking serving the use.
 - 8. Trash Handling: All trash, recyclable materials, and equipment for handling them, including compactors, shall be totally screened from ground level view from public streets and adjacent properties, whether in the front, side or rear, either by being stored within the principal structure, one hundred percent (100%) screened from view by the principal building, or stored within an accessory structure enclosed by a roof and readily served through swinging doors or an overhead door on tracks.
 - 9. Loading Areas: Loading areas or loading docks shall be provided for all commercial uses according to their anticipated needs, as determined by the City Council, such loading areas being sufficient in size and location so as to prevent service vehicles from blocking public streets, sidewalks or alleys.
 - 10. Loading Docks: Loading docks shall not be located in the front yard and shall be completely screened from ground level view of public streets and public open spaces, by means of landscaping which is at least eighty percent (80%) opaque at the time of installation, or by a screen wall of the same materials and colors as the principal building.



A. Landscaping:

1. All land area not occupied by buildings, parking, driveways, sidewalks, or other hard surfaces shall be sodded or mulched and landscaped with approved ground cover, flowers, shrubbery and trees.
2. At least ten percent (10%) of the total land area within the perimeter of private parking and driveway areas shall be landscaped. Landscaped areas provided within the build-to line may be credited toward this ten percent (10%) landscaping requirement on a square foot for square foot basis, for up to half of the ten percent (10%) requirement, or five percent (5%).
3. Parking lot landscaped islands shall be a minimum of one hundred fifty (150) square feet in area and include at least one over-story or evergreen tree meeting the requirements of this title.
4. Where parking abuts the site perimeter there shall be provided at least one over-story tree per twenty five feet (25') of site perimeter.
5. At least one over-story tree shall be provided for every five hundred (500) square feet of landscaped area on the entire site
6. The landscape plan shall include a full complement of over-story, ornamental and evergreen trees, shrubbery, and ground covers which are hardy and appropriate for the locations in which they are planted, and which provide year round color and interest.

7. The following trees may not be used to satisfy the landscaping requirement of this section:

Acer negundo	Box elder
Acer saccharinum	Silver maple
Catalpa speciosa	Northern catalpa
Elaeagnus angustifolia	Russian olive
Ginkgo biloba	F. ginkgo (female prohibited, male permitted)
Morus alba	Mulberry
Populus deltoides	Cottonwood
Populus species	Poplars

8. The following trees may be used to satisfy the landscaping requirement of this section, but only in areas that are reasonably protected from winter wind conditions:

Picea pungens glauca	Colorado blue spruce
Pinus resinosa	Red pine
Pinus strobus	White pine

9. The following trees, or other species approved as City Policy, may be used to satisfy the landscaping requirement of this Section, but only in areas that are not on, or immediately adjacent to, a public street or boulevard:

Tilia cordata	Little leaf linden
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B. Signage:

1. All signs erected on any building or land within the CBD District must comply with the provisions of the City's Sign Ordinance (#417) and the provisions of Chapter 12 (Zoning Ordinance) except as hereinafter provided.

C. Lighting:

1. All exterior lighting in the CBD District shall be downcast cutoff-type fixtures and shall follow the styles and types identified in the framework manual. No light source may be more than sixteen feet (16') above the ground, except by Variance for buildings more than twenty feet (20') in height. See 12.51 PERFORMANCE STANDARDS

2. The applicant shall provide a photometric lighting diagram prepared by a qualified professional showing light levels, in foot-candles, from all exterior artificial lighting for all points on and within ten feet (10') of the site.
3. Lighting levels in exterior parking areas shall average one-half (1/2) foot-candle, with a minimum of one-tenth (1/10) foot-candle in all locations.
4. Lighting levels in interior parking areas shall average two (2) foot-candles, with a minimum of one-half (1/2) foot-candle in all locations.
5. Lighting levels shall comply with the glare provisions of this Title.

12.22 C-1 HIGHWAY COMMERCIAL DISTRICT

Is hereby amended to include the following provisions with subparts relabeled accordingly.

Subd. 1. PURPOSE AND INTENT. The purpose of the C-1 Highway Commercial District is to provide areas with excellent access and visibility to the regional highway system for high quality commercial and related uses serving La Crescent residents, businesses and visitors. While visitors and passersby on the highways may patronize these businesses, the intent is to create an extension of the City's downtown area with an attractive place for La Crescent residents to meet their needs.

Subd. 2. PERMITTED USES. Within any C-1 Highway Commercial District, no structure or land shall be used except for one or more of the following uses:

- A. Bakery
- B. Bowling Alley with no more than eight (8) lanes
- C. Cannabis businesses licensed or endorsed for cannabis retail
- D. Copy Shop
- E. Financial Services, without drive through
- F. Health clubs and fitness centers
- G. Hotels, Motels, Inn
- H. Office, including Medical and Dental
- I. Public Buildings
- J. Public Infrastructure
- K. Restaurants, without drive through
- L. Retail goods and services within a fully enclosed building

M. Temporary/seasonal outdoor sales use, subject to the provisions of this title.

Subd. 3. PERMITTED ACCESSORY USES. Within any C-1 district, the following uses shall be permitted accessory uses in conformance with district requirements:

- A. Buildings temporarily located for purposes of construction on the premises for a period not to exceed time necessary to complete construction.
- B. Incidental accessory uses as permitted by this title.
- C. Incidental repair, processing, or storage necessary to conduct a permitted principal use subject to standards in this title.
- D. Private garages, off street parking and loading spaces as regulated in this title.
- E. Signs as regulated in this title.
- F. Single satellite earth station antenna one meter (1 m) or less in diameter and single antenna designed to receive direct broadcast services or multichannel, multipoint distribution service one meter (1 m) or less in diameter and antennas designed to receive television broadcast signals.
- G. Tenant restaurants, cafeterias and retail service limited to tenants of the building, provided that they be essentially limited to providing service to the users of the permitted use, and that no signs or other evidence of these uses are visible from the exterior of the building.

Subd. 4. CONDITIONAL USES. Within a C-1 district, no structure or land shall be used for the following uses except by a conditional use permit:

- A. Animal hospital
- B. Auto filling station, car wash or oil change, and auto repair and maintenance.
- C. Auto sales and rental.
- D. Cannabis businesses licensed or endorsed delivery.
- E. Childcare
- F. Dry cleaning drop-off, incidental pressing and clothing repair without on-site cleaning
- G. Financial services, with drive through
- H. Garden supply store or greenhouse with or without outdoor storage or display
- I. Laundromats
- J. Mortuary or funeral home

- K. Museum
- L. Pawn shops, provided the operator meets license requirements established by the City Council and provided an inventory in the shop is provided on a weekly basis to the Chief of Police.
- M. Personal Services, such as beauty shops
- N. Private clubs and lodges
- O. Repair shops, excluding engine repair
- P. Restaurants, with drive through
- Q. School
- R. Showroom (indoors only)
- S. Theater, assembly hall or arena

Subd. 5. LOT AREA, LOT WIDTH AND YARD REQUIREMENTS:

- A. Setbacks
 - 1. Front 30'
 - 2. Side 10'
 - 3. Rear 10'
- B. Lot Dimensions
 - 1. Lot Area 12,000 sq. ft.
 - 2. Lot Width 80'
 - 3. Lot Depth 120'
- C. Building Height 40' maximum and minimum height equal to CBD 2

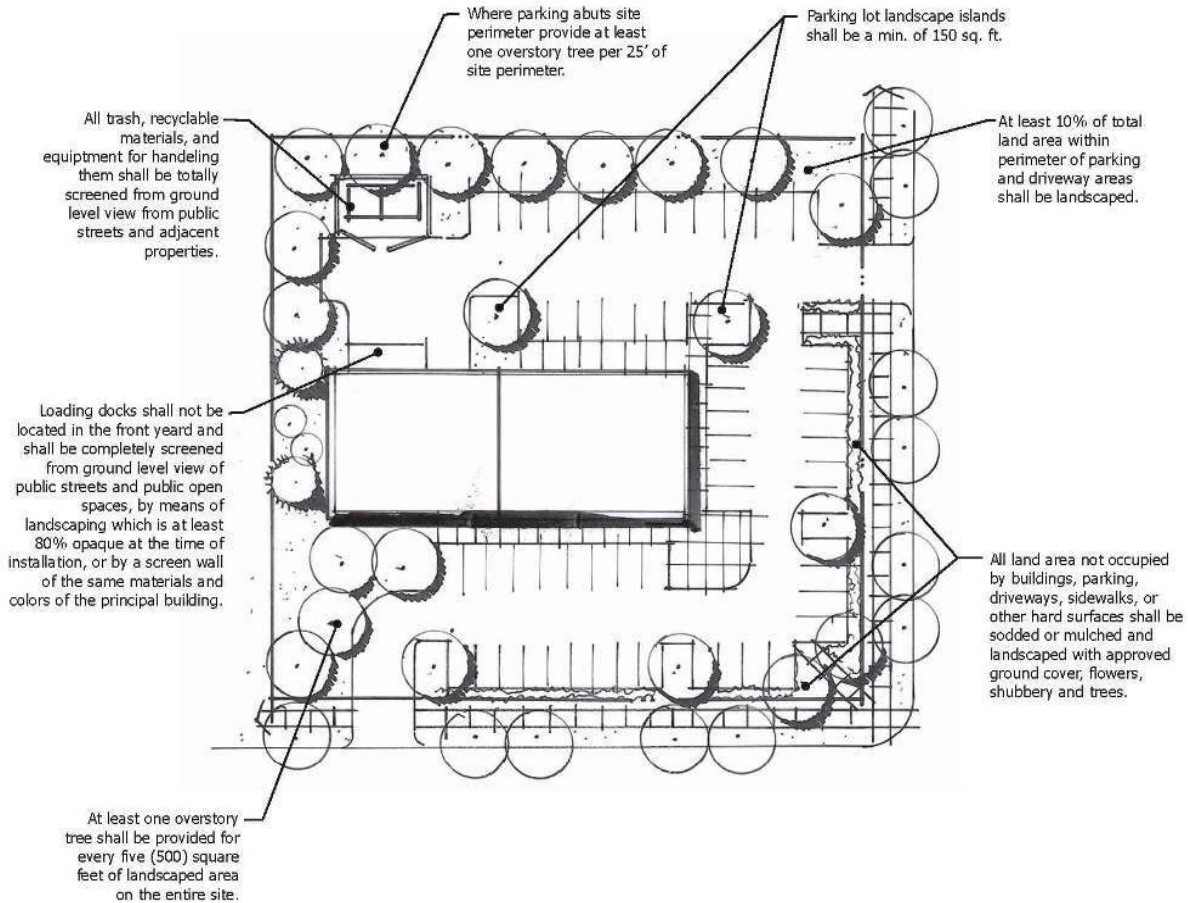
Subd. 6. GENERAL PROVISIONS.

- A. Building Design and Materials:
 - 1. Building materials in the C-1 district shall be attractive in appearance, durable with a permanent finish, and of a quality that is consistent with high standards of development. Where appropriate, buildings shall carry over materials and colors of adjacent buildings, with the exception of prohibited materials.
 - 2. All buildings shall include the following four (4) elements:

- a. Accent materials, which shall be wrapped around walls that are visible from a public street or open space;
 - b. Buildings containing office and retail uses on the first floor shall maintain forty percent (40%) minimum window coverage on each first floor front that faces a street or public open space;
 - c. Complementary major material colors;
 - d. A combination of vertical and horizontal pattern designs in the building facade.
3. Any exterior building wall adjacent to or visible from a public street, public open space, or abutting property may not exceed sixty feet (60') in length without significant visual relief consisting of one or more of the following:
- a. The facade shall be divided architecturally by means of significantly different materials or textures, or
 - b. Horizontal offsets of at least four feet (4') in depth, or
 - c. Vertical offsets in the roofline of at least four feet (4'),
 - d. Fenestration at the first floor level which is recessed horizontally at least one foot (1') into the facade.
4. Exterior building materials shall be classified primary, secondary, or accent materials. Primary materials shall cover at least sixty percent (60%) of the facade of a building. Secondary materials may cover no more than thirty percent (30%) of the facade. Accent materials may include door and window frames, lintels, cornices, and other minor elements, and may cover no more than ten percent (10%) of the facade. Allowable materials are as follows:
- a. Primary exterior building materials may be brick, stone, architectural precast concrete or glass. Bronze tinted or mirror glass are prohibited as exterior materials in the C-1 district.
 - b. Secondary exterior building materials may be any of the primary building materials above, decorative block, integrally colored stucco, architectural metal, or fiber cement siding (color impregnated or painted) in vertical panel design only with hidden seams, and architectural metal.
 - c. Synthetic stucco may be permitted as a secondary material on upper floors only.
 - d. Accent materials may be wood, metal or fiber cement when used in trim, fascia or soffit if appropriately integrated into the overall

building design and not situated in areas which will be subject to physical or environmental damage.

- e. All primary and secondary materials shall be integrally colored, except where otherwise stated.
 - f. Primary exterior building materials for townhome buildings where all units contain an exterior entrance: Allowable primary exterior building materials for townhome buildings shall include brick, stone, glass, integrally colored stucco or fiber cement siding in lap or panel (integrally colored or painted). Fiber cement seam lines on panels shall be architecturally integrated into the building design so that they are not visible. Seam lines can be filled, covered by other accent materials or other method thereby making the seam lines invisible.
 - g. Decorative block shall be colored only by means of a pigment integral to the block material, not applied to the surface.
 - h. Architectural Sheet metal and corrugated metal can be used as an accent only. Asbestos, iron, shakes, plain flat concrete block (whether painted or integrally colored or not) are not acceptable as exterior wall materials on buildings within the C-1 district.
 - i. All mechanical equipment, whether roof mounted or ground mounted, shall be completely screened from the ground level view of adjacent properties and public streets, or designed to be compatible with the architectural treatment of the principal building.
 - j. All exterior trash enclosures or other accessory structures shall be constructed of the same materials and colors as the principal building.
- B. Trash Handling: All trash, recyclable materials, and equipment for handling them, including compactors, shall be totally screened from ground level view from public streets and adjacent properties, whether in the front, side or rear, either by being stored within the principal structure, one hundred percent (100%) screened from view by the principal building, or stored within an accessory structure enclosed by a roof and readily served through swinging doors or an overhead door on tracks.
- C. Loading Areas: Loading areas or loading docks shall be provided for all commercial uses according to their anticipated needs, as determined by the City Council, such loading areas being sufficient in size and location so as to prevent service vehicles from blocking public streets, sidewalks or alleys.
- D. Loading Docks: Loading docks shall not be located in the front yard and shall be completely screened from ground level view of public streets and public open spaces, by means of landscaping which is at least eighty percent (80%) opaque at the time of installation, or by a screen wall of the same materials and colors as the principal building.



E. Landscaping:

1. All land area not occupied by buildings, parking, driveways, sidewalks, or other hard surfaces shall be sodded or mulched and landscaped with approved ground cover, flowers, shrubbery and trees.
2. At least ten percent (10%) of the total land area within the perimeter of private parking and driveway areas shall be landscaped. Landscaped areas provided within the build-to line may be credited toward this ten percent (10%) landscaping requirement on a square foot for square foot basis, for up to half of the ten percent (10%) requirement, or five percent (5%).
3. Parking lot landscaped islands shall be a minimum of one hundred fifty (150) square feet in area and include at least one over-story or evergreen tree meeting the requirements of this title.
4. Where parking abuts the site perimeter there shall be provided at least one over-story tree per twenty five feet (25') of site perimeter.
5. At least one over-story tree shall be provided for every five hundred (500) square feet of landscaped area on the entire site.

6. The landscape plan shall include a full complement of over-story, ornamental and evergreen trees, shrubbery, and ground covers which are hardy and appropriate for the locations in which they are planted, and which provide year round color and interest.

F. Parking Requirements as specified in 12.52

12.23 C-PD COMMERCIAL PLANNED DEVELOPMENT OVERLAY

Subd. 1. PURPOSE AND INTENT. The purpose of the C-PD Planned Development District is to promote planned, high quality development in the commercial area along Highway 61 at the east gateway to the City, as a Planned Unit Development.

Subd. 2. CANNABIS BUSINESSES. Cannabis businesses licensed or endorsed for cannabis retail if Waiver is granted, or as explicitly identified within the Planned Development Agreement.

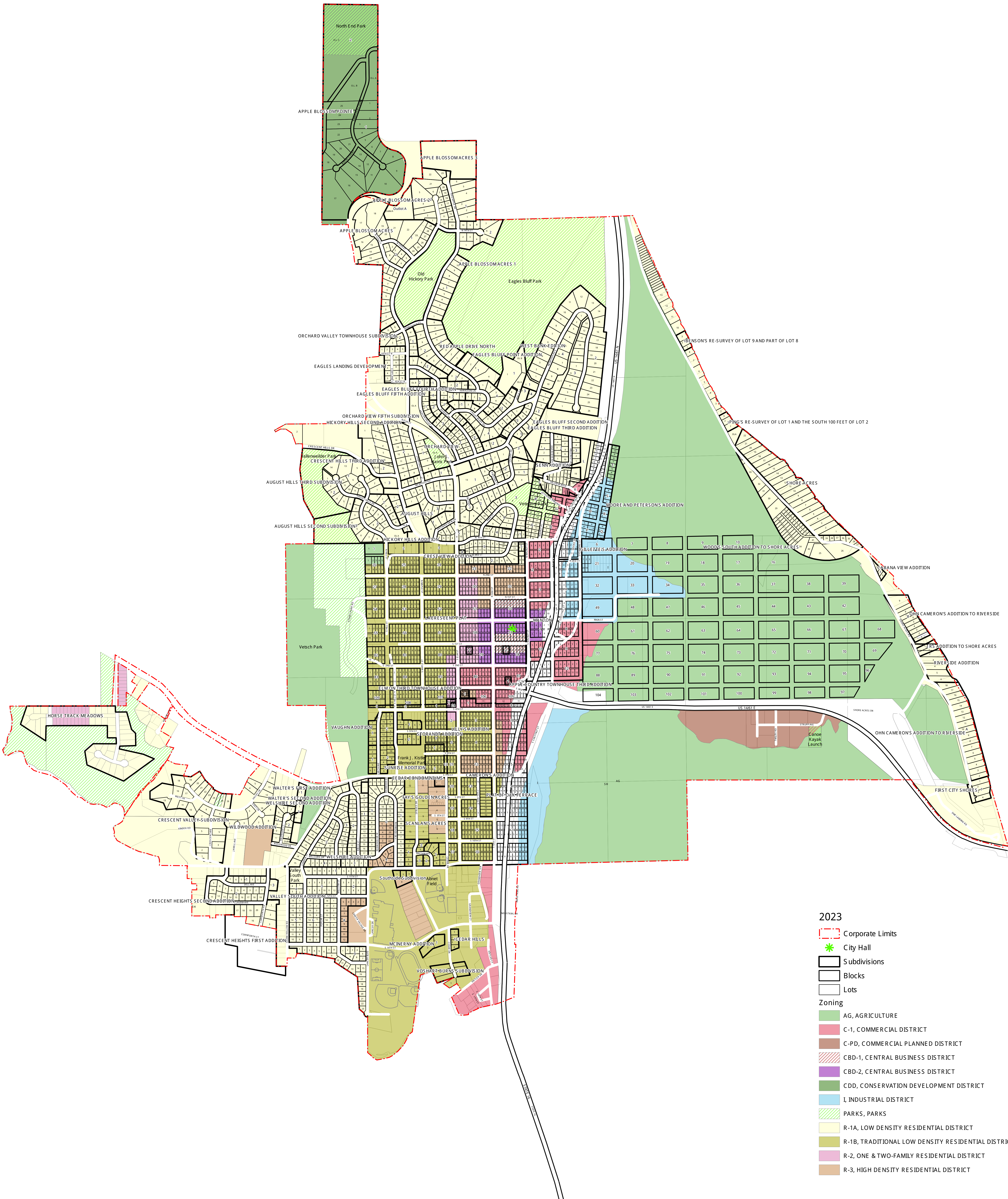
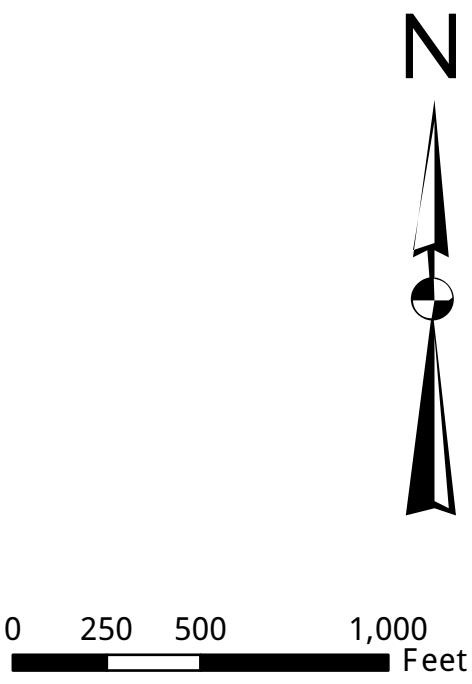
Subd. 3. USES. Permitted, accessory and conditional in the C-PD District shall be the same as the respective permitted, accessory and conditional uses in the C-1 except for the following additional Conditional Use.

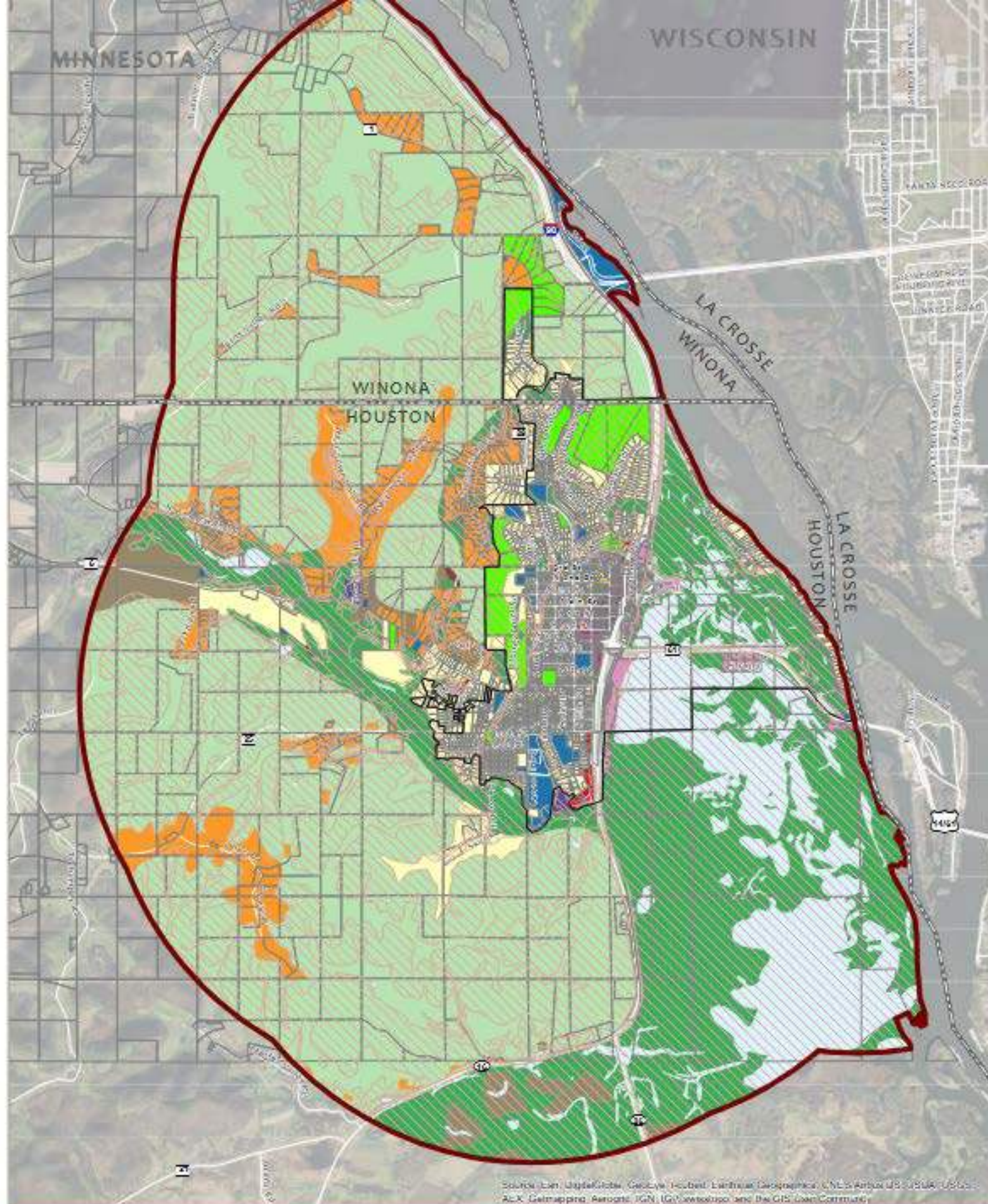
- a. Auto Repair
- b. Auto Sales and Rental
- c. Construction Yards, for the storage of construction equipment and materials, are conditionally permitted, as well as any necessary buildings for the storage of construction equipment and construction materials, which comply with zoning and applicable building codes. The conditions for approval are as follows and no other conditions are placed on this Conditional Use, including those in 12.06, that are not listed below:
 - 1) that the construction yard be proximal to a construction company's primary office and not be located on the highway frontage.
 - 2) that construction materials be stored on racks or pallets in an orderly and safe manner with perimeter screening of the site by a secure fence and landscaping so the outside storage is screened from view from of public right-of-ways and adjacent properties.

Subd. 4. DEVELOPMENT STANDARDS. Lot standards and general provisions for development within the C-PD shall be the same as for the C-1 District, except for the setback of buildings to the Highway 14/61 frontage, which shall require a build-to line of twenty feet (20') minimum and forty feet (40') maximum.

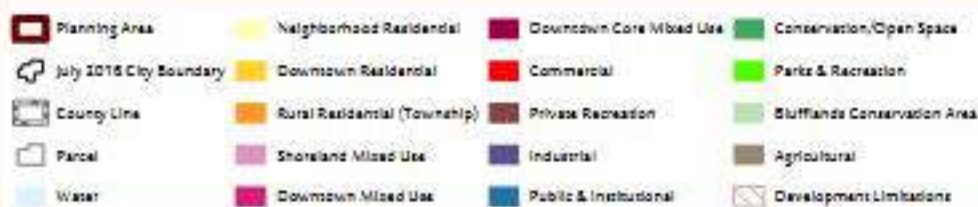
Subd. 5. MASTER PLAN REQUIRED. All rezoning, plats, site plan approvals or redevelopment plans will be approved by the City within the C-PD District only if a master development plan is submitted and approved which comprises at least three (3) acres of land and is agreed to by all property owners within the master plan area. Such

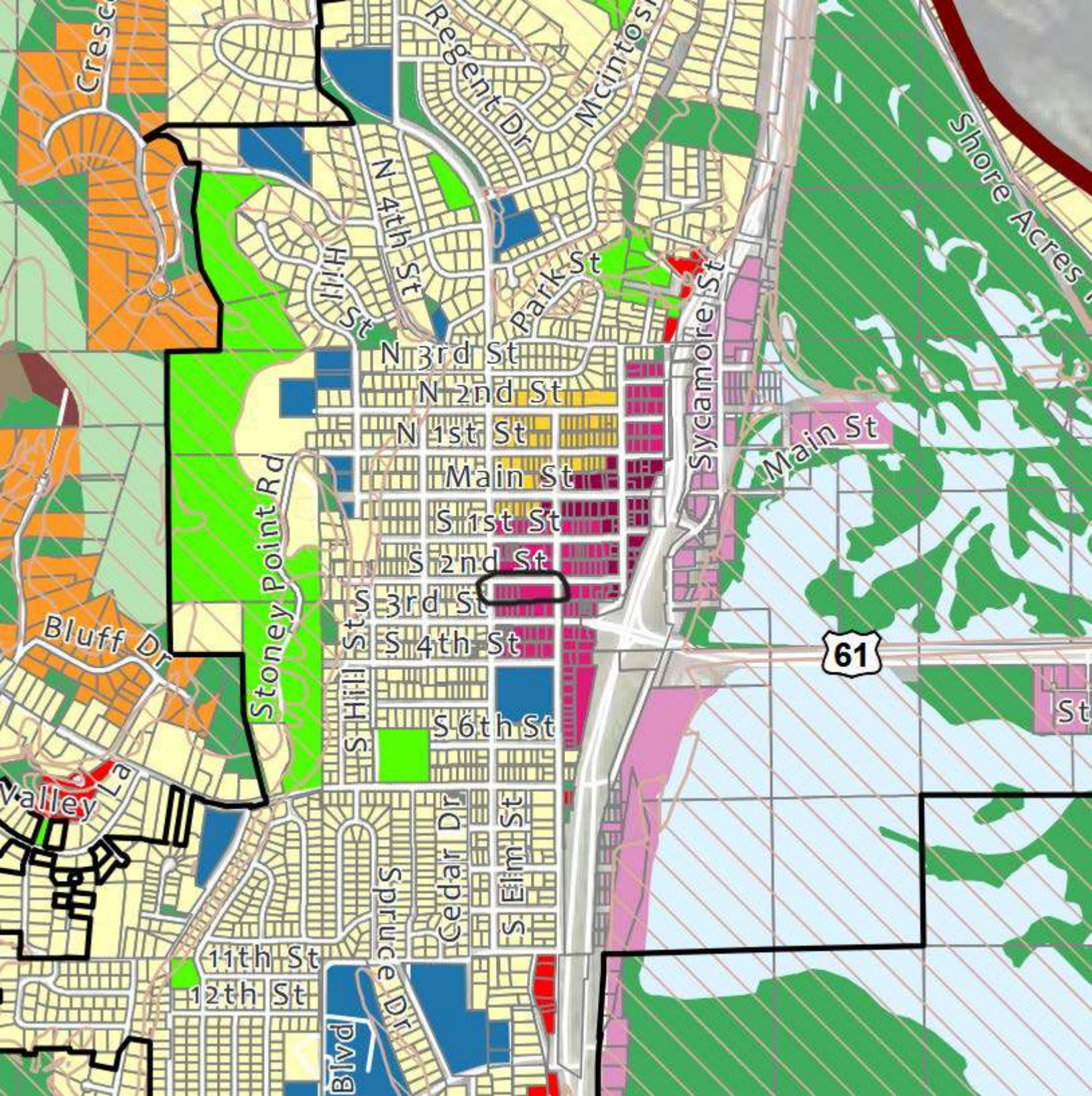
ZONING MAP CITY OF LA CRESCENT MINNESOTA





FUTURE LAND USE

CITY OF LA CRESCENT
HOUSTON AND WINONA COUNTIES, MN[illegible]



MEMORANDUM

TO: Planning Commission
FROM: Larry Kirch, Community Development Director
DATE: May 6, 2025
SUBJECT: Community Development Updates

1. Economic Development Committee (EDC) Staffing
 - a. Monthly Meetings – Work Plan Review
 - b. Walnut Street Project
 - LAPC Local Studies Planning Grant - \$21,600
 - MnDOT Local Road Improvement Program Grant (LRIP) - \$1.5 Million
 - MnDEED – Small Cities Development Program (SCDP) Streetscaping Grant - \$600,000
 - c. USA Cycling Gravel National Championships
 - d. Minnesota Main Street Program Exploration – Multi Community
2. Root River Trail Extension – Citizen Exploratory Committee Staffing
 - a. MOU to Jointly Cooperate
 - b. Finalized “Trail Plan” June 12, 2023
 - c. Joint Powers Agreement being drafted
 - d. Grant applications for stakeholder/public involvement, environmental review and preliminary and final design
 - Federal ATIIP Grant Application - ~ \$367,500
 - Federal BUILD Grant Application ~ \$3,056,075
 - Federal Congressionally Designated Spending (CDS) – Klobuchar/Finstad ~ \$3,056,075
 - MnDNR LCCMR Application ~ \$990,000
3. Grant – Received
 - a. Arlyn Falck Foundation – Keep Company Coworking Space - \$8,000
 - b. Blandin Foundation – Indigenous History Project - \$60,000

- c. MnDOT Planning Assistance – Active Transportation Action Plan – Hwy 16 Corridor
 - d. MnDOT Active Transportation Infrastructure Project – S. 6th Street - \$201,000
 - e. Taylor Family Farms Foundation - LUCAS 3 Device for Fire Department \$10,000, multi meter and inflatable smoke house
 - f. Mn Dept of Labor and Industry – Building Official Training Grant \$65,000
 - ~~g. Mighty Ducks Grant – Ice Arena – \$27,800~~
 - h. Nolop TIF MnDEED Redevelopment Grant - \$19,051.50
 - i. MnDOT IIJA Technical Assistance Grant - \$30,000
 - j. WEC Energy Group - AED Grant for Community Center - \$2,000
 - e. Mn Department of Public Safety - portable radios/base station units \$40,000
 - f. Federal Railroad Administration (FRA) Rail Crossing Elimination (REC) Grant Progm \$229,000
 - g. MnDOT IIJA Match Grant for FRA RCE project \$30,600
 - h. MnDOT District 6 ATP – Federal Transportation Alternatives Grant - \$1,575,000
 - i. MnDOT Active Transportation Infrastructure Grant – Sidewalk Infill - \$363,366.00
- Total - \$4,782,417

4. Upcoming/Awaiting Notification Grant/Loan Applications

- a. MnDOT Active Transportation Program – Sidewalk Infill - \$363,366
- b. U.S. Department of Homeland Security – Federal Emergency Management Agency – Assistance to Firefighters Grant (AFG) – SCBAs - \$275,500
- c. DNR Local Trail Connections Grant – Abnet Field Park - \$94,290
- d. MnCIFA – Community Ice Arena – R-22 Conversion Financing
- e. USDA – City Hall/Library – Public Safety Building Pre-Application
- f. Minnesota Management and Budget – Bonding Bill application Ice Arena
- g. Eastern Federal Lands Access Grant Program - TBD