City of La Crescent

Planning Commission
Meeting Notice

November 4th, 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 October 7th, 2025, Meeting Minutes
5. Public Hearing- PC-2025-04 CUP "Christopherson Gym Addition"
6. Future agenda items- Commission Members
7. Adjourn

MINUTES, REGULAR MEETING
PLANNING COMMISSION, CITY OF LA CRESCENT,
MINNESOTA
October 7th, 2025

The Planning Commission met at 5:30 p.m., on October 7th, 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: Don Hogan, Mike Welch, Jerry Steffes, Greg Husmann, Judy Enright, Dave Hanifl and Ex-Officio City Council Representative Chris Langen. City Attorney Skip Wieser was also present.

Item 4. Approval of the July 1st, 2025 Planning Commission Minutes

After reviewing the minutes from the July 1st, 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
Dave Hanifl	Yes
Don Hogan	Yes
Jerry Steffes	Yes
Judy Enright	Yes

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

Item 5. Public Hearing-

A public hearing was opened at 5:32PM in regards to items 5A and 5B. Community members present for the public hearing were as follows:

Bruce Bauer	La Crescent
Austin Wszolek	1501 Saint Andrew
Dave Kulasiewicz	408 Shore Acres Road
Matt Kildahl	19706 Perkins Valley Dr
Alex Troester	17023 Hillside Road

Dave Baumgartner
Edward Walker 2115 Green Bay St
Jack McCormick 326 Shore Acres Road

5A. PC-2025-02 CUP "Kulasiewicz Accessory Structure"

Item 5A is an application for a Conditional Use Permit for 408 Shore Acres Road, in La Crescent. The proposed project is the construction of an accessory structure, using an alternative method to fill, with the size of the structure totaling 768 square feet. The alternative method to fill is called "wet flood proofing", which is installing 4 Smart Vent flood openings. Josh Tarrence provided a brief overview of the application and the project and discussed his recommendation per the provided staff report. The Planning Commission and applicant were provided with correspondence from the Minnesota DNR.

David Kulasiewicz, applicant for the Conditional Use Permit, spoke to the Planning Commission members in regards to the proposed project.

After discussion by the Planning Commission members, City Staff, City Attorney, and the applicant, a motion was made to recommend to the City Council, the approval of the Conditional Use Permit, using the alternative method to fill, with the total size of the structure being 576 square feet or less, using the following criteria for granting the Conditional Use Permit and Conditions of Approval:

12.06 CONDITIONAL USE PERMITS
Subd. 1. PERMIT REQUIRED. It shall be unlawful to use any structure or land for any purpose requiring a conditional use permit in the zoning district in which the property is located without first obtaining a conditional use permit from the city. Where applicable, a building permit shall also be obtained from the city.

Subd. 2. CHANGES IN PERMITS. Any change involving structural alterations, enlargement, intensification of use, or similar change not specifically permitted by the conditional use permit issued shall require an amended conditional use permit and all procedures shall apply as if a new permit were being issued.

Subd. 3. CRITERIA FOR GRANTING CONDITIONAL USE PERMITS. In granting a conditional use permit, the La Crescent City Council shall consider the advice, recommendations and findings of the Planning Commission and the effect of the proposed use on upon the health, safety, morals and general welfare of occupants of surrounding lands. The City Council may make the following findings where applicable:

A. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.

Response (Findings): The construction of the proposed use will not be injurious to others in the immediate vicinity. The area in questions is largely developed with residential and related uses.

B. That the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses

predominant in the area. The adjoining property is already developed.

Response (Findings): The proposed project will not impede any uses as the structure will be constructed off the public roadway.

C. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

Response (Findings): Yes, there are adequate facilities and the proposed use will not adversely impact public utilities.

D. That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.

Response (Findings): N/A

E. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

The use is consistent with the purposes of the zoning code and the purposes of the zoning district in which the applicant intends to locate the proposed use.

Response (Findings): The proposed use will not generate any odors, fumes, dust, noise, or other vibrations.

F. The use is not in conflict with the policies of the City of La Crescent.

Response (Findings): The use is not in conflict with the policies of the City of La Crescent.

G. The use will not cause traffic hazards or congestion.

Response (Findings): The proposed use will not create or cause traffic hazards or traffic congestion.

H. Existing uses will not be adversely affected because of curtailment of customer trade brought about by intrusion of noise, glare or general unsightliness.

Response (Findings): The existing uses will not be impacted.

Conditions of Approval

A. Applicant will abide by the 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 spirit or letter explicit conditions of the Conditional Use Permit.

B. Applicant comply with all federal, state, and local regulations.

C. Exterior lighting will comply with the La Crescent Building Codes.

D. The building footprint cannot exceed Five Hundred Seventy-Six (576) square feet.

The motion was made by Vice Chair Husmann and seconded by Commissioner Enright. 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

and the following member voted against the same;

Dave Hanifl	No

The motion was declared duly carried.

5B. PC-2025-03 "Carbon MN"

Item 5B is an application for a Conditional Use Permit for 190 Main St. The application is to allow for the operation of cultivation, extraction, and manufacturing of cannabis, in the Industrial Zoned District. Josh Tarrence gave a brief overview of the application and his staff report, stating that the proposed use is a Conditional Use per the Zoning Ordinance.

Austin Wszolek, the applicant, addressed the Planning Commission about the proposed use and answered any questions the Planning Commission had.

Dave Baumgartner and Bruce Bauer also addressed the Planning Commission and asked questions answered by the applicant.

After discussion, a motion was made to recommend to the City Council, the approval of the Conditional Use Permit for Carbon MN, LLC at 190 Main St, using the following criteria for granting the Conditional Use Permit and Conditions of Approval:

12.06 CONDITIONAL USE PERMITS
Subd. 1. PERMIT REQUIRED. It shall be unlawful to use any structure or land for any purpose requiring a conditional use permit in the zoning district in which the property is located without first obtaining a conditional use permit from the city. Where applicable, a building permit shall also be obtained from the city.

Subd. 2. CHANGES IN PERMITS. Any change involving structural alterations, enlargement, intensification of use, or similar change not specifically permitted by the conditional use permit issued shall require an amended conditional use permit and all procedures shall apply as if a new permit were being issued.

Subd. 3. CRITERIA FOR GRANTING CONDITIONAL USE PERMITS. In granting a conditional use permit, the La Crescent City Council shall consider the advice, recommendations and findings of the Planning Commission and the effect of the proposed use on upon the health, safety, morals and general welfare of occupants of surrounding lands. The City Council may make the following findings where applicable:

A. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.

Response (Findings): Conditional use will not be injurious to adjoining properties as applicant has submitted to the Office of Cannabis Management compliant odor mitigation system and theft mitigation system. Adjoining properties are industrial in nature.

B. That the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

Response (Findings): The proposed conditional use will not impede normal development as the adjoining areas are already developed for industrial uses.

C. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

Response (Findings): Adequate utilities, access roads, and drainages are already in place.

D. That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.

Response (Findings): The existing structure has sufficient loading area already in place. There is also onsite parking available and minimal off-street parking will be utilized.

E. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

The use is consistent with the purposes of the zoning code and the purposes of the zoning district in which the applicant intends to locate the proposed use.

Response (Findings): Applicant has submitted to the Office of Cannabis Management odor

mitigation plan. Applicant will submit this plan to the City engineering firm for approval.

F. The use is not in conflict with the policies of the City of La Crescent.

Response (Findings): The use is not in conflict with the policies of the City of La Crescent. The proposed use has been identified as a conditional use within the City Zoning Ordinance.

G. The use will not cause traffic hazards or congestion.

Response (Findings): The proposed use will not create or cause traffic hazards or traffic congestion.

H. Existing uses will not be adversely affected because of curtailment of customer trade brought about by intrusion of noise, glare or general unsightliness.

Response (Findings): The existing uses will not be impacted.

Conditions of Approval

A. Applicant will abide by the 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 spirit or letter explicit conditions of the Conditional Use Permit.

B. Exterior lighting will comply with the La Crescent Building Codes.

C. Applicant comply with all federal, state, and local regulations.

D. No retail sales will take place at this location.

E. The proposed use will not exceed 5,000 square feet.

F. The odor mitigation plan will comply with Ordinance No. 587(6)(G) and be reviewed and approved by Minnesota Office of Cannabis Management and reviewed and approved by the City engineering firm, WHKS.

G. Security/theft mitigation will comply with Ordinance No. 587(6)(H) and be reviewed and approved by Minnesota Office of Cannabis Management along with the Chief of Police for the La Cresent Police Department

The motion was made by Commissioner Enright 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;

Judy Enright	Yes
Mike Welch	Yes
Dave Hanifl	Yes

Don Hogan Yes

and the following member voted against the same;

Greg Husmann No

Jerry Steffes abstained from the vote.

The motion was declared duly carried.

Item 6. November Meeting Date

Discussion was had by the Planning Commission members in regards to the November meeting date. The scheduled date is on election day. After discussion, and determining there are no elections to be held in La Crescent on that date, the Planning Commission agreed to keep the meeting date November 4th, 2025.

Item 7. Future Agenda Items- Commission Members

There were no future agenda items discussed.

Item 8. Adjourn

A motion was made to adjourn the meeting by Vice Chair Welch. The motion was seconded by Commissioner Enright.

The Planning Commission meeting was adjourned at 6:41PM.

City of La Crescent
Building and Zoning Department

PLANNING COMMISSION
CUP PUBLIC HEARING
STAFF REPORT

MEETING DATE:	November 4th, 2025
CASE NUMBER:	PC-25-04 CUP "Christopherson Gym Addition"
OWNER:	Wayne Christopherson 32 Crescent Ave La Crescent, MN 55947
PARCEL IDs:	252165000
APPLICANT:	Same as owner
REQUEST:	Proposed Conditional Use Permit ("CUP") to add an addition to his residential property of 1,420 square feet, for a recreational facility, for the purpose of coaching tenant to develop a workout plan to incorporate into their everyday life.
LOCATION:	The property is located at 32 Crescent Avenue.
GENERAL PLAN/ ZONING DESIGNATION:	Residential / R1-A Low Density Residential District
SURROUNDING USES:	North: Residential; South: Residential; East: Residential; West: Residential

BACKGROUND

The property has a single-family dwelling with an attached two car garage. Property is located in the R-1A Low Density Residential Zoning District.

PROPOSAL

PC-25-04 CUP is a request for a Conditional Use Permit to allow for an addition to the residential property, of 1,420 square feet, for the purpose of a recreational facility. The applicant plans to coach tenants to develop workout plans.

PLANNING STAFF ANALYSIS

Relationship to Comprehensive Plan:

The property is designated by the City's General Plan as "Neighborhood Residential."

This property is zoned R-1A Low Density Residential.

The property is governed by 12.14 R-1A Low Density Residential District of the City of La Crescent Zoning Ordinance. The proposed use would also fall under 12.10 Subd 9 General Provisions, Home Occupations.

12.14 R-1A - LOW DENSITY RESIDENTIAL DISTRICT

Subd 1. PURPOSE AND INTENT. The purpose and intent of the R-1A, Single-Family Residential District is to provide for development of low-density neighborhoods with varying lot width and lot sizes to accommodate natural topography of the site, preserve open space, natural features and provide shared amenities on site with a variety of lot width and sizes that support a greater variety in home design within a single development that is served by municipal sewer and water.

Subd. 2. PERMITTED USES. Within the R-1A District, no building or land shall be used except for one or more of the uses identified below:

A. Single-family, detached dwellings, occupied by no more than one family as defined in this Title.

B. Daycare facilities (licensed) serving twelve (12) or fewer persons in a single-family detached dwelling.

C. Licensed residential facility serving six (6) or fewer persons in a single-family detached dwelling.

D. Public Parks, trails, playfields, playgrounds, and directly related buildings and structures;

E. Public infrastructure, such as well houses, lift stations, water towers, booster stations, etc.

Subd. 3. PERMITTED ACCESSORY USES: Uses such as those listed below are customarily incidental and clearly subordinate to the permitted or approved conditional uses and therefore permitted.

A. Private garages and accessory buildings in conformance with district requirements.

B. Fences as regulated by this title.

C. Play and recreational facilities, only accessory to an existing principal permitted use on the same lot and which are operated for the enjoyment and convenience of the residents of the principal use and their occasional guests, except as otherwise permitted.

D. Private swimming pools and tennis courts

E. Signs as regulated by this title.

F. 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.

G. Garage sales are permitted use in all residential districts on a property on which a principal dwelling is located, with the permission of the property owner (when the home is non-owner occupied) and under the following conditions:

1. Goods and equipment displayed shall be only those items owned by and part of normal household effects of the occupants(s) of the premises on which the sale is held. Agriculture products shall not be sold unless raised on site. Continuous sales of agricultural products grown on site, like berries, shall be permitted if there is no related sign, unless otherwise approved as a home occupation.

2. The goods shall not be displayed or sold in the public right-of-way, nor after sundown.

3. No sale shall last more than 3 consecutive days, nor be repeated on the same premises more frequently than two times per year.

4. A maximum of six garage sale signs shall be permitted; each may be no more than two square feet in area. The signs may be posted on premises, other than those of the sale, with the explicit permission of the owner of those premises but may not be posted in a public right-of-way or on a structure on a right-of-way. Signs may be posted only during daylight hours and must be removed at the termination of the sale.

5. Group sales are permitted and neighborhood coordination of garage and yard sales is encouraged. Such group sales shall offer for sale only those items owned by and part of normal household effects of the participating neighbors. And, it shall be unlawful to

participate in more than 4 garage sales in one year.

6. De minimis sales by children of such things as Kool-Aid or lemonade shall not presently be regulated.

7. Food sales intended for immediate consumption, along the route of a special event, for the benefit of a not-for-profit organization, shall be permitted. This does not exempt the property owner from any other regulation relative to permitting the sale of applicable public health regulation.

Subd. 4. CONDITIONAL USES. In addition to other uses specifically identified elsewhere in this title, the following are conditional uses in an R-1A district and require a conditional use permit based upon procedures set forth in and regulated by this title. Additionally, besides the specific standards and criteria which may be cited below for respective conditional uses, each request for a conditional use permit shall be evaluated based upon the standards and criteria set forth in this title.

A. Government buildings and structures; private recreational buildings for the exclusive use of residents and their guests, neighborhood or community centers, and public swimming pools.

B. Public and parochial schools; provided, no building shall be located within fifty feet (50') of any lot line.

C. Places of assembly including those related structures located on the same site which are an integral part of the assembly use such as housing for persons related to the assembly function on the same site; provided, no more than ten (10) persons shall reside on the site and no building shall be located within fifty feet (50') of any lot line.

D. Home occupations requiring a permit.

E. Service antennas for personal wireless telecommunications, not located on a public structure or existing tower, as regulated by this title.

F. Townhomes no more than two units

12.10 GENERAL PROVISIONS

Subd. 9. HOME OCCUPATIONS. Home occupations are allowed without permit in residential districts if they meet the following conditions and are subject to all restrictions outlined for home occupations granted a conditional use permit:

A. No employees who are not also residents of the dwelling

B. No customer traffic at the dwelling in excess of one at any one time and more than 4 in a day.

C. No external signage

D. No use of materials, such as toxic or explosive substances that would be a hazard to the neighborhood as determined by the Building Official

E. No creation of sound audibles at the property line

F. No creation of foul odors, detectable at the property line

Home Occupations are allowed as a conditional use in residential dwellings subject to the following restrictions.

A. No more than one (1) person other than members of the family residing on, the premises shall be engaged in such occupation, except that barber shops and beauty parlors shall be limited to a maximum of two (2) chairs.

B. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty-five (25) percent of the floor area of the dwelling unit shall be used in the conduct of the home occupation.

C. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one sign, not exceeding one (1) square foot in area, non-illuminated, and mounted flat against the wall of the main building.

D. No home occupation shall be conducted in any accessory building.

E. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood. Vehicular traffic shall not be increased by more than one (1) additional vehicle at a time.

F. Any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard.

G. The home occupation shall not generate hazardous waste unless a plan for off-site disposal of the waste is approved by the City Council.

H. A home occupation at a dwelling with an on-site sewage treatment system shall only generate normal domestic household waste unless a plan for off-site disposal of the waste is approved by the City Council.

I. The home occupation shall not be established prior to the member(s) of the family conducting the home occupation taking possession of, and residing in, the dwelling.

J. The home occupation shall not change the fire rating of the structure.

K. The receipt, sale or shipment of deliveries shall not be permitted on or from the premises, with the exception of regular U.S. Mail and/or an express shipping service that is characteristic of service to residential neighborhoods.

L. The home occupation shall not constitute, create, or increase a nuisance to the criteria and standards established in this title.

M. There shall be no outdoor display or storage of goods, equipment, or materials for the home occupation.

N. Any type of motor vehicle service and repair is a prohibited home occupation.

O. Home day cares shall comply with the applicable district use regulations and not the requirements of this subdivision.

P. Massage businesses and massage therapists requires a Conditional Use Permit in accordance with Ordinance #460.

Site Context:

The approximately 21,000 square foot parcel is located in the R-1A Low Density Residential district on Crescent Avenue. The parcel currently has a 2,180 square foot, single family home with attached two car garage, and an approximate 160 square foot accessory structure. To the north, south, east and west are R-1A residential properties.

Infrastructure Improvements:

N/A

Public Input:

At the writing of this report, the city has not received any comment on this application.

FINDINGS OF FACT FOR CONDITIONAL USE PERMIT

As required by Chapter 12, Zoning Ordinance, the Planning Commission shall advise the council, make recommendations and findings on the effect of the proposed use on the health, safety, morals, and general welfare of occupants of surrounding lands.

The applicant in their CUP application, submitted findings which are attached as Exhibit 1.

CRITERIA FOR GRANTING CONDITIONAL USE PERMITS.

A. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.

Applicant Response:
Response (Findings): See applicant response: *The addition will not be injurious or prevent any neighboring property owner from enjoyment. No views will be obstructed. The addition will increase neighboring values.*

Staff comment: **The proposed conditional use would not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted. The proposed home occupation could potentially dimmish or impair property values within the immediate vicinity.**

B. That the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

Applicant Response:
Response (Findings): See applicant response: *There is no vacant property surrounding our property.*

Staff comment: **The proposed project will not impede any development as the surrounding properties are established developments.**

C. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

Applicant Response:
Response (Findings): See applicant response: *Correct*

Staff comment: **The current utilities, access roads, drainage, and facilities are provided for a single-family occupancy, not for the potential home occupancy.**

D. That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.

Applicant Response:
Response (Findings): See applicant response: *Correct. We will be adding width to current driveway which already has room for 6 cars.*

Staff comment: **The current driveway having the ability to hold six vehicles, is adequate for a single-family occupancy. Adding more parking spaces indicates more traffic and that the use is intended for a home occupation.**

E. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring

properties will result. The use is consistent with the purposes of the zoning code and the purposes of the zoning district in which the applicant intends to locate the proposed use.

Applicant Response:
Response (Findings): See applicant response: *Correct*

Staff comment: **It is staff's opinion that the use is not consistent with the purposes of the zoning code and purposes of the zoning district.**

F. The use is not in conflict with the policies of the City of La Crescent.

Applicant Response:
Response (Findings): See applicant response: *So far as we know.*

Staff comment: **The proposed use is in conflict with the City of La Crescent Zoning Ordinance in regards to home occupations.**

G. The use will not cause traffic hazards or congestion.

Applicant Response:
Response (Findings): See applicant response: *Correct.*

Staff comment: **The proposed use could potentially cause a traffic hazard depending on how many and how often vehicle, are coming and going.**

H. Existing uses will not be adversely affected because of curtailment of customer trade brought about by intrusion of noise, glare or general unsightliness.

Applicant Response:
Response (Findings): See applicant response: *There will be no change in noise, glare or general unsightliness. The addition will look like it was part of the original design.*

Staff comment: **Existing uses will not be adversely affected.**

STAFF FINDINGS AND RECOMMENDATION

City staff has reviewed the communications with the applicant, the submitted application, the applicant's response to the CUP criteria, reviewed the city zoning district regulations for the R1-Low Density Residential Zoning District, and the regulations in regards to home occupations.

Staff has received contradicting information in regards to the purpose of the addition. After review, staff believes that the intended use will be for a home occupation.

Based on staff's determination, the proposed use would not be allowed under the following regulations;

12.10 General Provisions, Subd. 9 Home Occupations

Home Occupations are allowed as a conditional use in residential dwellings subject to the following restrictions.

B. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty-five (25) percent of the floor area of the dwelling unit shall be used in the conduct of the home occupation.

The proposed addition for the home occupation would be approximately 40% of the structure of the home which exceeds the 25% allowable use under the Zoning Ordinance.

C. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one sign, not exceeding one (1) square foot in area, non-illuminated, and mounted flat against the wall of the main building.

There is a significant change to the outside appearance of the structure.

J. The home occupation shall not change the fire rating of the structure.

Adding a basketball court/gymnasium would change the occupancy use for that area to an Assembly Occupancy which would require different fire ratings and protection then the Residential Occupancy.

The staff finds that the proposed use does not meet all the CUP criteria in Section 12.06, Subd. 3 of the Zoning Code and recommends denial of the CUP for the aforementioned reasons **(bold)**. The proposed use, as a gym to coach "tenants", is not an allowable conditional use under the Zoning Ordinance. The applicant The Planning Commission may have their own findings, recommend changes, or additional conditions which they feel may be applicable to the proposed project.

RECOMMENDED MOTION FOR CONDITIONAL USE PERMIT

I move that the Planning Commission recommend to the La Crescent City Council the (APPROVAL/**DENIAL**) case PC-25-04 CUP "Christopherson Gym Addition", a request by Mr. Wayne Christopherson, to approve a Conditional Use Permit to allow the addition to his residential property of 1,420 square feet, for a recreational facility, for the purpose of coaching tenant to develop a workout plan to incorporate into their everyday life on Parcel Number 252165000.

Josh Tarrence

Prepared by Josh Tarrence, Building Inspector/Fire Chief

Attachments:
Exhibit #1 – Conditional Use Permit – Applicant Request
Exhibit #2 – Aerial Map – Parcel Maps
Exhibit #3 – Zoning Map

Exhibit #1 – Conditional Use Permit – Applicant Request

CUP APPLICATION

SUBJECT PROPERTY INFORMATION	
PROJECT NAME: Gym addition	LEGAL DESCRIPTION (Attach) Sect-09 Twp-104 Range-004
PROPERTY ADDRESS: 32 Crescent Avenue	ASSESSOR'S PARCEL ID. R25.21650.000
GROSS ACREAGE:	CURRENT ZONING DISTRICT:

PROPERTY OWNER	
NAME: Wayne Christopherson	
MAILING ADDRESS: 32 Crescent Ave La Crescent MN 55947	
EMAIL: Mtgopher@gmail.com	TELEPHONE: 507-429-9326

APPLICANT	
NAME: Montgomery T Christopherson	
MAILING ADDRESS: 32 Crescent Avenue La Crescent MN 55947	
EMAIL: mtgopher@gmail.com	TELEPHONE: 507-450-9658

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 CUP 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. (*Please provide a description here of the easements and restrictions shown on your property deed.*_____)
- 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. *(Please note any special instructions regarding access to your property such as dogs, gates, alarms, etc*_____.)

- 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.
- I (we) understand that additional data may be requested by the City of La Crescent Planning Commission.

Wayne A. Christopherson
Property Owner Signature

9-12-25
Date

Applicant Signature

9-12-2025
Date

Wayne A. Christopherson

REVIEW TIMEFRAME

ADMINISTRATIVE COMPLETENESS REVIEW: 5 DAYS

REVIEW OF SUBMITTAL: 30 DAYS

CUP 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)**
- ☐ **Legal Description**
- ☐ **Site Plan (showing north arrow and other relevant data)**
- ☐ **Elevations and Floor Plans (if applicable)**
- ☐ **Copy of deed establishing ownership**
- ☐ **Mailing Label Certification**
- ☐ **Mailing Labels (with Houston/Winona County parcel maps)**
- ☐ **Application Fees ($300.00)**
- ☐ **All requested items have been included**

CUP Application Requirements

After you have had a pre-application meeting, please review your project before completing the application to make sure it meets the criteria in the zoning ordinance. Provide complete and accurate information. Plan your project so that it is compatible with the surroundings and does not disrupt the neighborhood with undue noise or traffic. Submitting an application for a CUP demands time, expense and justification. Please consider designing, refining or redesigning the project to meet all zoning standards before submitting an application for a CUP.

A narrative describing the basis for the proposed request must be submitted. In order to provide the staff, Planning Commission, and City Council with sufficient information with which to make a recommendation (staff and Planning Commission make a recommendation) and decision (City Council makes the decision), on whether the request meets the requirements of the zoning code, the CUP narrative should include the following information:

Application Narrative Requirements: Please submit as a separate document.

- Please provide a brief description of the project.
- What is the reason for your request?
- Location/Address/Tax Parcel ID of the property subject to the request
- Legal Description
- Vicinity information
- Current site conditions- **A survey or sketch drawn to scale must be attached showing:**

  a. Lot lines and corner pins (If there are any questions as to property lines, a survey may be needed). The city has a metal detector at City Hall for property owners to check out.
  b. Dimensions of existing buildings and proposed new construction;
  c. Distances from lot lines to buildings.
  d. All Easements (Utility and drainage)
  e. Utility lines entering the property.
  f. Corner pins must be established and marked by the owner.
  g. Two copies of construction plans must also be submitted

- Applicant's Evaluation of Criteria and Findings of Fact

  Please include a response to each of the following items. Please type or print legibly. If your response does not fit within the available space, please attach additional sheets. If the question does not apply to your situation, respond with "Not Applicable" and include a statement as to why a question is not applicable.

A. Please indicate what steps you have taken to discuss this project with your neighbors prior to submission. A brief description of the purpose for the addition will be sent via mail. I've spoken in person to the immediate neighbors.

B. Please indicate what steps you have taken to discuss this project with the city staff prior to submission. Phone call on 9-15-25 was made

C. As part of your application narrative, please review the Criteria for Granting Conditional Use Permits found in Section 12.06 Subd. 3. of the zoning ordinance (below) and provide your Response (Findings) in the space provided or on a separate sheet.

Subd. 3. CRITERIA FOR GRANTING CONDITIONAL USE PERMITS. In granting a conditional use permit, the La Crescent City Council shall consider the advice, recommendations and findings of the Planning Commission and the effect of the proposed use on upon the health, safety, morals and general welfare of occupants of surrounding lands. The City Council may make the following findings where applicable:

A. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.

Response (Findings): The addition will not be injurious or prevent any neighboring property owner from enjoyment. No views will be obstructed. The addition will increase neighboring property values.

B. That the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

Response (Findings): There is no vacant property surrounding our property

C. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

Response (Findings): Correct

D. That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.

Response (Findings): Correct. We will be adding width to current driveway which already has room for 6 cars

E. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

The use is consistent with the purposes of the zoning code and the purposes of the zoning district in which the applicant intends to locate the proposed use.

Response (Findings): Correct

F. The use is not in conflict with the policies of the City of La Crescent.

Response (Findings): So far as we know.

G. The use will not cause traffic hazards or congestion.

Response (Findings): Correct.

H. Existing uses will not be adversely affected because of curtailment of customer trade brought about by intrusion of noise, glare or general unsightliness.

Response (Findings): There will be no change in noise, glare or general unsightliness. The addition will look like it was part of the original design.

D. Please review the potential additional conditions below from Section 12.06 Subd. 4. of the zoning ordinance and provide any explanation you deem necessary in your narrative for any of the potential additional conditions.

Subd. 4. ADDITIONAL CONDITIONS. In permitting a new conditional use or the alteration of an existing conditional use, the City Council may impose additional conditions which are considered necessary to protect the best interest of the surrounding area or the community as a whole. Additional conditions may include but are not limited to the following:

A. Increasing the required lot size of yard dimensions.

B. Limiting the height, size or location of buildings.

C. Modifying the building architecture or orientation or requiring berms, screening, landscaping or other facilities to protect adjacent or nearby property.

D. Controlling the location and number of vehicle access points.

E. Increasing the street or driveway width to mitigate traffic or safety concerns.

F. Increasing the number of required off-street parking spaces.

G. Requiring landscaping, fencing, screening, or other improvements to protect adjacent or nearby property.

H. Limiting the number, size, location, or lighting of signs.

Note: In addition to any conditions that may be imposed by the City Council, the city has the following standard conditions of approval for all applications.

City Standard Conditions of Approval

A. Applicant will abide by the 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 spirit or letter explicit conditions of the Conditional Use Permit.

B. Exterior lighting will comply with the La Crescent Ordinances (dark sky, LED) lighting requirements.

C. Applicant comply with all federal, state, and local regulations.

32 Crescent Ave. – LaCrescent, MN 55947

507-458-9658 **mtgopher@gmail.com**

9/9/25

To whom it may concern:

I, _____ own and reside at the property located at 32 Crescent Ave. I am proposing to build an addition onto my property for the sole purpose of the addition to be utilized by the occupants of said address.

Sincerely,

Cell: 507-458-9658

Information for Mailing Labels

- Labels should be Avery Address Labels #5160 or comparable, approximately 1" x 2-5/8" each, 30 labels to a sheet.

- Labels shall include all property owners within 350' of the subject property proposed for a CUP:

- Label Sample:

Line 1:	000-00-0000	*[Assessor Parcel No.]*
Line 2:	John Doe	*[Name]*
Line 3:	123 Elm St.	*[Address/PO Box]*
Line 4:	La Crescent, MN 55947	*[City/State/Zip]*

- Please print or type all information on the labels.

NOTE: Property owner information must be obtained from Beacon (Schneider Corp) for Houston County or Winona County. Mailing labels may be generated through the Beacon website, as well.

Mailing Label Certification

I/We, Jayne Christopherson + Tom Christopherson

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

_____ _____

Property Owner Name Signature

_____

Street Address

_____ _____

City, State, Zip Telephone

_____ _____

Property Owner Name Signature

_____

Street Address

_____ _____

City, State, Zip Telephone

_____ _____

Agent Name Signature

_____

Street Address

_____ _____

City, State, Zip Telephone

32 Crescent Ave. – LaCrescent, MN 55947

507-450-9658 **mtgopher@gmail.com**

9/9/25

To whom it may concern:

I, Wayne Christopherson own and reside at the property located at 32 Crescent Ave. I am proposing to build an addition onto my property for the purpose of having an indoor gym space with multiple work out areas. This is an owner occupied residence where I will have tenants to whom I will be coaching to develop a workout plan to get them motivated to incorporate into their everyday life. Off-street parking will be provided for any and all tenants.

Sincerely,

Wayne Christopherson

Cell: 507-450-9658

Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160
Étiquettes d'adresse Easy Peel®
Replier à la hachure afin de révéler le rebord Pop-up
Pat. avery.com/patents

252131003
DE GUZMAN, MARIANO T CHERYL J
GILBERT FAMILY TRUST
78 CRESCENT AVE
LA CRESCENT, MN 55947

252145004
Tammy A & Scott Davison
30 Janell Ave
LA Crescent, MN 55947

252147001
David O Thompson
29 Crescent Ave
LA Crescent, MN 55947

252145003
Brandon L & Kylie A Garrison
60 Janell Ave
LA Crescent, MN 55947

252147002
John J Artz &
Ellyn L Sagmeister Artz
51 Crescent Ave
LA Crescent, MN 55947

080185000
A & K Development LLC
200 Twilite St
LA Crescent, MN 55947

252131004
David J & Karen L Becker
96 Crescent Ave
LA Crescent, MN 55947

252186000
Timothy & Rebecca Runningen
1543 Claudia Ave
LA Crescent, MN 55947

252147003
Terry M Twite
75 Crescent Ave
LA Crescent, MN 55947

252199004
Douglas R Nelson Rev Trust &
Cheri L Olson Rev Trust
102 Kinder Rd
LA Crescent, MN 55947

252131002
Gregory B & Marna C Wendling
56 Crescent Ave
LA Crescent, MN 55947

252185000
Linda L Mc Arthur
1539 Claudia Ave
LA Crescent, MN 55947

252147004
Earl H & Elizabeth M Ostrander
95 Crescent Ave
LA Crescent, MN 55947

252184000
Duane M & Amy A Hanson
1533 Claudia Ave
LA Crescent, MN 55947

252183000
Ryan K Meiners
1529 Claudia Ave
LA Crescent, MN 55947

252164000
Caroline H & Kyle E Jason
116 Meadowlake Dr
Hendersonville, TN 37075

252187000
Bruce & Bonnie Schmitz-Hrabak
1523 Claudia Ave
LA Crescent, MN 55947

Go to avery.com/templates
Use Avery Template 5160
Easy Peel® Address Labels
Bend along line to expose Pop-up Edge
AVERY® 5260™

County National Leader in RECYCLING
Caledonia, MN 55921
507-725-5815
www.co.houston.mn.us

7152*30**G50**1.0655**1/4*********AUTO**5-DIGIT 55927
WAYNE CHRISTOPHERSON LLC
32 CRESCENT AVE
LA CRESCENT MN 55947-9775

To pay by credit card or electronic check: Log on to www.co.houston.mn.us and click on Treasurer's department or call 877-690-3729 (Use Jurisdiction Code 3306).

Go paperless next year!
Register at eNoticesOnline.com. Authorization Code: **HOU-WR4LHD83**

Bill: 17170
Property ID#: R25.2165.000
Taxpayer ID#: 19381
Property Address: 32 CRESCENT AVE
Description: Sect-09 Twp-104 Range-004 CRESCENT VALLEY SUB DIVISION Lot-001 Block-001 B 381 P 782 & DOC #279947 289517; DOC 309436

VALUES AND CLASSIFICATION

	Taxable Payable Year	2024	2025
Step 1	Classification	RES HMSTD	RES NON-H
	Estimated Market Value:	307,300	355,000
	Improvements Excluded:	0	0
	Homestead Exclusion:	9,600	0
	Taxable Market Value:	297,700	355,000
	New Improvements:	0	28,700
	Expired Exclusions:	0	0

Step 2 — PROPOSED TAX NOTICE

Proposed Tax: $5,201.75

Step 3 — PROPERTY TAX STATEMENT

First Half Taxes	$3,272
Second Half Taxes	$3,272
Total Taxes Due in 2025:	$6,544

$$$ REFUNDS? You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

Tax Detail for Property:

Taxes Payable Year:	2024	2025
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	4549.75	
Property Tax and Credits		
3. Property taxes before credits	4549.75	5217.75
4. Credits that reduce your property taxes:		
A. Agricultural market value credit	0.00	0.00
B. Taconite tax relief		
C. Other Credits	0.00	0.00
5. Property taxes after credits	4549.75	5217.75
Property Tax by Jurisdiction		
6. County	1417.84	1700.23
7. City or Township LA CRESCENT CITY	1685.67	2021.12
8. State General Tax	0.00	0.00
9. School District 0300		
A. Voter Approved Levies	839.75	835.85
B. Other Local Levies	606.49	660.55

Taxes Payable Year:	2024	2025
10. Special Taxing Districts		
OTHERS	0.00	0.00
	0.00	0.00
	0.00	0.00
TIF	0.00	0.00
11. Non-school voter approved referenda levies	0.00	0.00
12. Total property tax before special assessments	4549.75	5217.75
Special Assessments		
13. Special assessments PUBLIC IMPR	INT: 386.48 PRINCIPAL: 939.77 1326.25	1326.25
		1326.25
		0.00
		0.00
		0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	5,876.00	6,544.00

Please fold on perforation BEFORE tearing

PAYABLE 2025 2nd HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE **OCTOBER 15**

Bill: 17170
Property ID#: R 25.2165.000
Taxpayer: 19381
Escrow ID:

WAYNE CHRISTOPHERSON LLC
32 CRESCENT AVE
LA CRESCENT MN 55947

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION.

If your address has changed please check this box and show the change on the back of this stub. ☐

SECOND 1/2 TAX AMOUNT DUE:	$3,272.00

PENALTY: TOTAL:

Your cancelled check is your receipt. This Receipt is void if check is not honored.
Call us at 507-725-5815 to setup automatic withdrawl. Initial payment must be arranged 30 days prior to due date.

Make checks payable to:
HOUSTON COUNTY AUDITOR-TREASURER

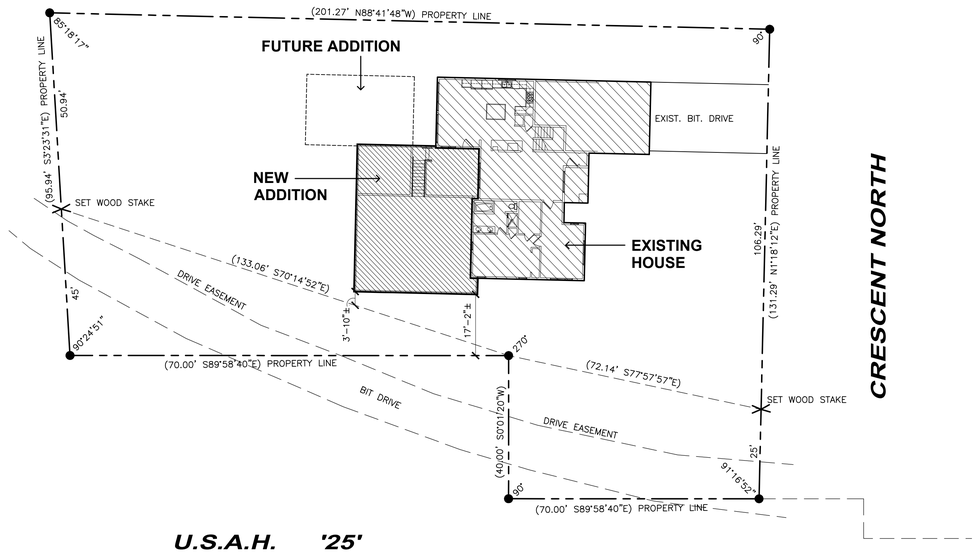
** Please make sure the return address on the back shows though the envelope window.

DETACH HERE AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT.

Taxes of $100.00 or less must be paid in full. If you pay your taxes late, you will be charged a penalty. See back for details.

ADDITION FOR CHRISTOPHERSON RESIDENCE

32 CRESENT AVENUE
LACRESCENT, MN



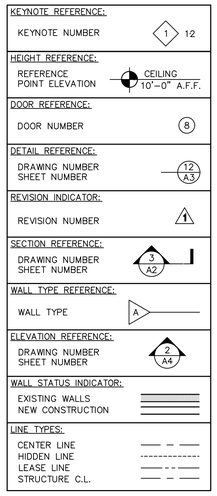
1 PROPOSED SITE PLAN
1" = 20'-0"

NORTH

INDEX OF DRAWINGS

T1	SITE PLAN, INDEX OF DRAWINGS
D1	AS-BUILT/DEMOLITION PLANS
A1	PROPOSED LOWER LEVEL FLOOR PLAN AND SCHEMATIC BUILDING SECTION/ELEVATION
A2	PROPOSED UPPER LEVEL FLOOR PLAN
A3	EXTERIOR ELEVATIONS, SECTIONS AND DETAILS

SYMBOLS



MIDWEST
Design & Development, LLC
N5560 CTH ZM, Suite 3 Onalaska, WI 54650
PH: 608-785-2760

ADDITION FOR
CHRISTOPHERSON RESIDENCE

32 CRESCENT AVE
LACRESCENT, WI 55947

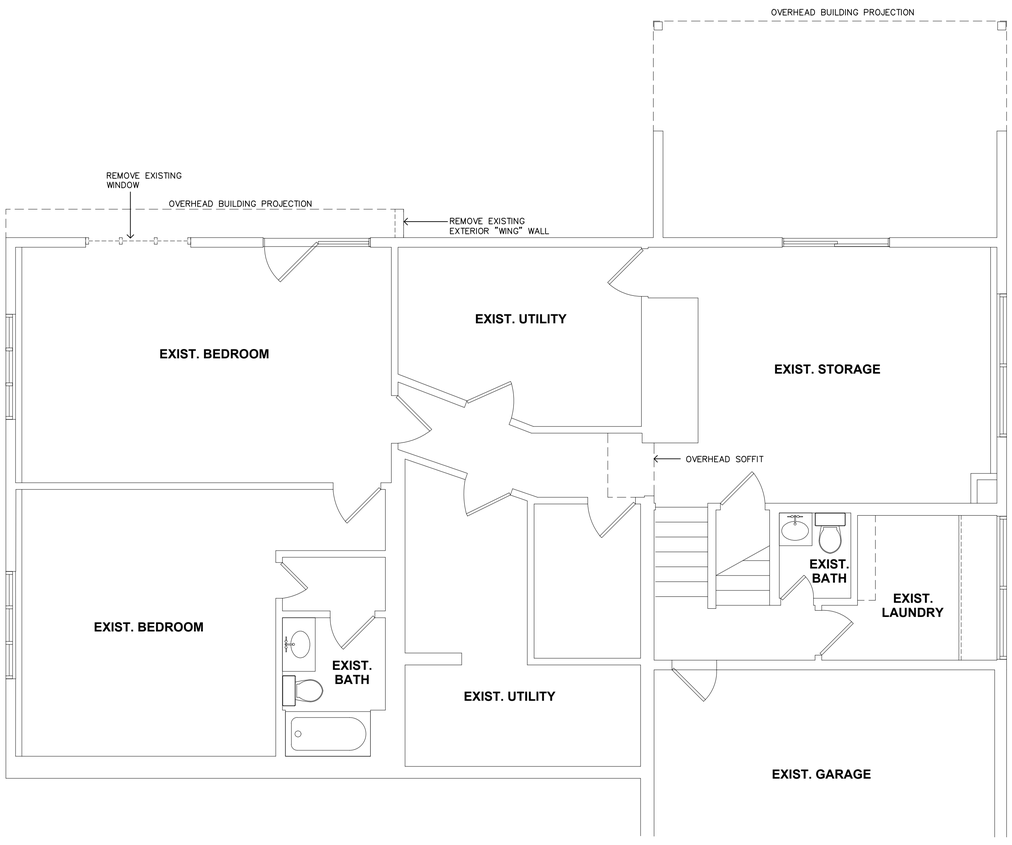
No.	Description	Date

PROPOSED SITE PLAN

Project Number:	25-189.001
Date	08/06/25
Drawn By	TRB
Checked By	CHK

T1

Scale



1 AS-BUILT/DEMOLITION LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"

NOTE:
1. ALL WALLS NOT NOTED TO BE ASSUMED EXISTING TO REMAIN.

2. ALL DOORS AND WINDOWS NOT OTHERWISE NOTED TO BE ASSUMED EXISTING TO REMAIN.

2 AS-BUILT/DEMOLITION UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"

MIDWEST
Design & Development, LLC
N5560 CTH ZM, Suite 3 Onalaska, WI 54650
PH: 608-785-2760

ADDITION FOR
CHRISTOPHERSON RESIDENCE

32 CRESCENT AVE
LACRESCENT, WI 55947

No.	Description	Date

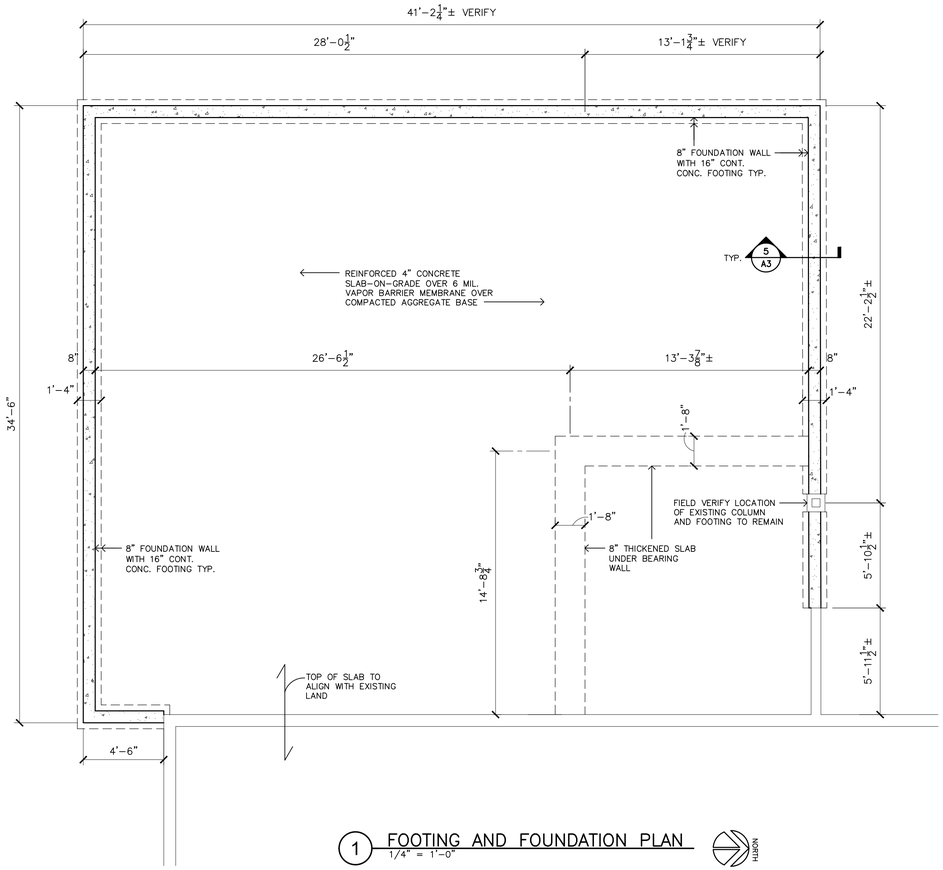
AS-BUILT/DEMOLITION FLOOR PLANS

Project Number: 25-189.001

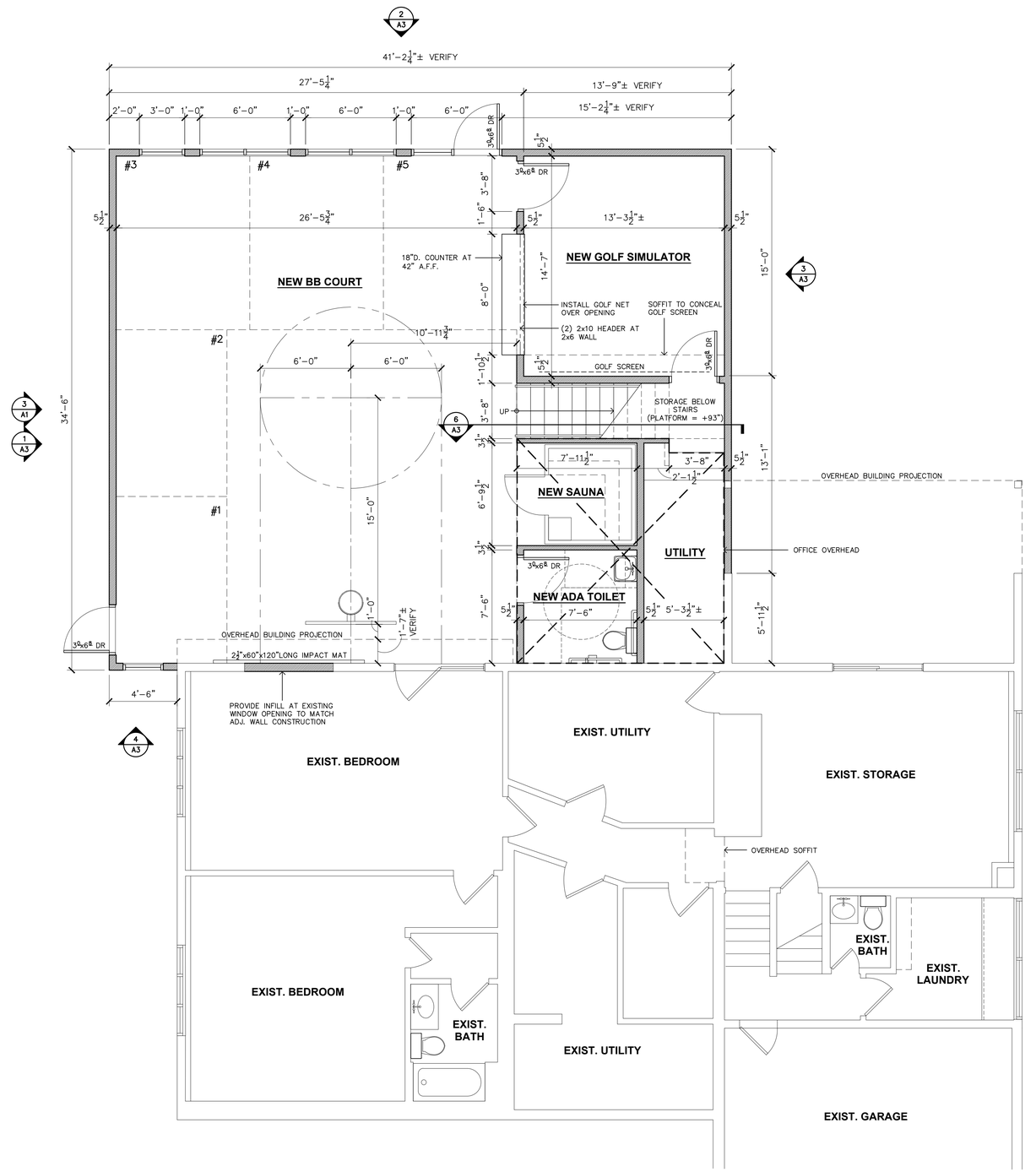
Date	08/06/25
Drawn By	TRB
Checked By	CHK

D1

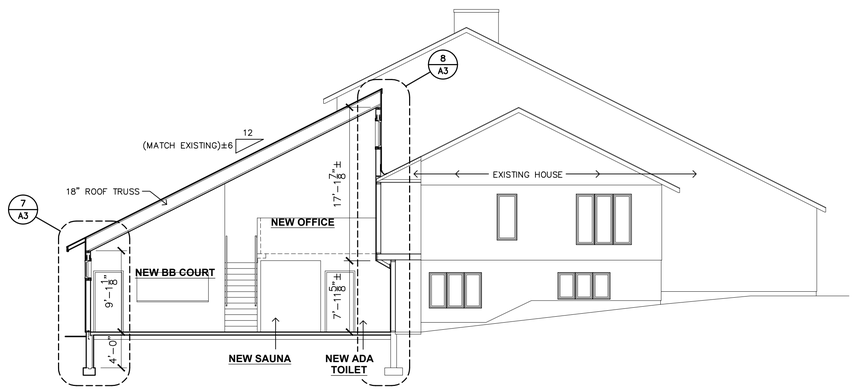
Scale



1 FOOTING AND FOUNDATION PLAN
1/4" = 1'-0"



2 PROPOSED LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"



3 SCHEMATIC BUILDING SECTION/ELEVATION
1/8" = 1'-0"

NOTE:
1. ALL WALLS NOT SHADED OR NOTED TO BE ASSUMED EXISTING TO REMAIN.

2. ALL DOORS AND WINDOWS NOT OTHERWISE NOTED TO BE ASSUMED EXISTING TO REMAIN.

3. ALL NEW EXTERIOR WALLS TO BE 2x6 WOOD STUD CONSTRUCTION UNLESS NOTED OTHERWISE.

MIDWEST
Design & Development, LLC
N5560 CTH ZM, Suite 3 Onalaska, WI 54650
PH: 608-785-2760

ADDITION FOR
CHRISTOPHERSON RESIDENCE

32 CRESCENT AVE
LACRESCENT, WI 55947

No.	Description	Date

PROPOSED LOWER LEVEL FLOOR PLAN AND SCHEMATIC BUILDING SECTION/ELEVATION

Project Number: 25-189.001

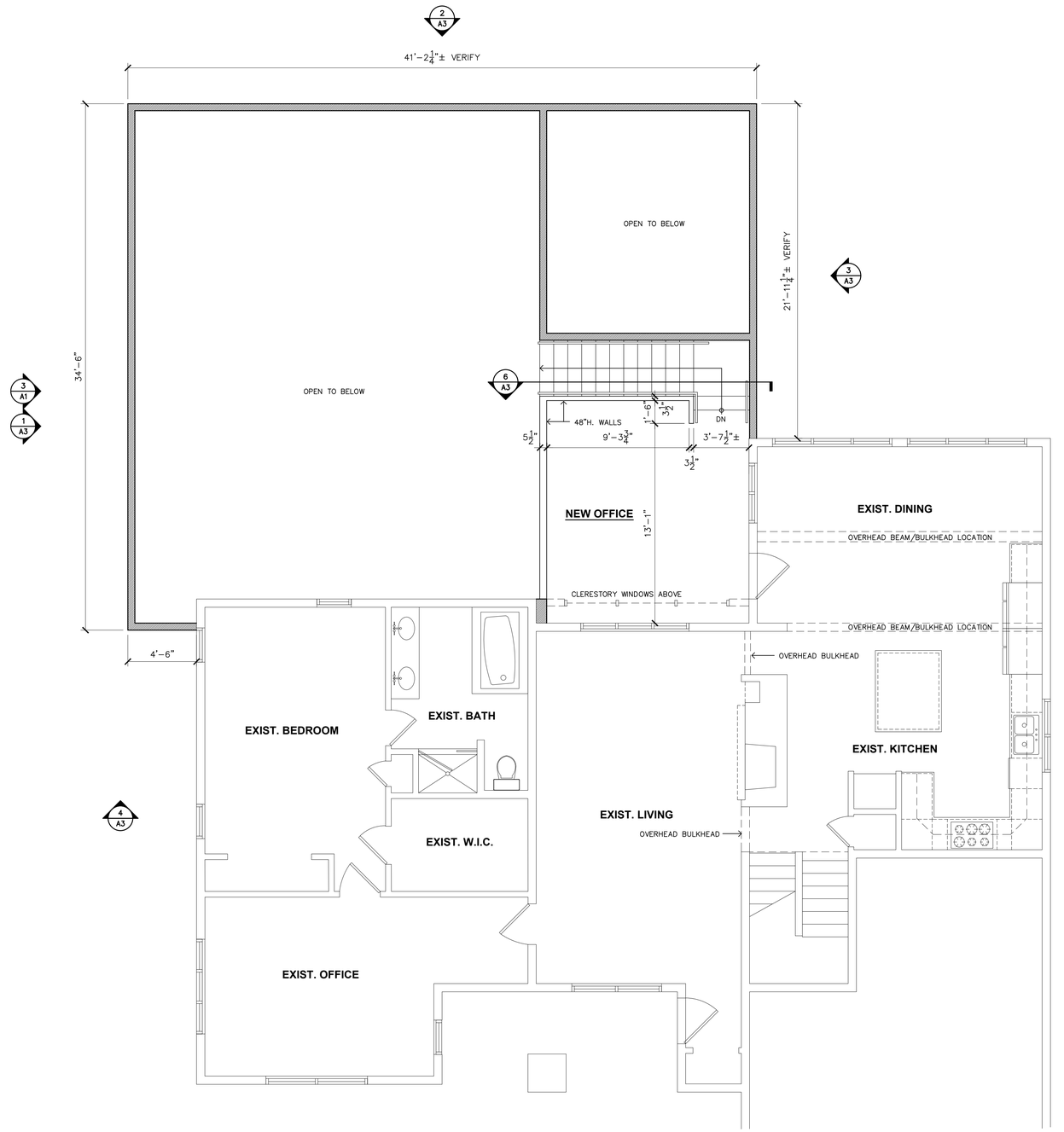
Date 08/06/25

Drawn By TRB

Checked By CHK

A1

Scale



1 PROPOSED UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"

NORTH

NOTE:
1. ALL WALLS NOT SHADED OR NOTED TO BE ASSUMED EXISTING TO REMAIN.

2. ALL DOORS AND WINDOWS NOT OTHERWISE NOTED TO BE ASSUMED EXISTING TO REMAIN.

3. ALL NEW EXTERIOR WALLS TO BE 2x6 WOOD STUD CONSTRUCTION UNLESS NOTED OTHERWISE.

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ADDITION FOR
CHRISTOPHERSON RESIDENCE

32 CRESCENT AVE
LACRESCENT, WI 55947

No.	Description	Date

PROPOSED UPPER LEVEL FLOOR PLAN

Project Number: 25-189.001

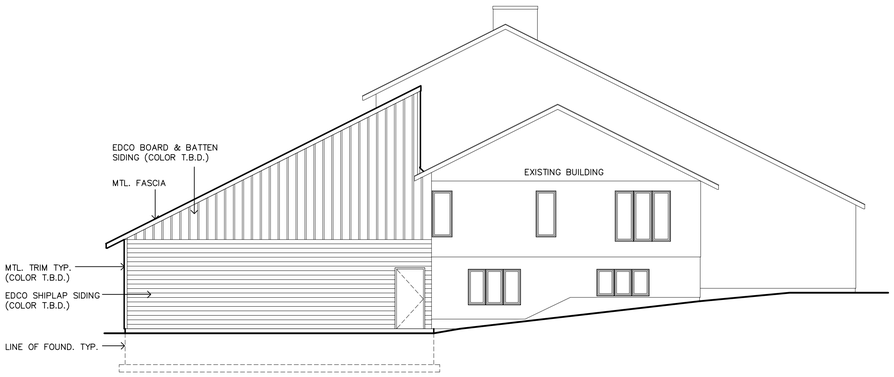
Date 08/06/25

Drawn By TRB

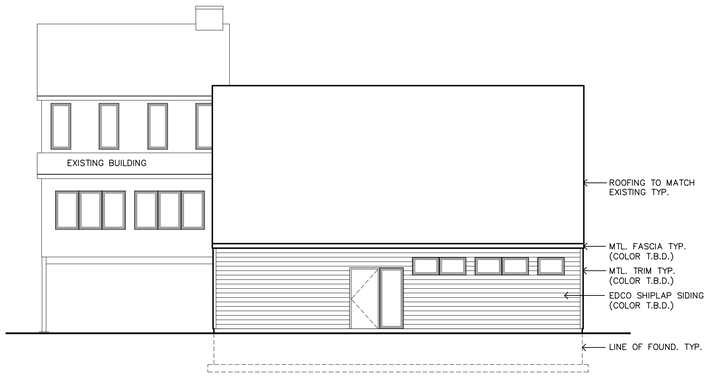
Checked By CHK

A2

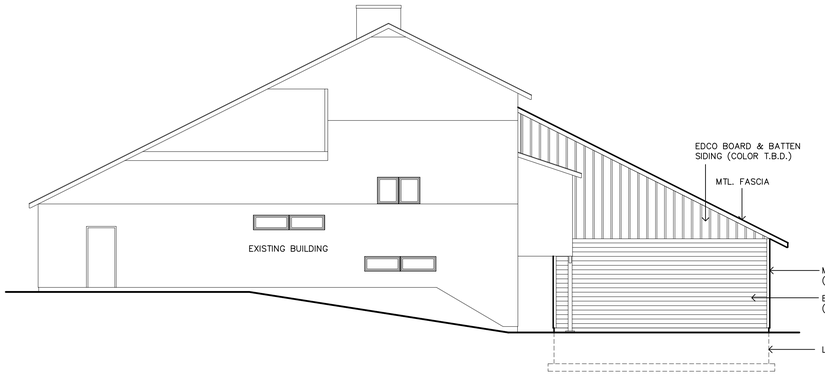
Scale



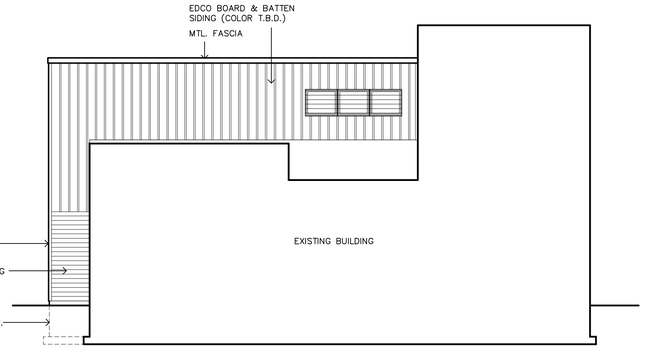
1 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



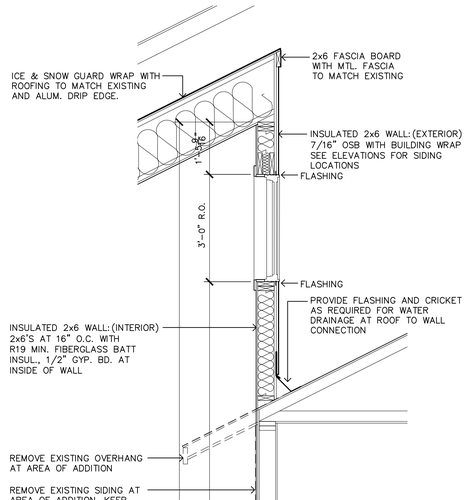
2 WEST EXTERIOR ELEVATION
1/8" = 1'-0"



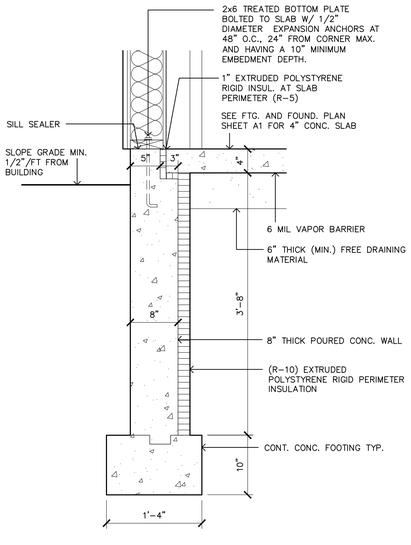
3 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



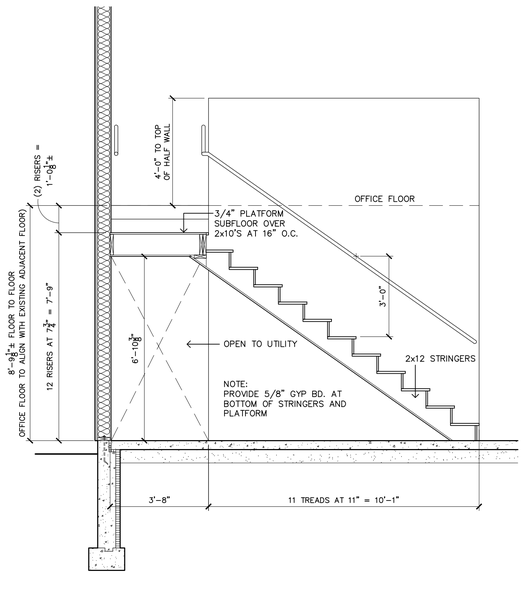
4 EAST EXTERIOR ELEVATION
1/8" = 1'-0"



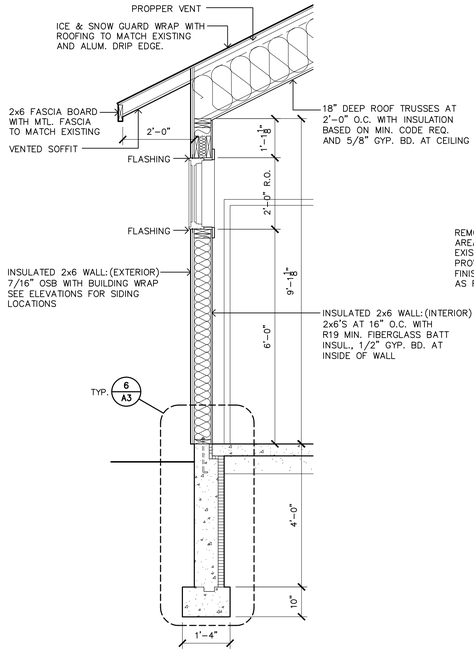
8 WALL SECTION
1/2" = 1'-0"



5 FOUNDATION DETAIL
1" = 1'-0"



6 STAIR SECTION
3/8" = 1'-0"



7 WALL SECTION
1/2" = 1'-0"

MIDWEST
Design & Development, LLC
N5560 CTH ZM, Suite 3 Onalaska, WI 54650
PH: 608-785-2760

ADDITION FOR
CHRISTOPHERSON RESIDENCE

32 CRESCENT AVE
LACRESCENT, WI 55947

No.	Description	Date

EXTERIOR ELEVATIONS, SECTIONS AND DETAILS

Project Number: 25-189.001

Date 08/06/25

Drawn By TRB

Checked By CHK

A3

Scale

Exhibit #2 – Aerial Map – Parcel Maps

Houston County Beacon Aerial Map – Parcel Map Combined Parcels

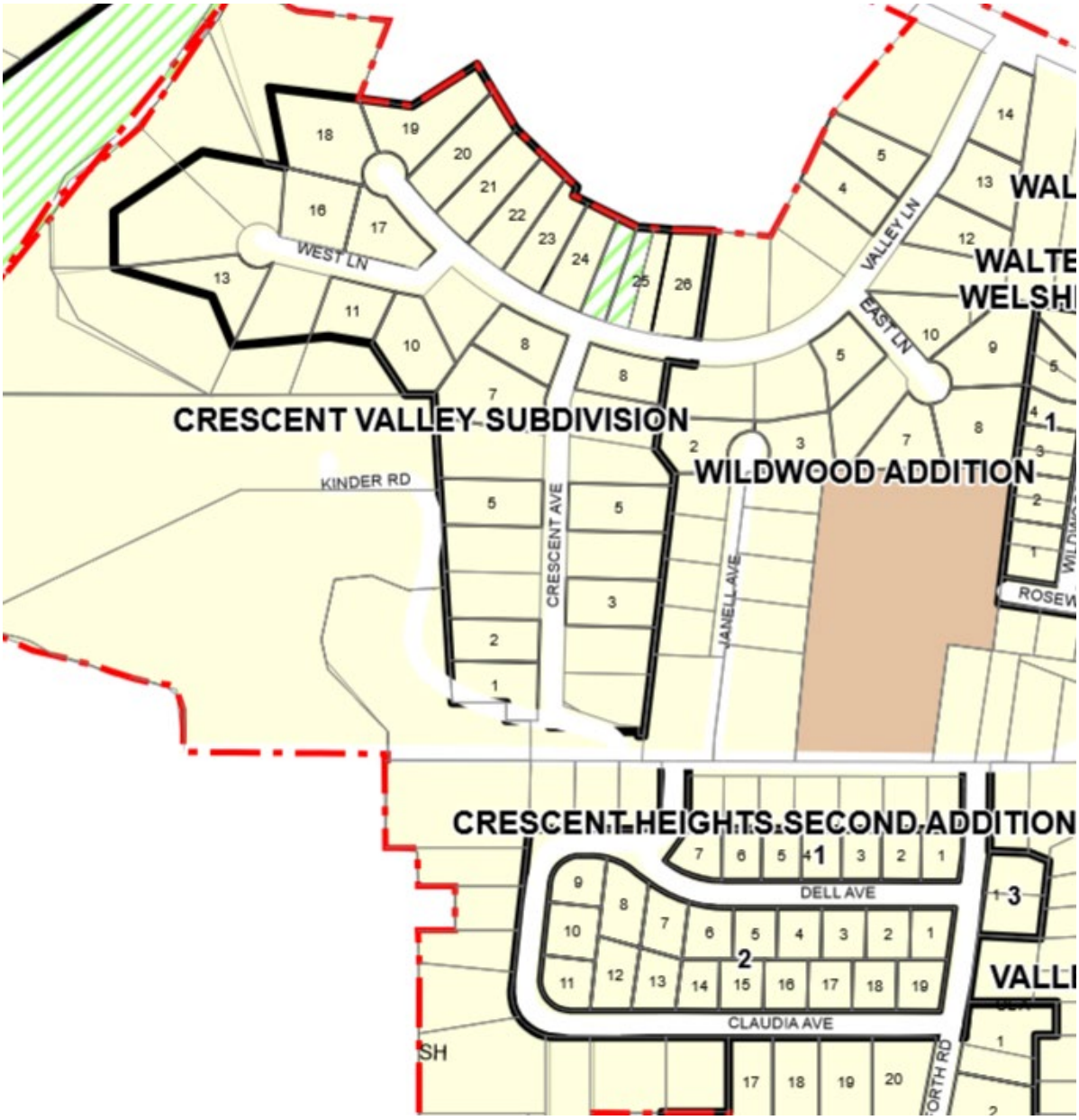



Exhibit #3 – Zoning Map