City of La Crescent

Planning Commission

Meeting Notice

May 5th, 2026 - 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 February 3rd, 2026 Meeting Minutes
5. **5:30 PM- Public Hearing**

   PC-2026-06 Final Plat- Coulee Region Property Management
6. **Public Meeting**

   PC-2026-05 Variance Request - 812 Welshire Drive/Jacob & Alexandria Inglett
7. PC-2026-04 Administrative Subdivision - 404/408 Backstretch Court/Barbara Olson
8. Future agenda items- Commission Members
9. Adjourn

Item #4

MINUTES, REGULAR MEETING
PLANNING COMMISSION, CITY OF LA CRESCENT,
MINNESOTA
February 3rd, 2026

The Planning Commission met at 5:30 p.m., on February 3rd, 2026, 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: Jon Wilson, Don Hogan, Jerry Steffes, Greg Husmann, and Ryan Niemeier. Mike Welch and Judy Enright were absent. Ex-Officio City Council Representative Chris Langen and City Attorney Skip Wieser were also present.

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

After reviewing the minutes from the November 4th, 2025 meeting, a motion to accept the minutes, was made by Vice Chair Husmann and seconded by Commissioner Hogan. Upon a roll call vote taken and tallied by Josh Tarrence, Building Inspector, the following members voted in favor thereof, viz;

Greg Husmann	Yes
Don Hogan	Yes
Jon Wilson	Yes
Jerry Steffes	Yes
Ryan Niemeier	Yes

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

Item 5. Appointment of Chair and Vice Chair

Building Inspector Josh Tarrence explained to the commission members that a Chair and Vice Chair of the Planning Commission need to be elected annually. The meeting was opened for nomination for the Chair of the Planning Commission. Greg Husmann made the nomination for Don Hogan to be the Chair of the Commission. Don Hogan accepted the nomination. After asking three times for any other nominations, Building Inspector Josh Tarrence closed the nominations for Chair. Upon a roll call vote taken and tallied by Josh Tarrence, Building Inspector, the following members voted in favor thereof, viz;

Greg Husmann	Yes
Jon Wilson	Yes
Jerry Steffes	Yes
Ryan Niemeier	Yes

and none voted against the same. Don Hogan was elected as Chair of the Planning Commission.

Building Inspector Josh Tarrence opened nominations for Vice Chair of the Planning Commission. Don Hogan nominated Greg Husmann to be the Vice Chair of the Planning Commission. Greg Husmann accepted the nomination. After asking three times, nominations were closed for Vice Chair of the Planning Commission. Upon a roll call vote taken and tallied by Josh Tarrence, Building Inspector, the following members voted in favor thereof, viz;

Don Hogan	Yes
Jerry Steffes	Yes
Ryan Niemeier	Yes
Jon Wilson	Yes

and none voted against the same. Greg Husmann was re-elected as Vice Chair of the Planning Commission.

Item 6. Review of Job Duties, Responsibilities and Code of Conduct

City Attorney Wieser reviewed roles, responsibilities and Code of Conduct with Planning Commission members and answered any questions that were asked.

Public Hearings

The following members of the community were present for the public hearings.

Mary Erickson	321 S. 2nd St
Hunter Gross	30544 Valleyview Road
Jeff Wieser	31965 Buehler Ridge Road
Neil Wieser	830 Skunk Hollow Road
Wanda Palmer	411 S Oak St
Grant Griffin	14070 Hwy 52 SE
David Ring	1626 Oak St

Item 7. 5:45 PM Public Hearing: PC-2026-02 Rezoning Crucifixion Church and School

Item 7 was a Public Hearing for an application for rezoning. The application, for properties located at 407 2nd Street South and 420 2nd Street South, owned by Church of the Crucifixion, request that the complete parcels at the aforementioned addresses, be rezoned from C-1 Highway Commercial and R-2 Single-Family/Two-Family Residential to CBD Central Business District. Currently half of each parcel is zoned CBD and the other half is zoned either C-1 or R-2. Josh Tarrence, Building Inspector, gave a summary of the application and what the request was for. Hunter Gross, Wieser Brothers General Contractors and representative for the Church of the Crucifixion, explained their proposed projects if the

rezoning of both parcels is approved. There were no other comments made from the public. After discussion and questions from the Planning Commission members, the public hearing was closed. A motion was made by Vice Chair Husmann, to recommend approval of the rezoning of Parcel ID 250449000 and Parcel ID 250375000, to CBD Central Business District. The motion was seconded by Commissioner Niemeier. Upon a roll call vote taken and tallied by Josh Tarrence, Building Inspector, the following members voted in favor thereof, viz;

Greg Husmann	Yes
Ryan Niemeier	Yes
Don Hogan	Yes
Jerry Steffes	Yes
Jon Wilson	Yes

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

Item 8. 5:55 PM Public Hearing: PC-2026-03 Conditional Use Permit Crucifixion Childcare

Item 8 was a Public Hearing for a Conditional Use Permit application. The application, for the property located at 420 2nd Street South, owned by Church of the Crucifixion, is to allow for roughly a 9,500 square foot childcare addition onto the existing gym, with a storage room and restrooms at gymnasium level. Josh Tarrence, Building Inspector, gave a summary of the staff report and what the Conditional Use Permit application was requested for, and that they currently have a Conditional Use Permit for the childcare facility but do to the expansion, a new Conditional Use Permit is needed.

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.

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 conditional use could potentially add value to properties in the immediate vicinity with the expansion of childcare in the neighborhood.**

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.

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.

Staff comment: **Utilities, access roads, drainage, and other facilities will be added or increased if needed per design of an engineer and with City of La Crescent approval.**

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

Staff comment: **Additional parking will be added to the property to support any increase in parking needs.**

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.

Staff comment: **The intended use is the same as the current use, and will not constitute a nuisance. It is staff's opinion that the use is 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.

Staff comment: **The proposed use is not in conflict with the policies of the City of La Crescent.**

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

Staff comment: **The proposed use should not cause traffic hazards or congestion as they are currently operating as a school and childcare.**

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

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

STAFF FINDINGS AND RECOMMENDATION

City staff has reviewed the submitted application, the applicant's response to the CUP criteria, reviewed the city zoning district regulations for the R-2 Single-Family/Two-Family Residential Zoning District, and the adopted Comprehensive Plan Economic Development Element, Goals and Objectives. The proposed use is compatible with the Economic Development Element.

Staff finds that the proposed Conditional Use is consistent with the current use.

The staff finds that the proposed use does meet the CUP criteria in Section 12.06, Subd. 4 of the Zoning Code and recommends approval of the CUP. 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) of case PC-2026-03 CUP, a request by Hunter Gross, Wieser Brothers General Contractors, on behalf of the Church of the Crucifixion, to approve a Conditional Use Permit to allow the addition of roughly a 9,500 square foot childcare addition onto the existing gym, with a storage room and bathroom at gymnasium level. The addition will allow for the existing childcare and school to have more space and opportunity to grow and better serve the community. (located at Parcel Number 250375000), subject to the following conditions of approval:

1) This CUP is conditionally approved pursuant to Chapter 12, ZONING ORDINANCE of the City of La Crescent, Minnesota, Section 12-06, Conditional Use Permits and the use shall be as set forth in accordance with the application and plans attached and associated to this case and all the provisions of the zoning ordinance and city codes applicable to this case.

2) 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.

3) The applicant shall comply with the city's adopted building codes.

4) Any security and site lighting shall be "Dark Sky" compliant, wherein all light sources shall be down-lit, full cutoff fixtures and shielded, and the correlated color temperature ("CCT") shall not exceed 2,700 Kelvins

5) Applicant shall comply with all federal, state, and local regulations.

There was no public comment on this item. The public hearing was closed. A motion was made by Vice Chair Husmann, to recommend approval of the Conditional Use Permit application for the Crucifixion School and Childcare. The motion was seconded Commissioner Wilson. Upon a roll call vote taken and tallied by Josh Tarrence, Building Inspector, the following members voted in favor thereof, viz;

Greg Husmann	Yes
Jon Wilson	Yes
Ryan Niemeier	Yes
Jerry Steffes	Yes
Don Hogan	Yes

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

The Planning Commission took a brief four (4) minute recess until the posted time of the next Public Hearing.

Item 9. 6:05 PM Public Hearing: PC-2026-01 Preliminary Plat Coulee Region Property Management

Item 9 was a Public Hearing for a preliminary plat application. The application, for properties located at 318 S. Walnut Street, 309 S. Oak Street and an unaddressed parcel in between, is a request to combine all three (3) parcels into one parcel. City Attorney Skip Wieser explained to the Planning Commission members that Coulee Region Property Management is requesting to plat three parcels between Walnut Street and Oak Street, into one parcel and add an access road off Oak Street. Attorney Wieser explained the Conditions of Approval and Findings as written in the staff report. Those conditions and findings are as follows:

Conditions of Approval:

1. Grading, Drainage, and Erosion Control Plan approved by the City Engineer.
2. Stormwater Pollution Prevention Plan approved by the City Engineer. Drainage calculations need to be submitted to meet city and state requirements.
3. Developer enters into a Development Agreement with the City to be approved by the City Attorney and City Council prior to the final plat. Development Agreement will address the following:
    a. Incorporating all representations of applicant/developer contained in December 17, 2025 application to the City including, but not limited to:
        i. Paragraph 5 regarding removing of nonconforming features prior to November 2026;
        ii. Paragraph 11 amending the grading and construction plan to remove the bituminous parking on City owned property;
        iii. Address canopy removal;

iv. Access road will be aligned to modify with this intersection of South 4th Street and Oak Street.

b. All mortgagee(s) of record will join in execution of the plat.

c. All easements of record being clearly identified on the plat.

d. Developer installing a sidewalk as contained in their application no later than November 2026.

e. All items identified by WHKS in correspondence dated January 26, 2026.

4. The applicant/developer will abide by all representations made by the applicant/developer 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 explicit conditions of the conditional use permit.
5. That the applicant/developer comply with all applicable federal, state, and local regulations.
6. Additional easements required by private utility companies, if any, should be platted. All proposed utility conduit crossings must be shown on the final plans. All related private utility fees shall be paid by the Developer.
7. No sitework will begin until approval and reordering of the final plat.

Findings:

1. The property owner proposes to use the property in a reasonable manner permitted by the Zoning Ordinance
2. The request is in harmony with the general purposes and intent of the ordinance and consistent with the comprehensive plan.
3. The basic layout is acceptable.
4. The proposed development is consistent with the general vision for the city.
5. 401 Oak Street South was rezoned commercial by the city in 2010.
6. The access road design is compliant with Minnesota Fire Code. Applicant has conducted a traffic study by a licensed engineer. The traffic study has been reviewed and approved by the city engineer.

The hearing was opened for public comment. Grant Griffin, G-Cubed Engineering, spoke on behalf of Coulee Region Property Management stating he agreed with the staff report and answered any questions the Planning Commission members had for him. Dave Ring, Community & Government Relations Manager with Kwik Trip, addressed some follow questions with Grant Griffin as well as some concerns that will need to be addressed between Coulee Region Property Management and Kwik Trip. There were no other public comments made. The public hearing was closed. After discussion by the Planning Commission members, a motion was made to recommend approval of the preliminary plat application with the aforementioned Conditions of Approval, as well as approval of the aforementioned Findings. The motion was seconded by Commissioner Niemeier. Upon a roll call vote taken and tallied by Josh Tarrence, Building Inspector, the following members voted in favor thereof, viz;

Greg Husmann	Yes
Ryan Niemeier	Yes
Jerry Steffes	Yes
Don Hogan	Yes
Jon Wilson	Yes

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

Item 10. Active Transportation Action Plan Draft

Jason Ludwigson, Sustainability Coordinator, was present and discussed the current draft of the Active Transportation Action Plan with the Planning Commission and answered any questions. This item was informational only and required not action to be taken.

Item 11. Future Agenda Items- Commission Members

There were no future agenda items discussed.

Item 12. Adjourn

A motion was made to adjourn the meeting by Vice Chair Husmann. The motion was seconded by Commissioner Wilson.

The Planning Commission meeting was adjourned at 6:53PM

TO: Planning Commission Members
FROM: Josh Tarrence, Building Inspector/Fire Chief
DATE: April 30th, 2026
RE: Final Plat- Coulee Region Property Management Inc.

Attached are the documents for a Final Plat application for Coulee Region Property Management Inc. The Preliminary Plat application was an action item during the February 3rd, 2026, Planning Commission meeting. The final plat combines three parcels of property into one parcel. During the February meeting, the Planning Commission recommended approval to the City Council with the following Conditions of Approval:

Conditions of Approval:

1. Grading, Drainage, and Erosion Control Plan approved by the City Engineer.
2. Stormwater Pollution Prevention Plan approved by the City Engineer. Drainage calculations need to be submitted to meet city and state requirements.
3. Developer enters into a Development Agreement with the City to be approved by the City Attorney and City Council prior to the final plat. Development Agreement will address the following:
    a. Incorporating all representations of applicant/developer contained in December 17, 2025 application to the City including, but not limited to:
        i. Paragraph 5 regarding removing of nonconforming features prior to November 2026;
        ii. Paragraph 11 amending the grading and construction plan to remove the bituminous parking on City owned property;
        iii. Address canopy removal;
        iv. Access road will be aligned to modify with this intersection of South 4th Street and Oak Street.
    b. All mortgagee(s) of record will join in execution of the plat.
    c. All easements of record being clearly identified on the plat.
    d. Developer installing a sidewalk as contained in their application no later than November 2026.
    e. All items identified by WHKS in correspondence dated January 26, 2026.

4. The applicant/developer will abide by all representations made by the applicant/developer 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 explicit conditions of the conditional use permit.
5. That the applicant/developer comply with all applicable federal, state, and local regulations.
6. Additional easements required by private utility companies, if any, should be platted. All proposed utility conduit crossings must be shown on the final plans. All related private utility fees shall be paid by the Developer.
7. No sitework will begin until approval and reordering of the final plat.

The City Council reviewed the recommendation from the Planning Commission at the February 9th, 2026, Regular City Council meeting. The Council approved the Preliminary Plat application with the aforementioned Conditions of Approval and two additional conditions. The additional conditions are highlighted in the attached City Council minutes.

After review by City Staff, the City Attorney and the City Engineer, we feel the Planning Commission should recommend to the City Council the approval of the Final Plat for Coulee Region Property Management Inc.

Respectfully Submitted,

Josh Tarrence
Building Inspector/Fire Chief

CITY OF LA CRESCENT ZONING AUTHORITY
APPLICATION FOR FINAL PLAT

The undersigned being the owner(s) of record (optionee(s) with regard to enforceable exclusion options to purchase) of the hereinafter described premises hereby makes application for a:
FINAL PLAT

TO WIT:

Coulee Region Property Management

Cindy Gerke, President

901 Rose Street

La Crosse, WI 54603

gerke_cindy@yahoo.com

the lands to which this application has reference are described as follows, to wit:

Land Description attached - Owners and Encumbrances Report

Dated October 14, 2025

Attached is a sketch of the site plan showing North arrow and other relevant data with reference hereto. I (we) understand that additional data may be requested by the City of La Crescent Planning Commission with regard hereto.

Dated: April 2nd, 2026

Coulee Region Property Management
by Cindy Gerke-Edwards
(Owners (s)) (Optionee(s))

"COPY"

COULEE REGION PROPERTY MANAGEMENT FIRST

LEGEND

- ○ 1/2" IRON PIPE WITH PLASTIC CAP STAMPED LS 21940 SET
- ● FOUND PIPE 3/4" REBAR UNLESS OTHERWISE NOTED
- ⌖ DENOTES HOUSTON COUNTY PUBLIC LAND SURVEY CORNER
- △ COMPUTED POINT
- (S00°00'00"W) DENOTES BEARING AND/OR DISTANCE OF RECORD
- EXISTING CONTROLLED ACCESS PER MNDOT PLAT NO. 28–16 & 28–18
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- SECTION LINE
- UNDERLYING PROPERTY LINE

COUNTY AUDITOR/TREASURER, HOUSTON COUNTY, MINNESOTA

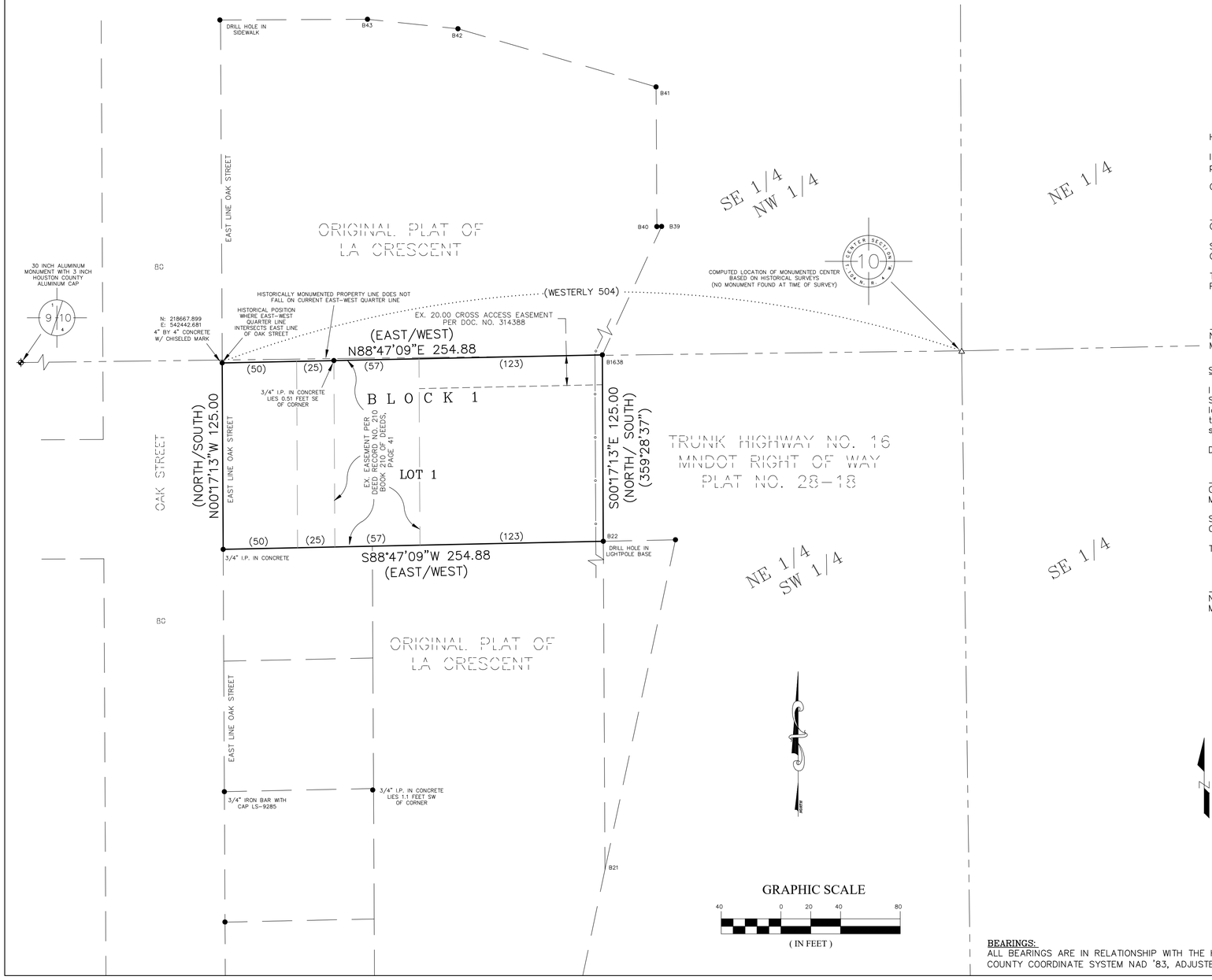
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year of 20__ on the land hereinbefore described have been paid. Also, pursuant Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20__.

_____
Houston County Auditor/Treasurer

COUNTY RECORDER, HOUSTON COUNTY, MINNESOTA

I hereby certify that this plat of COULEE REGION PROPERTY MANAGEMENT FIRST was filed in the office of the County Recorder for public record on this _____ day of _____, 20__, at _____ o'clock ____ M., and was duly filed as Document No. _____.

_____
Houston County Recorder



INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Coulee Region Property Management, Inc., a Wisconsin corporation, owner of the following described property:

Commencing at a point on the East and West Quarter line of Section 10, Township 104 North, Range 4 West, where said Quarter line crosses the East line of Oak Street in the Village of La Crescent, running thence East 132 feet along said Quarter line to the point of beginning; thence running South 125 feet; thence East 123 feet; thence North 125 feet to said Quarter line and thence running West 123 feet along said Quarter line to the point of beginning.

AND

Commencing at a point on the East and West Quarter line of Section 10, Township 104 North, Range 4 West, where said quarter line crosses the East line of Oak Street in the City (formerly Village) of La Crescent, thence running East Seventy–five (75) feet along said quarter line to the point of beginning, thence running South One hundred Twenty–five (125) feet, thence running East Fifty–seven (57) feet, thence running North One hundred Twenty–five (125) feet to said quarter line and thence running West Fifty–seven (57) feet along said quarter line to the point of beginning.

AND

Commencing at the center of Section Ten (10), Township One Hundred Four (104), Range Four (4) West, thence running westerly 504 feet along the quarter line of said section to the intersection of said quarter line with the east line of Oak Street to the point of beginning, thence running East 50 feet, thence running South 125 feet, thence running West 50 feet, thence running North 125 feet along the East line of Oak Street to the point of beginning said tract to be designated Lot One (1), Block A, Smith's Addition to the City (formerly Village) of La Crescent, in a revised plat not yet of record. Said tract to be used exclusively for residence purposes.

AND

Lot Two (2), Block A, Smith's Addition to the City (formerly Village) of La crescent, not yet of record, described as follows: commencing at the point of intersection of the east and west quarter line of Section 10–104–4 West and the East line of Oak Street in said City of La Crescent; thence running East along said quarter line a distance of 50 feet; thence running South 125 feet; thence running East 25 feet; thence running North 125 feet; thence running West 25 feet.

Containing 0.73 acres, more or less.

Has caused the same to be surveyed and platted as COULEE REGION PROPERTY MANAGEMENT FIRST.

In witness whereof said Coulee Region Property Management, Inc., a Wisconsin corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20__.

Coulee Region Property Management, Inc.

_____
Cindy Gerke, President

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20__ by Cindy Gerke, President of Coulee Region Property Management, Inc., a Wisconsin corporation, on behalf of the corporation.

_____ _____
Notary Public, _____ County, Minnesota — Notary Printed Name
My Commission expires: _____

SURVEYOR'S CERTIFICATE

I Geoffrey G Griffin do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20__.

_____
Geoffrey G Griffin, Land Surveyor
Minnesota Registration No. 21940

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20__, by Geoffrey G Griffin, Minnesota Registration No. 21940.

_____ _____
Notary Public, _____ County, Minnesota — Notary Printed Name
My Commission expires: _____

VICINITY MAP
SECTION 10, T. 104 N., R. 4 W.
(NOT TO SCALE)

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ___ day of _____, 20__.

_____
Houston County Surveyor

CITY COUNCIL, CITY OF LA CRESCENT, MINNESOTA

This plat of COULEE REGION PROPERTY MANAGEMENT FIRST was approved and accepted by the City Council of the City of La Crescent, Minnesota, at a regular meeting thereof held this _____ day of _____, 20__, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 1.

_____
City Clerk

BEARINGS:
ALL BEARINGS ARE IN RELATIONSHIP WITH THE HOUSTON COUNTY COORDINATE SYSTEM NAD '83, ADJUSTED 1996.

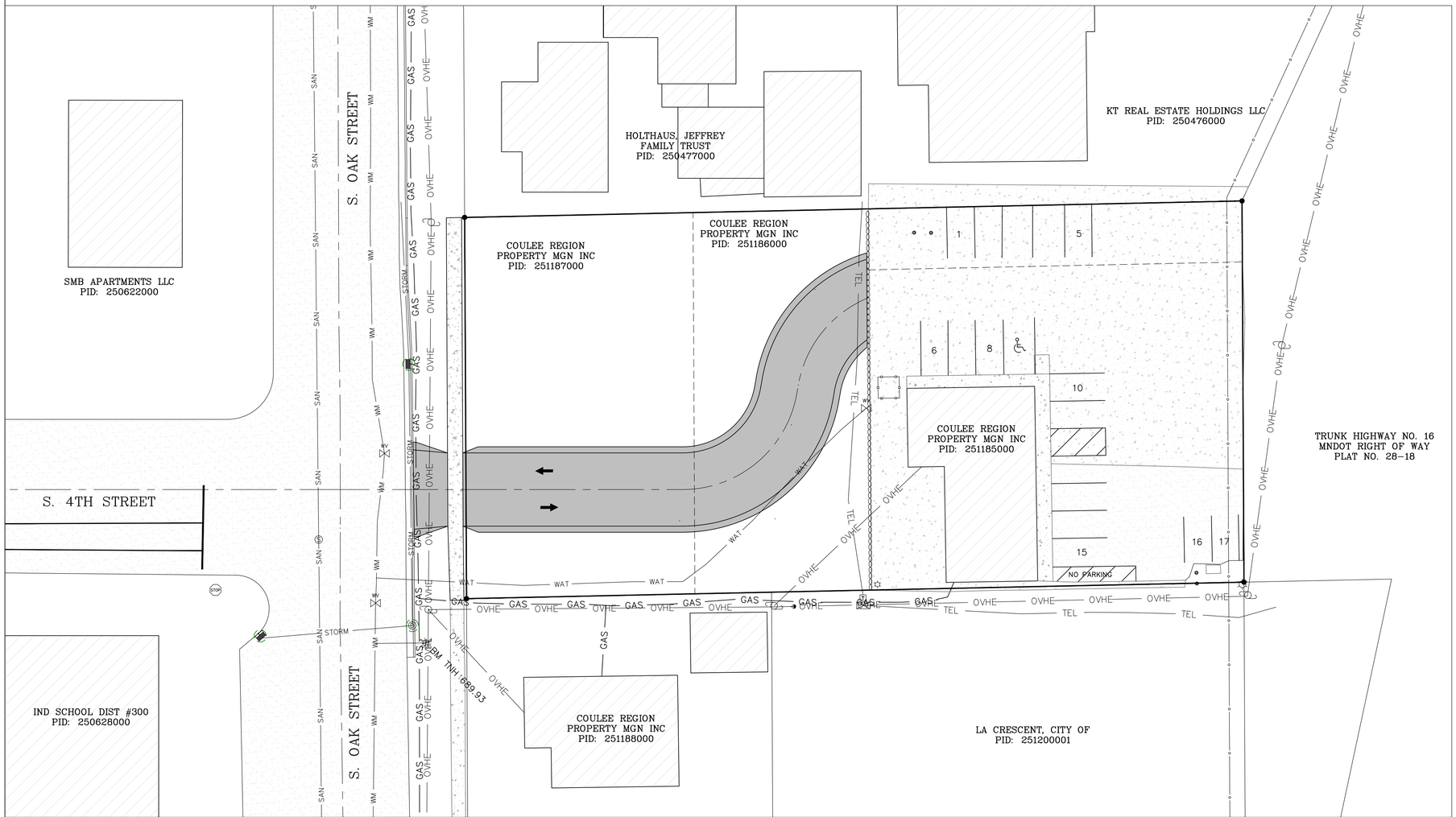
FILE NO: 25–316 FP

G³ G-Cubed ENGINEERING SURVEYING PLANNING
14070 Hwy 52 S.E.
Chatfield, MN 55923
Ph. 507-867-1666
Fax 507-867-1665
www.g3.to

WARNING
BEFORE DIGGING CALL GOPHER STATE ONE CALL FOR LOCATIONS.
DIAL – 1-800-252-1166
REQUIRED BY LAW

GRADING, EROSION CONTROL & CONSTRUCTION PLANS FOR COULEE REGION PROPERTY MANAGEMENT PRIVATE DRIVE

PROJECT OVERVIEW
"NOT TO SCALE"



VICINITY MAP
SECTION 10 T. 104 N., R. 4 W.
(NOT TO SCALE)

LEGEND

- IRON PIPE WITH PLASTIC CAP STAMPED LS 21940 SET
- FOUND MONUMENT
- ELECTRIC POLE
- LIGHT POLE
- WATER SHUT OFF, GATE VALVE & HYDRANT
- EXISTING SANITARY MANHOLE
- STORM MANHOLE & CATCHBASIN
- COMMUNICATIONS BOX
- INLET PROTECTION (PER ROCH. STD. PLATE 7-05)
- SIGNS
- X 1060.00 EXISTING SPOT ELEVATION
- X 1060.00 PROPOSED SPOT ELEVATION
- 2.00% PROPOSED SLOPE
- EXISTING DRAINAGE ARROW
- EXISTING TREE
- PROPERTY LINE
- EASEMENT LINE
- EXISTING CONTROLLED ACCESS
- 1250 MAJOR CONTOUR
- 1248 MINOR CONTOUR
- 1260 PROPOSED MAJOR CONTOUR
- 1258 PROPOSED MINOR CONTOUR
- WM EXISTING WATERMAIN
- WAT WATER SERVICE
- SAN EXISTING SANITARY SEWER
- STORM EXISTING STORM
- GAS EXISTING GAS LINE
- OVHE EXISTING OVERHEAD ELECTRIC
- TEL EXISTING UNDERGROUND COMMUNICATION
- EXISTING FENCE
- GL GRADING LIMITS
- EXISTING RETAINING WALL
- SILT FENCE (PER ROCH. STD. PLATE 7-01)
- EXISTING BITUMINOUS SURFACING
- EXISTING CONCRETE SURFACING
- EXISTING BUILDING
- PROPOSED EROSION CONTROL BLANKET (PER MNDOT 3885 CAT. 20)
- ROCK CONSTRUCTION ENTRANCE (PER ROCH. STD. PLATE 7-06)
- PROPOSED PRIVATE DRIVE
- CONCRETE SIDEWALK

ENGINEER & SURVEYOR:
G-CUBED INC.
14070 HWY 52 SE
CHATFIELD, MN 55923
geoffg@ggg.to
grantg@ggg.to

OWNER
COULEE REGION PROPERTY MANAGEMENT
901 ROSE STREET
LA CROSSE, WI 54603
gerke_cindy@yahoo.com

SHEET INDEX

SHEET 1 TITLE SHEET, SHEET INDEX & LEGEND
SHEET 2 REMOVAL PLAN
SHEET 3 GENERAL NOTES, TYPICALS AND GRADING PLAN
SHEET 4 EROSION CONTROL PLAN
SHEET 5 STANDARD PLATES
SHEET 6 SWPPP
SHEET 7 SWPPP

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
JASON KAPPERS
DATE 4/14/2026 REG. NO. 62741

Prepared For:
Coulee Region Property Management
901 Rose Street
La Crosse, WI 54603

FILE NO.: 25-316 GP CP

G-Cubed
ENGINEERING SURVEYING PLANNING
14070 Hwy 52 S.E.
Chatfield, MN 55923
Ph. 507-867-1666
Fax 507-867-1665
www.ggg.to

DESIGNED GGG
DRAWN GGG
CHECKED JWK

REVISED	BY	DATE
SUBMITTAL	GGG	11/26/25
RESUBMIT	GGG	12/17/25
RESUBMIT	GGG	4/14/26

CITY OF LA CRESCENT
HOUSTON COUNTY

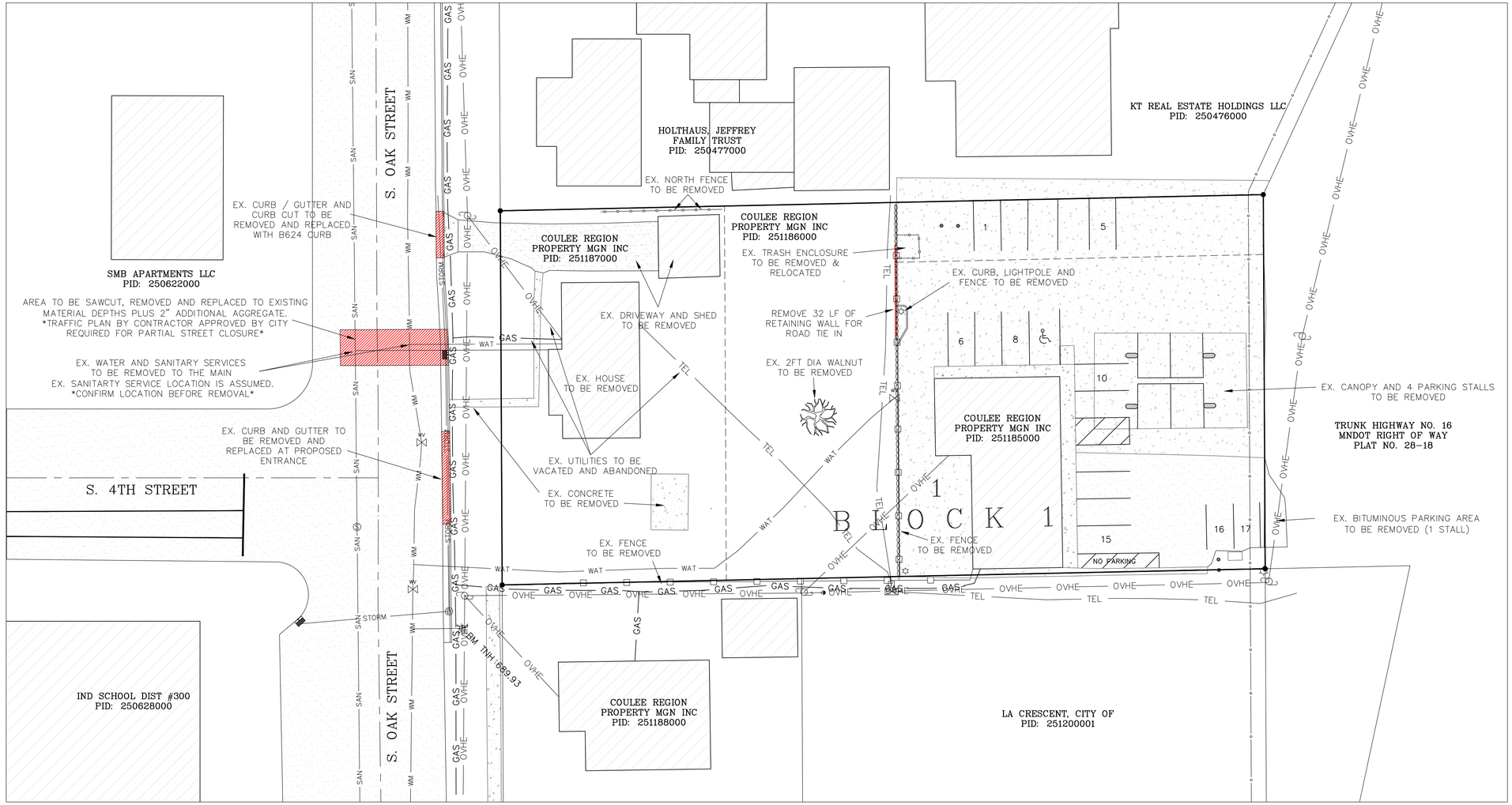
CRPM PRIVATE DRIVE
TITLE SHEET

BENCHMARK: MNDOT GEODETIC MONUMENT "SHANTELL" ELEVATION = 674.48
LOCAL BM: TOP NUT HYDRANT SOUTH OF PROPOSED ACCESS ROAD OFF S. OAK STREET ELEVATION = 689.93

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

REMOVAL PLAN CHECKLIST:

1. ALL EXISTING FENCES ARE TO BE REMOVED OR REPLACED WITHIN THE SUBJECT PROPERTY.
2. EXISTING HOUSE TO BE DEMOLISHED AND REMOVED FROM THE PROPERTY.
3. EXISTING BITUMINOUS ON THE EAST SIDE OF THE PARKING LOT WITHIN THE CITY'S LAND TO BE REMOVED.
4. EXISTING 2-FOOT DIAMETER WALNUT TREE WITHIN THE PROPOSED PRIVATE DRIVE CORRIDOR TO BE REMOVED.
5. EXISTING CANOPY TO REMOVED FROM THE PROPERTY.
6. PARKING UNDER THE CANOPY (4 STALLS) TO BE REMOVED.
7. EXISTING UTILITIES SERVING THE HOUSE SHALL BE VACATED AND ABANDONED
8. EXISTING WATER AND SANITARY SERVICES TO THE EXISTING HOME SHALL BE REMOVED TO THE MAIN.
9. EXISTING CONCRETE SLAB AND SIDEWALK TO HOUSE TO BE DEMOLISHED AND REMOVED FROM THE PROPERTY.
10. EXISTING LIGHTPOLE AND CURB AT THE TIE-IN LOCATION OF THE PARKING LOT TO BE REMOVED.
11. EXISTING TRASH ENCLOSURE TO BE REMOVED AND RELOCATED AS DIRECTED BY THE ENGINEER.
12. EXISTING CURB AND GUTTER ON EAST SIDE OF SOUTH OAK STREET AT PROPOSED ROAD TIE IN SHALL BE REMOVED AND REPLACED.
13. EXISTING SURFACING OF SOUTH OAK STREET ABOVE WATER AND SANITARY SERVICES TO BE SAWCUT, REMOVED AND REPLACED TO EXISTING MATERIAL DEPTHS PLUS 2" ADDITIONAL AGGREGATE (MINIMUM 4" BITUMINOUS AND 8" AGGREGATE).
14. EXISTING CURB / GUTTER AND CURB CUT AT EXSITING DRIVEWAY TO BE REMOVED AND REPLACED WITH B624 CURB.
15. EXISTING DRIVEWAY TO BE REMOVED.
16. EXISTING SHED TO BE REMOVED.

WARNING
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DIAL - 1-800-252-1166
REQUIRED BY LAW

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
JASON KAPPERS
DATE 4/14/2026 REG. NO. 62741

Prepared For:
Coulee Region Property Management
901 Rose Street
La Crosse, WI 54603

FILE NO.: 25-316 GP CP

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DESIGNED GGG
DRAWN GGG
CHECKED JWK

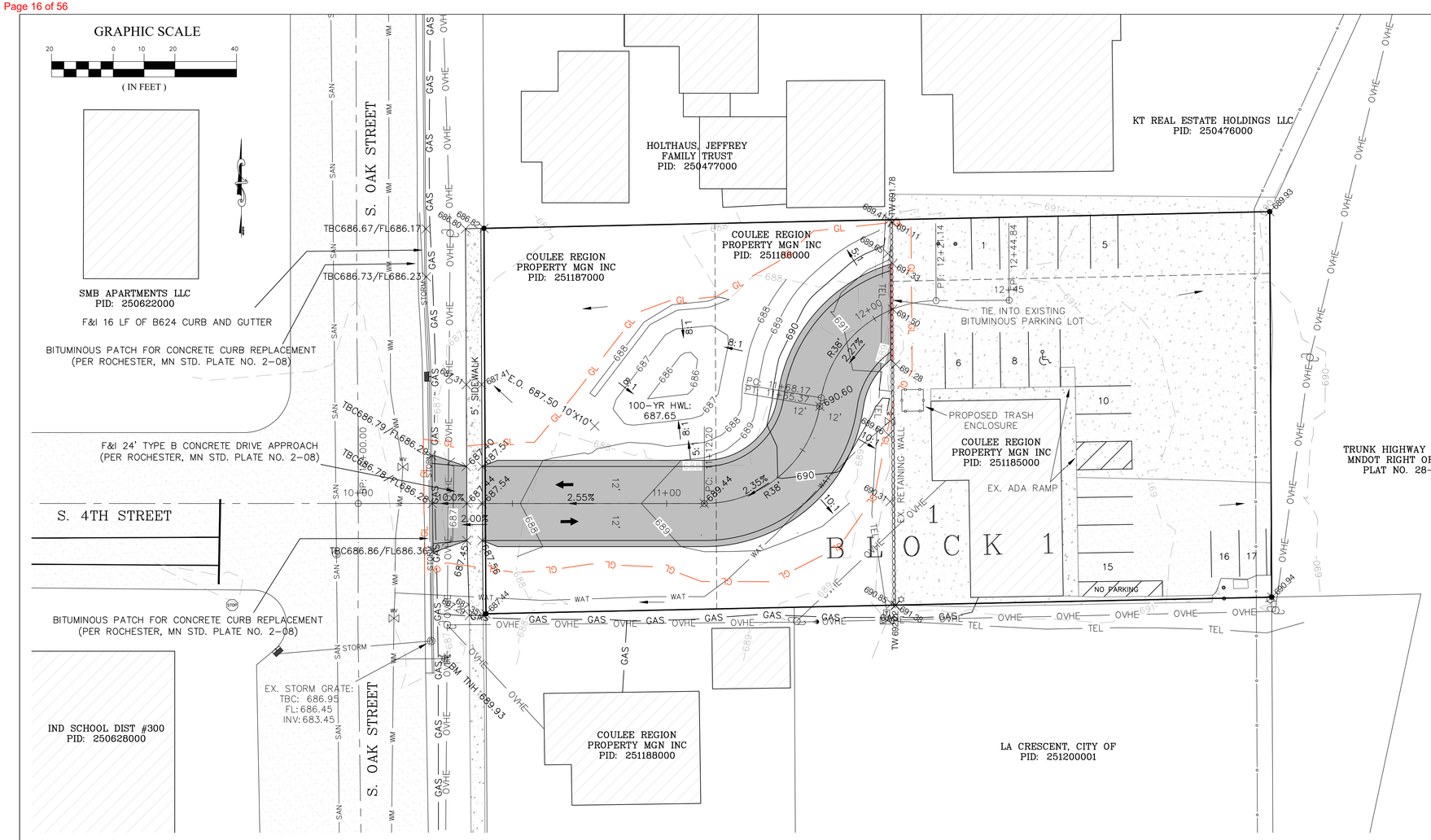
REVISED	BY	DATE
SUBMITTAL	GGG	11/26/25
RESUBMIT	GGG	12/17/25
RESUBMIT	GGG	4/14/26

CITY OF LA CRESCENT
HOUSTON COUNTY

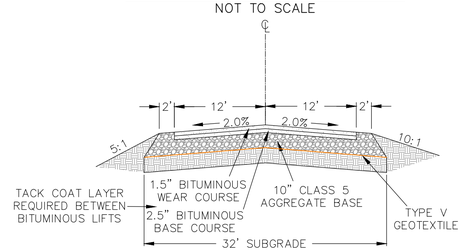
CRPM PRIVATE DRIVE
REMOVAL PLAM

BENCHMARK: MNDOT GEODETIC MONUMENT "SHANTELL" ELEVATION = 674.48
LOCAL BM: TOP NUT HYDRANT SOUTH OF PROPOSED ACCESS ROAD OFF S. OAK STREET ELEVATION = 689.93

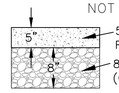
SHEET 2
OF 7 SHEETS



PRIVATE ROAD TYPICAL SECTION
NOT TO SCALE

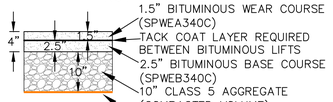


PRIVATE CONCRETE TYPICAL SECTION
NOT TO SCALE



RESTORATION SHALL MEET THE REQUIREMENTS PER CITY OF ROCHESTER TRENCH EXCAVATION, BACKFILL & SUBSURFACE RESTORATION SPECIFICATIONS T100.

PRIVATE BITUMINOUS TYPICAL SECTION
NOT TO SCALE



RESTORATION SHALL MEET THE REQUIREMENTS PER CITY OF ROCHESTER TRENCH EXCAVATION, BACKFILL & SUBSURFACE RESTORATION SPECIFICATIONS T100.

IMPAIRED WATERS WITHIN ONE MILE:
PINE CREEK – 0.97 MILE SOUTH

SPECIAL WATERS WITHIN ONE MILE:
NONE

PROJECT CALCULATIONS:
- TOTAL PARCEL AREA: 0.73 ACRES
- DISTURBED AREA: 0.3 ACRES
- EXISTING IMPERVIOUS: TOTAL 0.41 ACRES
- PROPOSED IMPERVIOUS: TOTAL 0.45 ACRES (WITHIN PROPERTY)
- EXISTING PARKING STALLS: TOTAL 15 (1 ADA)
- PROPOSED PARKING STALLS: TOTAL 17 (1 ADA)

QUANTITIES:
CUT: 65 CY
FILL: 295 CY
NOTE: RAW CUT/FILL QUANTITIES BASED ON EXISTING GROUND TO FINISHED GRADE.

PERMANENT SEEDING: 0.10 ACRES
TEMPORARY SEEDING: 0.10 ACRES
INLET PROTECTION: 3X
ROCK CONSTRUCTION ENTRANCE: 1X
EROSION CONTROL BLANKET: 265 SQYD
SILT FENCE: 340 LF

GENERAL EROSION CONTROL AND CONSTRUCTION NOTES:

1) CONSTRUCT AND MAINTAIN TEMPORARY ROCK CONSTRUCTION ENTRANCE AT ALL CONSTRUCTION ENTRANCES USED DURING CONSTRUCTION TO CONTROL SEDIMENT FROM LEAVING SITE PER ROCHESTER STD. PLATE 7-06, CLOSE OTHER ENTRANCES WITH SILT FENCE.
2) REMOVE ALL TOPSOIL AND ORGANIC MATERIAL. STOCKPILE IN APPROVED LOCATIONS ON-SITE. PROVIDE PERIMETER CONTROL AROUND ALL STOCKPILES. PROVIDE TEMPORARY COVER IF STOCKPILE WILL BE IN-PLACE MORE THAN 7 DAYS.
3) ALL EXCAVATED MATERIAL SHALL BE PLACED ON SITE AS DIRECTED BY THE ENGINEER OR HAULED TO AN APPROVED LOCATION. ANY TEMPORARY STOCKPILES SHALL HAVE SILT FENCE INSTALLED AROUND THE DOWN SLOPE EDGE TO PREVENT DOWNSTREAM SEDIMENTATION. TEMPORARY COVER SHALL BE ESTABLISHED AFTER 7 DAYS.
4) ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
5) THE CONTRACTOR SHALL ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY 7 DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED IN WRITING.
6) PLACE MACHINE SLICED SILT FENCE AS SHOWN ON THE PLANS AND WHERE DIRECTED BY THE ENGINEER, TO PROTECT INFILTRATION BASIN FROM FILLING WITH SEDIMENT WHILE VEGETATION ESTABLISHES ONSITE.
7) THIS PROJECT DOES NOT REQUIRE AN NPDES PERMIT BASED ON AREA DISTURBED AND DOES NOT REQUIRE PERMANENT STORM WATER TREATMENT DUE TO THE INCREASE IN IMPERVIOUS SURFACING BEING LESS THAN ONE ACRE. BEST MANAGEMENT PRACTICES BEYOND WHAT MAY BE SHOWN ON THIS PLAN SHOULD BE CONSIDERED IF GRADING CAUSES EROSION NOT CONTAINED BY MEASURES SHOWN ON THIS PLAN.
8) RESPREAD TOPSOIL (4" MIN.), FERTILIZE, SEED, & DISK ANCHOR MULCH ALL DISTURBED AREAS. SOD OR SEED WITH MNDOT MIXTURE 25-131 WITH THE FOLLOWING ADDITIONS.
   FERTILIZER SHALL BE 24-12-24 AND BE APPLIED AT A RATE OF 300 LBS/ACRE.
   MIXTURE 25-131 SEEDING SHALL BE APPLIED AT A RATE OF 220 LBS/ACRE.
   MIXTURE 33-261 SEEDING SHALL BE APPLIED AT A RATE OF 35 LBS/ACRES. (STORMWATER FACILITIES)
   MULCH SHALL BE APPLIED AT A RATE OF 2 TONS/ACRE.
   *THE SEASON FOR SEEDING SHALL BE FROM APRIL 1ST – JUNE 1ST AND JULY 20TH – SEPTEMBER 20TH, AND AS DORMANT SEEDING AFTER NOV. 1ST. ONLY TEMPORARY SEEDING WILL BE ALLOWED SEPT. 20TH – NOV. 1ST) (REFERENCE MNDOT SEEDING MANUAL FOR ADDITIONAL SEEDING INFORMATION)
9) TEMPORARY SEED WITH MNDOT MIX 22-111 (MAY 1ST THRU AUGUST 1ST) OR MNDOT MIX 22-112 (AUGUST 1ST THRU OCTOBER 1ST) AT A RATE OF 100LB/ACRE. INCLUDING DISK ANCHORED MULCH ON ALL SLOPES GREATER THAN 200' OR 5%.
10) PER CURRENT MPCA REQUIREMENTS. CONCRETE WASHOUTS, WHICH PROHIBIT WASHOUT LIQUID AND SOLID WASTES FROM CONTACTING THE GROUND AND ENTERING THE GROUNDWATER, MAY BE; APPROVED FACILITIES OFFSITE, PORTABLE ONSITE FACILITIES, OR FACILITIES CONSTRUCTED ONSITE. ON SITE CONSTRUCTED FACILITIES SHALL HAVE A LEAK-PROOF, IMPERMEABLE LINER AND FOLLOW THE CONSTRUCTION, MAINTENANCE AND REMOVAL PROCESSES AS RECOMMENDED ON THE MPCA WEBSITE (HTTP://WWW.PCA.STATE.MN.US/PUBLICATIONS/WQ-STRM2-24.PDF).
11) OWNER HAS BEEN MADE AWARE THAT THERE ARE DESIGN SLOPES LESS THAN 2% AND ACCEPTS ANY ISSUES THAT MAY RESULT FROM THIS DESIGN.
12) SLOPES STEEPER THAN 4:1 AND 4:1 SLOPES LONGER THAN 30' ARE SEEDED AND PROTECTED WITH EROSION CONTROL BLANKETS OR SODDED AND STAKED. BLANKET CATEGORY 20 PER MNDOT 3885. SLOPES STEEPER THAN 4:1 ARE STABLE FROM LAND-SLIDING AND SURFACE EROSION.
13) MINIMIZE CONSTRUCTION TRAFFIC OVER UNPAVED AREAS OF THE SITE.
14) GOVERNING SPECIFICATIONS – THE MOST RECENT EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SUBJECT TO ANY AMENDMENTS & THEN 2023 EDITION OF THE "STANDARD UTILITIES SPECIFICATIONS" AS PER THE CITY ENGINEER'S ASSOCIATION OF MINNESOTA SHALL GOVERN, ALONG WITH ANY DESIGN CRITERIA LOCATED WITHIN THE CITY OF LA CRESCENT AND HOUSTON COUNTY ZONING ORDINANCE. UNLESS OTHERWISE SPECIFIED WITHIN THIS PLAN.

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REQUIRED BY LAW

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DATE 4/14/2026 REG. NO. 62741

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La Crosse, WI 54603

FILE NO.: 25-316 GP CP

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DESIGNED GGG
DRAWN GGG
CHECKED JWK

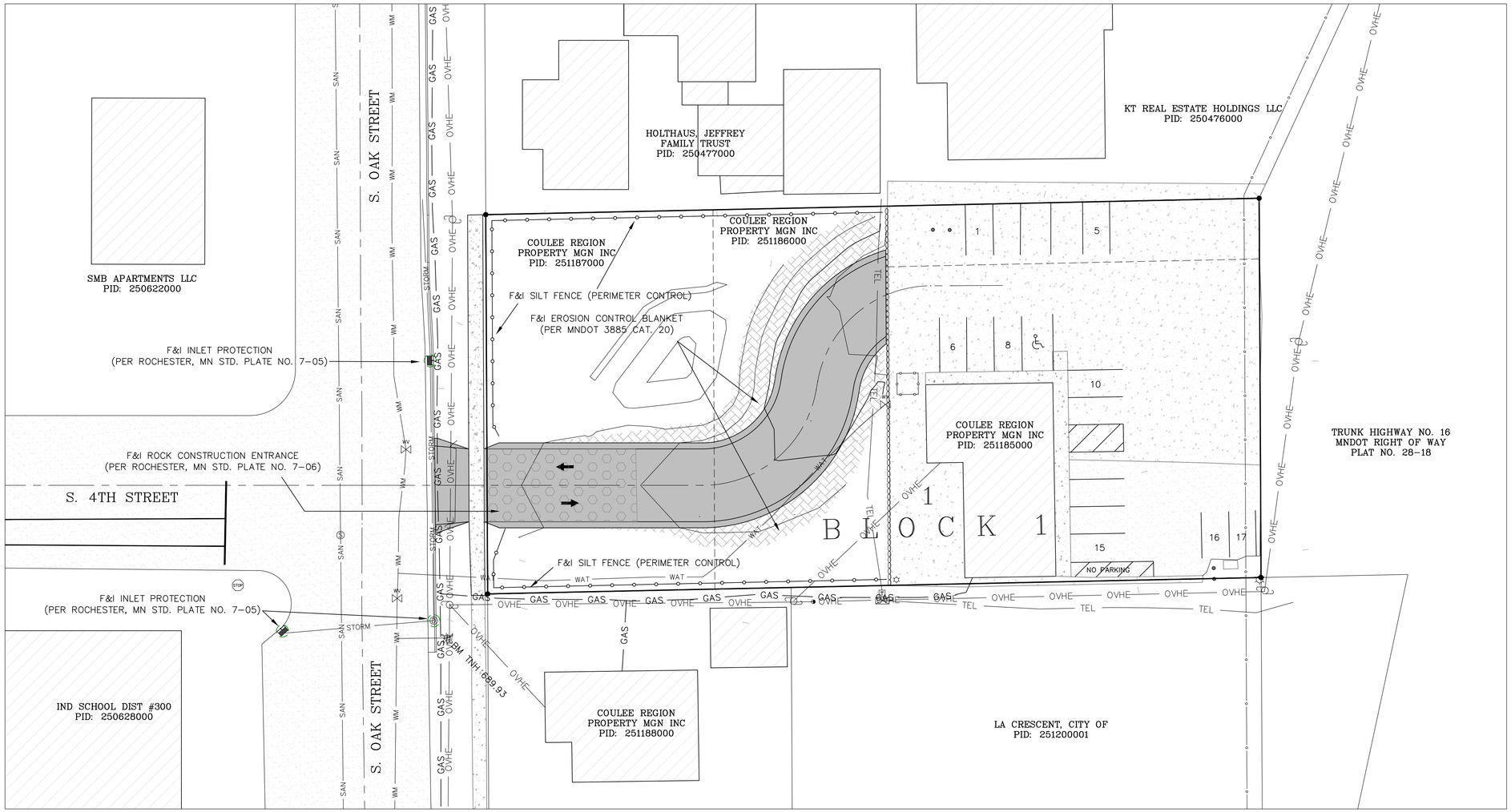
REVISED	BY	DATE
SUBMITTAL	GGG	11/26/25
RESUBMIT	GGG	12/17/25
RESUBMIT	GGG	4/14/26

CITY OF LA CRESCENT
HOUSTON COUNTY

CRPM PRIVATE DRIVE
GRADING PLAN

BENCHMARK: MNDOT GEODETIC MONUMENT "SHANTELL" ELEVATION = 674.48
LOCAL BM: TOP NUT HYDRANT SOUTH OF PROPOSED ACCESS ROAD OFF S. OAK STREET ELEVATION = 689.93

SHEET 3
OF 7 SHEETS



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

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CITY OF LA CRESCENT
HOUSTON COUNTY

CRPM PRIVATE DRIVE
EROSION CONTROL PLAN

BENCHMARK: MNDOT GEODETIC MONUMENT "SHANTELL" ELEVATION = 674.48
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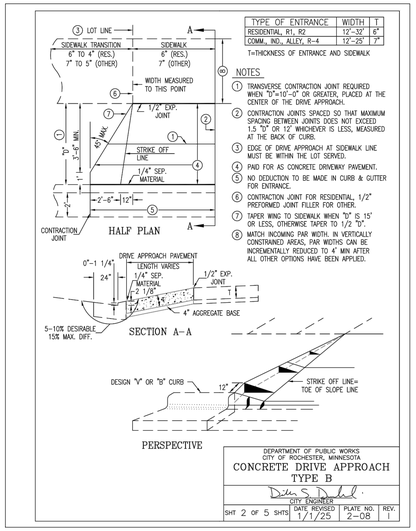
SHEET 4
OF 7 SHEETS



TYPE OF ENTRANCE	WIDTH	T
RESIDENTIAL, R1, R2	12'-32'	6"
COMM., IND., ALLEY, R-4	12'-25'	7"

T=THICKNESS OF ENTRANCE AND SIDEWALK

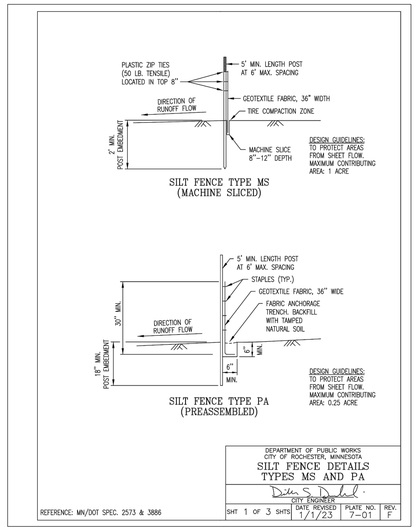
NOTES

1. TRANSVERSE CONTRACTION JOINT REQUIRED WHEN "D"=10'-0" OR GREATER, PLACED AT THE CENTER OF THE DRIVE APPROACH.
2. CONTRACTION JOINTS SPACED SO THAT MAXIMUM SPACING BETWEEN JOINTS DOES NOT EXCEED 1.5 "D" OR 12' WHICHEVER IS LESS, MEASURED AT THE BACK OF CURB.
3. EDGE OF DRIVE APPROACH AT SIDEWALK LINE MUST BE WITHIN THE LOT SERVED.
4. PAID FOR AS CONCRETE DRIVEWAY PAVEMENT.
5. NO DEDUCTION TO BE MADE IN CURB & GUTTER FOR ENTRANCE.
6. CONTRACTION JOINT FOR RESIDENTIAL, 1/2" PREFORMED JOINT FILLER FOR OTHER.
7. TAPER WING TO SIDEWALK WHEN "D" IS 15' OR LESS, OTHERWISE TAPER TO 1/2 "D".
8. MATCH INCOMING PAR WIDTH. IN VERTICALLY CONSTRAINED AREAS, PAR WIDTHS CAN BE INCREMENTALLY REDUCED TO 4' MIN AFTER ALL OTHER OPTIONS HAVE BEEN APPLIED.

DEPARTMENT OF PUBLIC WORKS
CITY OF ROCHESTER, MINNESOTA
CONCRETE DRIVE APPROACH TYPE B

CITY ENGINEER

SHT	DATE REVISED	PLATE NO.	REV.
2 OF 5 SHTS	1/1/25	2-08	I



DESIGN GUIDELINES:
TO PROTECT AREAS FROM SHEET FLOW.
MAXIMUM CONTRIBUTING AREA: 1 ACRE

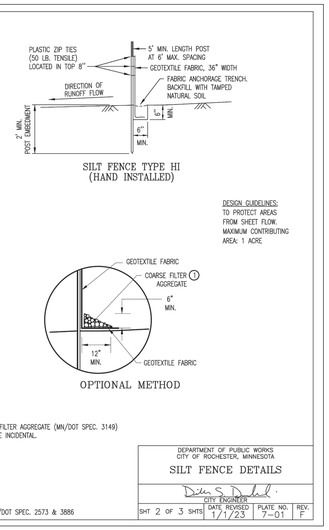
DESIGN GUIDELINES:
TO PROTECT AREAS FROM SHEET FLOW.
MAXIMUM CONTRIBUTING AREA: 0.25 ACRE

DEPARTMENT OF PUBLIC WORKS
CITY OF ROCHESTER, MINNESOTA
SILT FENCE DETAILS TYPES MS AND PA

CITY ENGINEER

REFERENCE: MN/DOT SPEC. 2573 & 3886

SHT	DATE REVISED	PLATE NO.	REV.
1 OF 3 SHTS	1/1/23	7-01	F



DESIGN GUIDELINES:
TO PROTECT AREAS FROM SHEET FLOW.
MAXIMUM CONTRIBUTING AREA: 1 ACRE

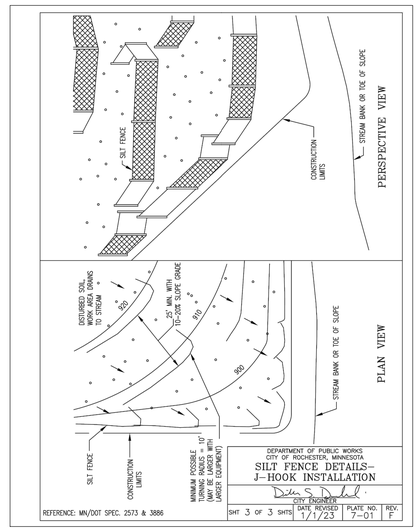
1 COARSE FILTER AGGREGATE (MN/DOT SPEC. 3149) SHALL BE INCIDENTAL.

DEPARTMENT OF PUBLIC WORKS
CITY OF ROCHESTER, MINNESOTA
SILT FENCE DETAILS

CITY ENGINEER

REFERENCE: MN/DOT SPEC. 2573 & 3886

SHT	DATE REVISED	PLATE NO.	REV.
2 OF 3 SHTS	1/1/23	7-01	F

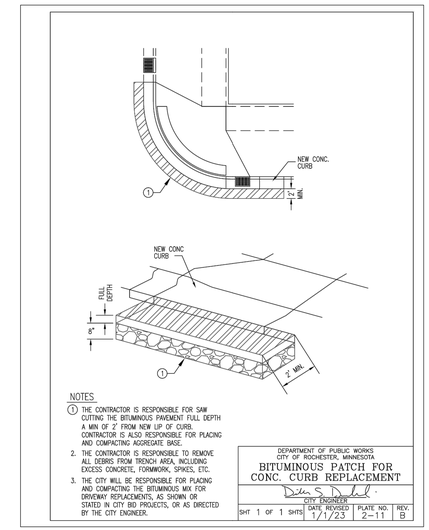


DEPARTMENT OF PUBLIC WORKS
CITY OF ROCHESTER, MINNESOTA
SILT FENCE DETAILS— J-HOOK INSTALLATION

CITY ENGINEER

REFERENCE: MN/DOT SPEC. 2573 & 3886

SHT	DATE REVISED	PLATE NO.	REV.
3 OF 3 SHTS	1/1/23	7-01	F



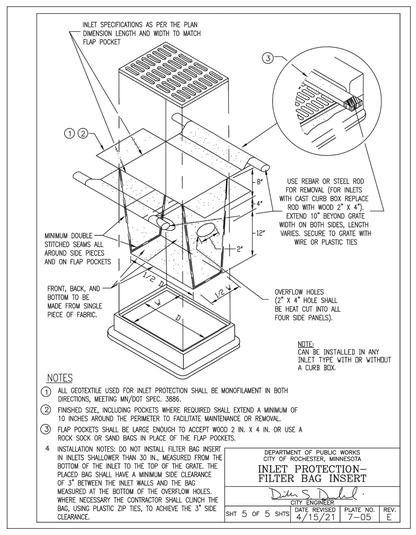
NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR SAW CUTTING THE BITUMINOUS PAVEMENT FULL DEPTH A MIN OF 2' FROM NEW LIP OF CURB. CONTRACTOR IS ALSO RESPONSIBLE FOR PLACING AND COMPACTING AGGREGATE BASE.
2. THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL DEBRIS FROM TRENCH AREA, INCLUDING EXCESS CONCRETE, FORMWORK, SPIKES, ETC.
3. THE CITY WILL BE RESPONSIBLE FOR PLACING AND COMPACTING THE BITUMINOUS MIX FOR DRIVEWAY REPLACEMENTS, AS SHOWN OR STATED IN CITY BID PROJECTS, OR AS DIRECTED BY THE CITY ENGINEER.

DEPARTMENT OF PUBLIC WORKS
CITY OF ROCHESTER, MINNESOTA
BITUMINOUS PATCH FOR CONC. CURB REPLACEMENT

CITY ENGINEER

SHT	DATE REVISED	PLATE NO.	REV.
1 OF 1 SHTS	1/1/23	2-11	B



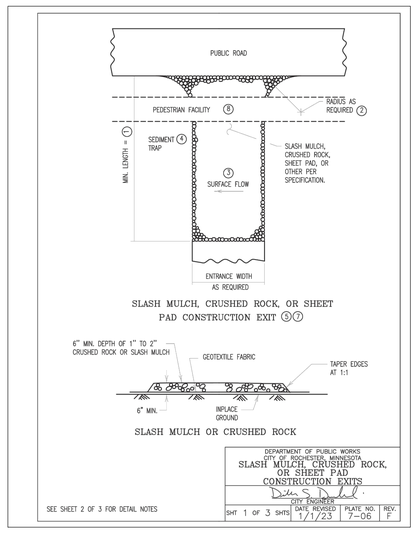
NOTES

1. ALL GEOTEXTILE USED FOR INLET PROTECTION SHALL BE MONOFILAMENT IN BOTH DIRECTIONS, MEETING MN/DOT SPEC. 3886.
2. FINISHED SIZE, INCLUDING POCKETS WHERE REQUIRED SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2 IN. X 4 IN. OR USE A ROCK SOCK OR SAND BAGS IN PLACE OF THE FLAP POCKETS.
4. INSTALLATION NOTES: DO NOT INSTALL FILTER BAG INSERT IN INLETS SHALLOWER THAN 30 IN, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. THE PLACED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE OF 3" BETWEEN THE INLET WALLS AND THE BAG MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES. WHERE NECESSARY THE CONTRACTOR SHALL CLINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" SIDE CLEARANCE.

DEPARTMENT OF PUBLIC WORKS
CITY OF ROCHESTER, MINNESOTA
INLET PROTECTION— FILTER BAG INSERT

CITY ENGINEER

SHT	DATE REVISED	PLATE NO.	REV.
5 OF 5 SHTS	4/15/21	7-05	E

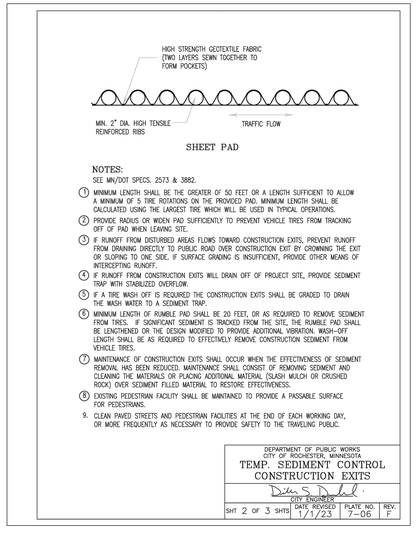


SEE SHEET 2 OF 3 FOR DETAIL NOTES

DEPARTMENT OF PUBLIC WORKS
CITY OF ROCHESTER, MINNESOTA
SLASH MULCH, CRUSHED ROCK, OR SHEET PAD CONSTRUCTION EXITS

CITY ENGINEER

SHT	DATE REVISED	PLATE NO.	REV.
1 OF 3 SHTS	1/1/23	7-06	F



NOTES:
SEE MN/DOT SPECS. 2573 & 3882.

1. MINIMUM LENGTH SHALL BE THE GREATER OF 50 FEET OR A LENGTH SUFFICIENT TO ALLOW A MINIMUM OF 5 TIRE ROTATIONS ON THE PROVIDED PAD. MINIMUM LENGTH SHALL BE CALCULATED USING THE LARGEST TIRE WHICH WILL BE USED IN TYPICAL OPERATIONS.
2. PROVIDE RADIUS OR WIDEN PAD SUFFICIENTLY TO PREVENT VEHICLE TIRES FROM TRACKING OFF OF PAD WHEN LEAVING SITE.
3. IF RUNOFF FROM DISTURBED AREAS FLOWS TOWARD CONSTRUCTION EXITS, PREVENT RUNOFF FROM DRAINING DIRECTLY TO PUBLIC ROAD OVER CONSTRUCTION EXIT BY CROWNING THE EXIT OR SLOPING TO ONE SIDE. IF SURFACE GRADING IS INSUFFICIENT, PROVIDE OTHER MEANS OF INTERCEPTING RUNOFF.
4. IF RUNOFF FROM CONSTRUCTION EXITS WILL DRAIN OFF OF PROJECT SITE, PROVIDE SEDIMENT TRAP WITH STABILIZED OVERFLOW.
5. IF A TIRE WASH OFF IS REQUIRED THE CONSTRUCTION EXITS SHALL BE GRADED TO DRAIN THE WASH WATER TO A SEDIMENT TRAP.
6. MINIMUM LENGTH OF RUMBLE PAD SHALL BE 20 FEET, OR AS REQUIRED TO REMOVE SEDIMENT FROM TIRES. IF SIGNIFICANT SEDIMENT IS TRACKED FROM THE SITE, THE RUMBLE PAD SHALL BE LENGTHENED OR THE DESIGN MODIFIED TO PROVIDE ADDITIONAL VIBRATION. WASH-OFF LENGTH SHALL BE AS REQUIRED TO EFFECTIVELY REMOVE CONSTRUCTION SEDIMENT FROM VEHICLE TIRES.
7. MAINTENANCE OF CONSTRUCTION EXITS SHALL OCCUR WHEN THE EFFECTIVENESS OF SEDIMENT REMOVAL HAS BEEN REDUCED. MAINTENANCE SHALL CONSIST OF REMOVING SEDIMENT AND CLEANING THE MATERIALS OR PLACING ADDITIONAL MATERIAL (SLASH MULCH OR CRUSHED ROCK) OVER SEDIMENT FILLED MATERIAL TO RESTORE EFFECTIVENESS.
8. EXISTING PEDESTRIAN FACILITY SHALL BE MAINTAINED TO PROVIDE A PASSABLE SURFACE FOR PEDESTRIANS.
9. CLEAN PAVED STREETS AND PEDESTRIAN FACILITIES AT THE END OF EACH WORKING DAY, OR MORE FREQUENTLY AS NECESSARY TO PROVIDE SAFETY TO THE TRAVELING PUBLIC.

DEPARTMENT OF PUBLIC WORKS
CITY OF ROCHESTER, MINNESOTA
TEMP. SEDIMENT CONTROL CONSTRUCTION EXITS

CITY ENGINEER

SHT	DATE REVISED	PLATE NO.	REV.
2 OF 3 SHTS	1/1/23	7-06	F

3885

3885.2 REQUIREMENTS

A Temporary Erosion Prevention Blanket

Use only natural fibers in the manufacture of netting and fill Material for temporary products. Provide blankets that conform to the general requirements listed in Table 3885.2-1, Table 3885.2-2, and Table 3885.2-3.

Table 3885.2-1
Temporary, Straw-based Products

Criteria	Category 10	Category 20	Category 30
Net Number (upper/lower)	1	2	2
Fiber Fill Material	100 percent Straw	100 percent Straw	70 percent Straw, 30 percent Coconut/Hemp
Mass, minimum*† (pound per square yard)	0.43	0.43	0.42
Reported Fiber Length, 80 percent greater than (inch)	3	3	3
Reported Functional Longevity, 75 percent remaining (month)	3	4.5	9
Reported Target Service Life (month)	4	9	12
Permissible shear, unvegetated# (pound-per square foot)	1.50	1.75	2.00
Flow, probable maximum# (feet per second)	4.5	6	8
Machine Direction (MD) Tensile Strength, minimum§ (pounds-per foot)	130	170	200
TD Tensile Strength, minimum§ (pounds per foot)	80	130	150
Permissible Anchor Type	Wood or biodegradable ‖ plant based plastic barbed, glue, U or round head metal, 11-13 gage	U or round head metal, 11-13 gage, Washer/60D (6 inch) Nail†	Helical twist pin, Washer/60D (6 inch) Nail†
Minimum anchor embedment length	4 inches	6 inches	8 inches

*Dry mass at time of manufacture following ASTM protocols.
‖ Biodegradable means the product will decompose under ambient soil conditions into carbon dioxide, water, and other naturally occurring Materials within one year of installation.
†Winter Utilization.
§ *ASTM D6475, Mass per Unit Area of Erosion Control Blankets.*
# *ASTM D6460, Performance in Protecting Earthen Channels from Stormwater-Induced Erosion.*
§ *ASTM D6818, Ultimate Tensile Properties of Rolled Erosion Control Products.*

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

JASON KAPPERS
DATE 4/14/2026 REG. NO. 62741

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REVISED	BY	DATE
SUBMITTAL	GGG	11/26/25
RESUBMIT	GGG	12/17/25
RESUBMIT	GGG	4/14/26

CITY OF LA CRESCENT HOUSTON COUNTY

CRPM PRIVATE DRIVE STANDARD PLATES

BENCHMARK: MNDOT GEODETIC MONUMENT "SHANTELL" ELEVATION = 674.48
LOCAL BM: TOP NUT HYDRANT SOUTH OF PROPOSED ACCESS ROAD OFF S. OAK STREET ELEVATION = 689.93

SHEET 5 OF 7 SHEETS

I. GENERAL CONSTRUCTION ACTIVITY INFORMATION:

A. PROJECT NAME: CRPM PRIVATE DRIVE

B. DESCRIBE THE PROJECT LOCATION (ADDRESS/CITY OR TOWNSHIP/COUNTY/LATITUDE/LONGITUDE):
ADDRESS OR DESCRIBE AREA: SEC. 10 – T104N – R4W; PID251187000
CITY OR TOWNSHIP: LA CRESCENT STATE: MN ZIP CODE: 55947
LATITUDE/LONGITUDE OF APPROXIMATE CENTROID OF PROJECT: 43°49'31.42"N | 91°18'19"W

C. DESCRIBE THE CONSTRUCTION ACTIVITY (TYPE OF CONSTRUCTION, PHASES, TIMELINES, POTENTIAL FOR DISCHARGE OF SEDIMENT AND OTHER POLLUTANTS, ETC.):
THIS PROJECT IS FOR THE DEVELOPMENT OF COULEE REGION PROPERTY MANAGEMENT'S PRIVATE ROAD. A PRIVATE ROAD WILL BE CONSTRUCTED AND EXISTING IMPERVIOUS SUCH AS THE HOUSE, CANOPY AND VARIOUS AREAS OF SURFACING WILL BE REMOVED TO CLEAN UP THE PROPERTY AND PROVIDE ACCESS TO THE COMMERCIAL BUILDING ON THE EAST SIDE OF THE PROPERTY. THIS PROJECT WILL BE COMPLETED IN ONE PHASE DURING THE SPRING/SUMMER 2026, BARRING APPROVALS AT THE CITY AND COUNTY LEVELS. THE POTENTIAL FOR DISCHARGE OF SEDIMENT AND OTHER POLLUTANTS IS MINIMAL PROVIDED THE GRADING AND EROSION CONTROL PLAN PREPARED FOR THE PROJECT IS ADHERED TO.

D. NUMBER OF TOTAL ACRES TO BE DISTURBED: 0.3 ACRES
E. PRE–CONSTRUCTION ACRES OF IMPERVIOUS SURFACE: 0.41 ACRES
F. POST–CONSTRUCTION ACRES OF IMPERVIOUS SURFACE: 0.48 ACRES
G. TOTAL NEW IMPERVIOUS SURFACE AREAS: 0.07 ACRES

II. RECEIVING WATERS:

A. LIST ALL WATERS WITHIN ONE MILE (NEAREST STRAIGHT–LINE DISTANCE) THAT ARE LIKELY TO RECEIVE STORMWATER RUNOFF FROM THE PROJECT SITE BOTH DURING OR AFTER CONSTRUCTION.

WATER BODY ID	NAME OF WATER BODY	TYPE	SPECIAL WATER?	IMPAIRED WATER?
---	PINE CREEK	CREEK	NO	YES

III. PROJECT PLANS & SPECIFICATIONS:

A. CONSTRUCTION AND GRADING PLAN SETS AS WELL AS A DRAINAGE REPORT HAVE BEEN PREPARED FOR THIS PROJECT. THIS SWPPP SHALL BE A PART OF THE PLANS AND ON–SITE WITH THE CONTRACTOR DURING ACTIVE CONSTRUCTION. THE DRAINAGE REPORT INCLUDES ALL STORMWATER CALCULATIONS FOR COMPLIANCE WITH THE NPDES PERMIT AND ARE AVAILABLE AT THE OFFICE OF THE ENGINEER. GRANT GRIFFIN OF G–CUBED MAY BE CONTACTED VIA EMAIL FOR ELECTRONIC COPIES OF THE PLANS AND DRAINAGE REPORT (grantg@ggg.to).

IV. ENVIRONMENTAL REVIEW

A. WAS AN ENVIRONMENTAL REVIEW REQUIRED FOR THIS PROJECT OR ANY PART OF A COMMON PLAN OF DEVELOPMENT OR SALE THAT INCLUDES THIS PROJECT?
NO

1. IF YES, IS THE ENVIRONMENTAL REVIEW PROCESS COMPLETE? (NOTE: APPLICATION FOR NPDES PERMIT MAY NOT BE MADE UNTIL REVIEWS/APPROVALS ARE COMPLETE)
N/A

2. WHO IS THE RESPONSIBLE GOVERNMENTAL UNIT (E.G. CITY, TOWNSHIP, COUNTY, STATE OR FEDERAL AGENCY)?
N/A

3. WHAT IS THE TYPE OF ENVIRONMENTAL REVIEW DOCUMENT? (E.G. WETLAND DELINEATION, ENVIRONMENTAL REPORT, EAW, EIS, AUAR, OTHER)?
N/A

4. COMPLETION DATE FOR ENVIRONMENTAL REVIEW? (MM/DD/YYYY)
N/A

5. HAS MITIGATION IDENTIFIED IN THE ENVIRONMENTAL REVIEW BEEN INCORPORATED INTO THE SWPPP?
N/A

V. TEMPORARY EROSION PREVENTION PRACTICES:

A. DESCRIBE THE TEMPORARY EROSION PREVENTION BMPs EXPECTED TO BE IMPLEMENTED ON THIS SITE DURING CONSTRUCTION:

1. METHODS OF TEMPORARILY STABILIZING SOILS AND SOIL STOCKPILES:
SOILS SHALL BE TEMPORARILY STABILIZED USING DISC ANCHORED MULCH, EROSION CONTROL BLANKET OR AN APPROVED EQUIVALENT. SOIL STOCKPILES SHALL BE TEMPORARILY STABILIZED USING SIMILAR MEASURES, BUT COULD ALSO INCLUDE PLASTIC SHEETING OR TARP.

2. METHODS TO BE USED FOR STABILIZATION OF DITCH AND SWALE WETTED PERIMETERS:
ALL DITCH/SWALE WETTED PERIMETERS SHALL BE LINED WITH EROSION CONTROL BLANKET. ROCK CHECKS MAY ALSO BE USED AS A REDUNDANT BMP SHOULD EROSIVE CONDITIONS BE PRESENT AND WARRANT THEIR INSTALLATION.

3. METHODS TO BE USED FOR ENERGY DISSIPATION AT PIPE OUTLETS:
RIP RAP SHOULD BE UTILIZED AT ALL PIPE OUTLETS AND BE INSTALLED WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER OR PROPERTY EDGE. RIP RAP SHOULD FOLLOW STANDARD INSTALLATION PRACTICES TO ENSURE UNDERMINING OF PIPE OUTLETS AND WASHOUTS DO NOT OCCUR.

4. METHODS TO BE USED TO PROMOTE INFILTRATION AND SEDIMENT REMOVAL ON THE SITE PRIOR TO OFFSITE DISCHARGE, UNLESS INFEASIBLE:
CONSTRUCTION SHOULD BE PHASED SUCH THAT ONLY PORTIONS OF THE SITE THAT NEED TO BE DISTURBED ARE DISTURBED AND THAT CONSTRUCTION VEHICLES AND EQUIPMENT MINIMIZE TRAVEL OVER GREEN SPACE AREAS. NON–COMPACTED SOILS AND DIRECTING STORMWATER FLOW TO VEGETATED AREAS ARE BMPs IN THEMSELVES AS BOTH PROMOTE INFILTRATION OF STORMWATER INTO SOIL.

B. DESCRIBE TIMELINES TO BE IMPLEMENTED AT THIS SITE FOR COMPLETING THE INSTALLATION OF THE EROSION PREVENTION BMPs LISTED UNDER SECTION V.
PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES ON–SITE. ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED IN CONJUNCTION WITH PERIMETER CONTROLS TO ENSURE TRACKING ON PUBLIC ROADWAYS IS MINIMIZED OR NON–EXISTENT. ONCE THE SITE IS DEVELOPED AS SHOWN ON THE PLANS, THE SLOPES SHALL BE SEEDED, FERTILIZED AND BLANKETED IMMEDIATELY UPON FINISHING GRADING. STABILIZATION SHALL BE COMPLETE WITHIN 7 CALENDAR DAYS. ONCE FLATTER AREAS ARE GRADED, THEY SHOULD BE SEEDED AND HAVE MULCH DISC ANCHORED WITH STABILIZATION ALSO BEING COMPLETE WITHIN 7 CALENDAR DAYS. INLET PROTECTION SHALL BE USED AT ALL NEW INLETS WITHIN THE PROJECT AS THEY ARE INSTALLED TO KEEP SEDIMENT TRANSPORT MINIMIZED.

C. DESCRIBE ADDITIONAL EROSION PREVENTION MEASURES THAT WILL BE IMPLEMENTED AT THE SITE DURING CONSTRUCTION:
DEVELOPMENT SHOULD BE PHASED SUCH THAT ONLY ACTIVE AREAS ARE DISTURBED TO PREVENT ANY EROSION ISSUES. PROPER CONSTRUCTION PHASING IS IMPORTANT IN THAT IT GREATLY REDUCES THE POTENTIAL FOR SEDIMENT TO TRAVEL OFF–SITE. ADDITIONALLY, ALL AREAS THAT ARE PROPOSED GREEN SPACE/VEGETATIVE SHOULD BE KNOWN BY THE CONTRACTOR SUCH THAT CONSTRUCTION EQUIPMENT AND VEHICLES MINIMIZE SOIL COMPACTION OVER THOSE AREAS.

VI. TEMPORARY SEDIMENT CONTROL PRACTICES:

A. DESCRIBE THE METHODS OF SEDIMENT CONTROL BMPs TO BE IMPLEMENTED AT THIS SITE DURING CONSTRUCTION TO MINIMIZE SEDIMENT IMPACTS TO SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS.

1. METHODS TO BE USED FOR DOWN–GRADIENT PERIMETER CONTROL:
DOWN–GRADIENT PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UP–GRADIENT LAND DISTURBING ACTIVITY AND SHALL REMAIN IN–PLACE UNTIL PERMANENT COVER IS ESTABLISHED.

2. METHODS TO BE USED TO CONTAIN SOIL STOCKPILES:
SILT FENCE, BIOROLLS OR APPROVED EQUIVALENT SHALL BE INSTALLED AT THE BASE OF STOCKPILES ON THE DOWN–GRADIENT PERIMETER. REDUNDANT BMPs SUCH AS PLASTIC SHEETING OR TARP COULD ALSO BE USED IF THE SOIL STOCKPILE(S) ARE HIGHLY ERODABLE.

3. METHODS TO BE USED FOR STORM DRAIN INLET PROTECTION:
INLET BAGS, INLET BOXES OR APPROVED ALTERNATIVES SHALL BE USED FOR STORM DRAIN INLET PROTECTION.

4. METHODS TO MINIMIZE VEHICLE TRACKING AT CONSTRUCTION EXITS AND STREET SWEEPING ACTIVITIES:
ROCK CONSTRUCTION PADS SHOULD BE INSTALLED AT ALL ENTRANCES TO THE SITE TO MITIGATE OR HALT THE TRACKING OF SEDIMENT ON PUBLIC ROADWAYS. IF SEDIMENT IS TRACKED ONTO PUBLIC ROADWAYS, THEY SHOULD BE SWEPT WITHIN ONE (1) CALENDAR DAY OF DISCOVERY.

5. IF APPLICABLE, ADDITIONAL SEDIMENT CONTROLS TO BE INSTALLED TO KEEP RUNOFF AWAY FROM PLANNED INFILTRATION OR FILTRATION AREAS WHEN EXCAVATED PRIOR TO FINAL STABILIZATION OF THE CONTRIBUTING DRAINAGE AREA.
SILT FENCE OR BIO ROLLS CAN BE USED AS TEMPORTARY SEDIMENT CONTROL TO KEEP RUNOFF AWAY FROM THE PLANNED INFILTRATION BASIN.

6. DESCRIBE METHODS TO BE USED TO MINIMIZE SOIL COMPACTION AND PRESERVE TOP SOIL (UNLESS INFEASIBLE) AT THIS SITE:
THE CONTRACTOR SHOULD BE MADE AWARE AND UNDERSTAND WHERE THE AREAS OF PROPOSED GREEN SPACE/VEGETATIVE COVER ARE LOCATED AND LIMIT THEIR TRAVEL OVER THESE AREAS TO MINIMIZE SOIL COMPACTION.

7. DESCRIBE PLANS TO PRESERVE A 50–FOOT NATURAL BUFFER BETWEEN THE PROJECT'S SOIL DISTURBANCE AND A SURFACE WATER OR PLANS FOR REDUNDANT SEDIMENT CONTROLS IF A BUFFER IS INFEASIBLE:
EROSION CONTROL BLANKET IS CALLED OUT ON THE TIE OUTS OF THE PROPOSED ROAD AND SILT FENCE IS ALSO CALLED OUT ON THE PERIMETER OF THE PROPERTY.

8. DESCRIBE PLANS FOR USE OF SEDIMENTATION TREATMENT CHEMICALS:
N/A; SEDIMENTATION TREATMENT CHEMICALS ARE STRICTLY PROHIBITED ON–SITE.

B. IS THE PROJECT REQUIRED TO INSTALL A TEMPORARY SEDIMENT BASIN DUE TO 10 OR MORE ACRES DRAINING TO A COMMON LOCATION OR 5 ACRES OR MORE IF THE SITE IS WITHIN 1 MILE OF A SPECIAL OR IMPAIRED WATER?
NO
IF YES, DESCRIBE HOW THE BASIN WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTION 14 [OF THE NPDES PERMIT]:
N/A

C. WILL THE PROJECT INCLUDE DEWATERING, BASIN DRAINING?
NO

D. WILL THE PROJECT INCLUDE USE OF FILTERS FOR BACKWASH WATER?
NO

VII. PERMANENT STORMWATER MANAGEMENT SYSTEM:

A. WILL THE PROJECT RESULT IN ONE ACRE OR MORE OF NEW IMPERVIOUS SURFACES OR RESULT IN ONE ACRE OR MORE OF NEW IMPERVIOUS IN TOTAL IF THE PROJECT IS PART OF A LARGER PLAN OF DEVELOPMENT?
NO

B. IF YES, A WATER QUALITY VOLUME OF ONE INCH OF RUNOFF FROM THE CUMULATIVE NEW IMPERVIOUS SURFACES MUST BE RETAINED ON–SITE (SEE SECTION 15 OF THE PERMIT) THROUGH INFILTRATION UNLESS PROHIBITED DUE TO ONE OF THE REASONS IN ITEM 16.14 THROUGH ITEM 16.21. IF INFILTRATION IS PROHIBITED, IDENTIFY OTHER METHODS OF STORMWATER TREATMENT USED (e.g., FILTRATION SYSTEM, WET SEDIMENTATION BASIN, REGIONAL PONDING, OR EQUIVALENT METHOD):
WATER QUALITY IS NOT REQUIRED FOR THIS PROJECT HOWEVER, RATE CONTROL IS. TO MEET RATE CONTROL REQUIREMENTS, AN INFILTRATION BASIN WAS DESIGNED NORTH OF THE PROPOSED PRIVATE ROAD TO CAPTURE STORMWATER AND PROVIDE LOWER FLOW LEAVING SITE SATISFYING RATE CONTROL.

C. ATTACHED DESIGN PARAMETERS FOR THE PLANNED PERMANENT STORMWATER MANAGEMENT SYSTEM, INCLUDING VOLUME CALCULATIONS, DISCHARGE RATE CALCULATION, CONSTRUCTION DETAILS INCLUDING BASIN DEPTH, OUTLET CONFIGURATIONS, LOCATION, DESIGN OF PRE–TREATMENT DEVICES AND TIMING FOR INSTALLATION.
REFER TO SECTION CRPM DRAINAGE SUMMARY FOR FOR CALCULATIONS PERTAINING TO THE INFILTRATION BASIN AND RATE CONTROL.

VIII. INSPECTION & MAINTENANCE ACTIVITIES

A. IDENTIFY THE TRAINED INDIVIDUAL(S) RESPONSIBLE FOR INSTALLING, SUPERVISING, REPAIRING, INSPECTING, AND MAINTAINING EROSION PREVENTION AND SEDIMENT CONTROL BMPs AT THE SITE:

G–CUBED, INC.:
JASON KAPPERS, MARK WELCH, ANDREW BUCK, RYAN MCCORMICK, JACOB FRANK, AUSTIN HINES

CONTRACTOR:
_____

B. ATTACH TRAINING DOCUMENTATION FOR EACH INDIVIDUAL (SEE BELOW FOR G–CUBED, INC. TRAINED INDIVIDUALS):

G–CUBED, INC. TRAINED INDIVIDUALS

UNIVERSITY OF MINNESOTA **Mark R. Welch** Construction Installer (May 31 2027) Construction Site Management (May 31 2027) Design of Construction SWPPP (May 31 2028)	UNIVERSITY OF MINNESOTA **Jason W. Kappers** Construction Site Management (May 31 2027) Design of Construction SWPPP (May 31 2027)	UNIVERSITY OF MINNESOTA **Jacob Frank** Construction Site Management (May 31 2026) Design of Construction SWPPP (May 31 2028)
UNIVERSITY OF MINNESOTA **Andrew Buck** Construction Site Management (May 31 2026) Design of Construction SWPPP (May 31 2028)	UNIVERSITY OF MINNESOTA **Ryan McCormick** Construction Site Management (May 31 2028) Design of Construction SWPPP (May 31 2028)	UNIVERSITY OF MINNESOTA **Austin Hines** Construction Site Management (May 31 2028) Design of Construction SWPPP (May 31 2028)

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JASON KAPPERS
DATE 4/14/2026 REG. NO. 62741

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CITY OF LA CRESCENT
HOUSTON COUNTY

CRPM PRIVATE DRIVE
SWPPP

BENCHMARK: MNDOT GEODETIC MONUMENT "SHANTELL" ELEVATION = 674.48
LOCAL BM: TOP NUT HYDRANT SOUTH OF PROPOSED ACCESS ROAD OFF S. OAK STREET ELEVATION = 689.93

VIII. INSPECTION & MAINTENANCE ACTIVITIES (CONTINUED):

C. DESCRIBE PROCEDURES TO ROUTINELY INSPECT THE CONSTRUCTION SITE, INCLUDING:

1. A DESCRIPTION OF RECORD-KEEPING REQUIREMENTS AND CONTENT: (SEE ITEM 11.12):

RECORD-KEEPING REQUIREMENTS SHALL ADHERE TO SECTION 11.12 OF THE NPDES PERMIT:

SECTION 11.12

PERMITTEES MUST RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES WITHIN 24 HOURS OF BEING CONDUCTED AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP. THESE RECORDS MUST INCLUDE:

a. DATE AND TIME OF INSPECTIONS; AND
b. NAME OF PERSONS CONDUCTING INSPECTIONS; AND
c. ACCURATE FINDINGS OF INSPECTIONS, INCLUDING THE SPECIFIC LOCATION WHERE CORRECTIVE ACTIONS ARE NEEDED; AND
d. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); AND
e. DATE OF ALL RAINFALL EVENTS GREATER THAN ½ INCHES IN 24 HOURS, AND THE AMOUNT OF RAINFALL FOR EACH EVENT. PERMITTEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ON-SITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF THE SITE LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES; AND
f. IF PERMITTEES OBSERVE A DISCHARGE DURING THE INSPECTION, THEY MUST RECORD AND SHOULD PHOTOGRAPH AND DESCRIBE THE LOCATION OF THE DISCHARGE (i.e. COLOR, ODOR, SETTLED OR UNSETTLED SOLIDS, OIL SHEEN, AND OTHER OBVIOUS INDICATORS OF POLLUTANTS); AND
g. ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE DOCUMENTED AS REQUIRED IN SECTION 6 WITHIN SEVEN (7) CALENDAR DAYS; AND
h. ALL PHOTOGRAPHS OF DEWATERING ACTIVITIES AND DOCUMENTATION OF NUISANCE CONDITIONS RESULTING FROM DEWATERING ACTIVITIES AS DESCRIBED IN SECTION 10. [MINN. R. 7090].

2. FREQUENCY OF INSPECTIONS (SEE ITEM 11.2 AND ITEM 11.11 OF THE PERMIT):

FREQUENCY OF INSPECTIONS SHALL ADHERE TO SECTIONS 11.2 AND 11.11 OF THE NPDES PERMIT:

SECTION 11.2

PERMITTEES MUST ENSURE A TRAINED PERSON, AS IDENTIFIED IN ITEM 21.2.b, WILL INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN ½ INCH IN 24 HOURS. [MINN. R. 7090]

SECTION 11.11

PERMITTEES MAY ADJUST THE INSPECTION SCHEDULE AS DESCRIBED IN 11.2 AS FOLLOWS:

a. INSPECTIONS OF AREAS WITH PERMANENT COVER CAN BE REDUCED TO ONCE PER MONTH, EVEN IF CONSTRUCTION ACTIVITY CONTINUES ON OTHER PORTIONS OF THE SITE; OR
b. WHERE SITES HAVE PERMANENT COVER ON ALL EXPOSED SOIL AND NO CONSTRUCTION ACTIVITY IS OCCURRING ANYWHERE ON THE SITE; INSPECTIONS MAY BE REDUCED TO ONCE PER MONTH AND, AFTER 12 MONTHS, MAY BE SUSPENDED COMPLETELY UNTIL CONSTRUCTION ACTIVITY RESUMES. THE MPCA MAY REQUIRE INSPECTIONS TO RESUME IF CONDITIONS WARRANT; OR
c. WHERE CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTIONS MAY BE SUSPENDED. INSPECTIONS MUST RESUME WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.
d. FOR PROJECTS WHERE A POLLINATOR HABITAT OR NATIVE PRAIRIE TYPE VEGETATED COVER IS BEING ESTABLISHED, INSPECTIONS MAY BE REDUCED TO ONCE PER MONTH IF THE SITE HAS TEMPORARY VEGETATION WITH A DENSITY OF 70% TEMPORARY UNIFORM COVER. IF AFTER 24 MONTHS NO SIGNIFICANT EROSION PROBLEMS ARE OBSERVED, INSPECTIONS MAY BE SUSPENDED COMPLETELY UNTIL THE TERMINATION REQUIREMENTS IN SECTION 13 HAVE BEEN MET. [MINN. R. 7090]

3. AREAS TO BE INSPECTED AND MAINTAINED (SEE ITEM 11.3 THROUGH 11.6 AND 11.9 OF THE PERMIT):

SECTION 11.3

a. PERMITTEES MUST INSPECT AND MAINTAIN ALL PERMANENT STORMWATER TREATMENT BMPs. [MINN. R. 7090]

SECTION 11.4

a. PERMITTEES MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPs AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMPs WITH FUNCTIONAL BMPs BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN ITEM 11.5 OR 11.6. PERMITTEES MAY TAKE ADDITIONAL TIME IF FIELD CONDITIONS PREVENT ACCESS TO THIS AREA. [MINN. R. 7090]

SECTION 11.5

DURING EACH INSPECTION, PERMITTEES MUST INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS BUT NOT CURB AND GUTTER SYSTEMS, FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. PERMITTEES MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. PERMITTEES MUST COMPLETE REMOVAL AND STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. PERMITTEES MUST USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK IN SURFACE WATERS. [MINN. R. 7090]

SECTION 11.6

PERMITTEES MUST INSPECT CONSTRUCTION SITE VEHICLE EXIT LOCATIONS, STREETS AND CURB AND GUTTER SYSTEMS WITHIN AND ADJACENT TO THE PROJECT FOR SEDIMENTATION FROM EROSION OR TRACKED SEDIMENT FROM VEHICLES. PERMITTEES MUST REMOVE SEDIMENT FROM ALL PAVED SURFACES WITHIN ONE (1) CALENDAR DAY OF DISCOVERY OR, IF APPLICABLE, WITHIN A SHORTER TIME TO AVOID A SAFETY HAZARD TO USERS OF PUBLIC STREETS. [MINN. R. 7090]

SECTION 11.9

PERMITTEES MUST INSPECT AND PHOTOGRAPH DEWATERING DISCHARGES AT THE BEGINNING AND AT LEAST ONCE EVERY 24 HOURS DURING OPERATION. DEWATERING DISCHARGES THAT ONLY LAST FOR MINUTES, AS OPPOSED TO HOURS, AND DO NOT REACH A SURFACE WATER, DO NOT REQUIRE PHOTOGRAPHS OR DOCUMENTATION. [MINN. R. 7090]

IX. POLLUTION PREVENTION MANAGEMENT MEASURES:

A. DESCRIBE PRACTICES FOR STORAGE OF BUILDING PRODUCTS AND LANDSCAPE MATERIALS WITH A POTENTIAL TO LEACH POLLUTANTS TO MINIMIZE EXPOSURE TO STORMWATER:

BUILDING PRODUCTS AND LANDSCAPE MATERIALS WITH A POTENTIAL TO LEACH POLLUTANTS SHALL BE PLACED UNDER COVER (i.e. PLASTIC SHEETING OR TEMPORARY ROOFS) OR BE PROTECTED BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.

B. DESCRIBE PRACTICES FOR STORAGE OF PESTICIDES, FERTILIZERS, AND TREATMENT CHEMICALS:

PESTICIDES, FERTILIZERS, AND TREATMENT CHEMICALS SHOULD ALSO BE PLACED UNDER COVER (i.e. PLASTIC SHEETING OR TEMPORARY ROOFS) OR BE PROTECTED BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.

C. DESCRIBE PRACTICES FOR STORAGE AND DISPOSAL OF HAZARDOUS MATERIALS OR TOXIC WASTE (e.g., OIL, FUEL, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVE, ADDITIVES, CURING COMPOUNDS, AND ACIDS) ACCORDING TO MINN. R. CH. 7045, INCLUDING SECONDARY CONTAINMENT IF APPLICABLE:

HAZARDOUS MATERIALS AND TOXIC WASTE SHALL BE STORED IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. DISPOSAL OF HAZARDOUS MATERIALS AND TOXIC WASTE SHALL BE AT APPROVED FACILITIES OR OTHERWISE APPROVED BY THE LGU.

D. DESCRIBE COLLECTION, STORAGE AND DISPOSAL OF SOLID WASTE IN COMPLIANCE WITH MINN. R. CH. 7035:

PER MINN. R. 7035.08, SUBP. 1, THE OWNER AND OCCUPANT OF ANY PREMISES, BUSINESS ESTABLISHMENT, OR INDUSTRY AND/OR THE REFUSE COLLECTION SERVICE ARE RESPONSIBLE FOR THE SATISFACTORY COLLECTION AND TRANSPORTATION OF ALL SOLID WASTE ACCUMULATED AT A PREMISE, BUSINESS ESTABLISHMENT, OR INDUSTRY TO A SOLID WASTE DISPOSAL, TRANSFER, OR PROCESSING FACILITY THAT IS AUTHORIZED TO ACCEPT THE WASTE.

PER MINN. R. 7035.08, SUBP. 2, VEHICLES OR CONTAINERS USED FOR THE COLLECTION AND TRANSPORTATION OF GARBAGE AND SIMILAR PUTRESCIBLE WASTES, OR REFUSE CONTAINING SUCH MATERIALS, MUST BE COVERED, LEAKPROOF, DURABLE, AND OF EASILY CLEANABLE CONSTRUCTION. THEY MUST BE CLEANED TO PREVENT NUISANCES, POLLUTION, OR INSECT BREEDING, AND MUST BE MAINTAINED IN GOOD REPAIR. VEHICLES OR CONTAINERS USED FOR THE TRANSPORTATION OF MUNICIPAL SOLID WASTE COMBUSTOR ASH MUST BE COVERED TO PREVENT FUGITIVE DUST EMISSIONS AND CONSTRUCTION TO PREVENT LEAKING OF FLUID WHICH HAS BEEN IN CONTACT WITH ASH.

E. DESCRIBE MANAGEMENT OF PORTABLE TOILETS TO PREVENT TIPPING AND DISPOSAL OF SANITARY WASTES IN ACCORDANCE WITH MINN. R. CH. 7041:

PORTABLE TOILETS MUST BE POSITIONED SO THEY ARE SECURE AND WILL NOT TIP OR BE KNOCKED OVER. DISPOSAL OF SANITARY WASTES SHALL BE IN ACCORDANCE WITH MINN. R. CH. 7041.

F. DESCRIBE STORAGE AND DISPOSAL OF CONCRETE AND OTHER WASHOUT WASTES TO THAT WASTES DO NOT CONTACT THE GROUND:

CONCRETE WASHOUTS, WHICH PROHIBIT WASHOUT LIQUID AND SOLID WASTES FROM CONTACTING THE GROUND AND ENTERING THE GROUNDWATER, MAY BE; APPROVED FACILITIES OFFSITE, PORTABLE ONSITE FACILITIES, OR FACILITIES CONSTRUCTED ONSITE. ALL WASHOUT FACILITIES CONSTRUCTED ONSITE MUST BE IN APPROVED COMMUNAL LOCATIONS AND/OR LOCATED ON THE INDIVIDUAL LOT BEING DEVELOPED. ONSITE CONSTRUCTED FACILITIES SHALL HAVE A LEAK-PROOF, IMPERMEABLE LINER AND FOLLOW THE CONSTRUCTION, MAINTENANCE AND REMOVAL PROCESSES AS RECOMMENDED ON THE MPCA WEBSITE.

X. PERMIT TERMINATION CONDITIONS

A. DESCRIBE METHOD OF FINAL STABILIZATION (PERMANENT COVER) OF ALL DISTURBED AREAS:

PERMITTEES MUST COMPLETE ALL CONSTRUCTION ACTIVITY AND MUST INSTALL PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTED THE NOTICE OF TERMINATION (NOT). VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER.

B. DESCRIBE METHODS USED TO CLEAN ALL STORMWATER TREATMENT SYSTEMS AND STORMWATER CONVEYANCE SYSTEMS OF ACCUMULATED SEDIMENT:

PERMITTEES MUST CLEAN THE PERMANENT STORMWATER TREATMENT SYSTEM AND STORMWATER CONVEYANCE SYSTEMS OF ANY ACCUMULATED SEDIMENT AND MUST ENSURE THE SYSTEM MEETS ALL APPLICABLE REQUIREMENTS IN SECTION 15 THROUGH 19 OF THE PERMIT AND IS OPERATING AS DESIGNED.

C. DESCRIBE METHODS FOR REMOVING ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPs:

COMMON METHODS FOR REMOVING ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPs ARE ACCEPTABLE; SO LONG AS ALL TEMPORARY SYNTHETIC DEVICES ARE REMOVED PRIOR TO SUBMITTED THE NOTICE OF TERMINATION (NOT). PERMITTEES MAY LEAVE BMPs DESIGNED TO DECOMPOSE ON-SITE IN PLACE.

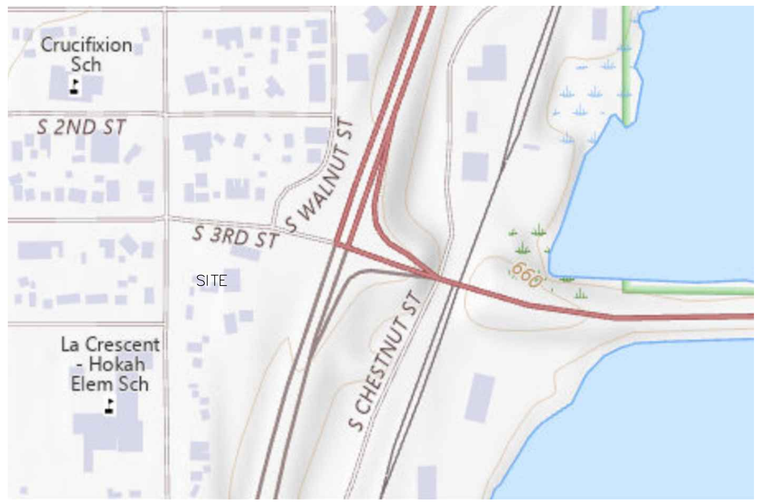
USDA NRCS WEB SOIL SURVEY MAP & MAP UNIT LEGEND

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
244B	Lilah sandy loam, 2 to 6 percent slopes	0.7	93.3%
1016	Udorthents, loamy	0.1	6.7%
Totals for Area of Interest		**0.8**	**100.0%**

SOIL CLASSIFICATION — HYDROLOGIC SOIL GROUP (HSG)
244B – LILAH SANDY LOAM..... A
1016 – UDORTHENTS LOAMY..... A

USGS QUAD MAP – MINNESOTA – HOUSTON COUNTY – 7.5-MINUTE SERIES



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

JASON KAPPERS
DATE 4/14/2026 REG. NO. 62741

Prepared For:
Coulee Region Property Management
901 Rose Street
La Crosse, WI 54603

FILE NO.: 25-316 GP CP

G-Cubed
14070 Hwy 52 S.E.
Chatfield, MN 55923
ENGINEERING
SURVEYING
PLANNING
Ph. 507-867-1666
Fax 507-867-1665
www.ggg.to

DESIGNED GGG
DRAWN GGG
CHECKED JWK

REVISED	BY	DATE
SUBMITTAL	GGG	11/26/25
RESUBMIT	GGG	12/17/25
RESUBMIT	GGG	4/14/26

CITY OF LA CRESCENT
HOUSTON COUNTY

CRPM PRIVATE DRIVE
SWPPP

BENCHMARK: MNDOT GEODETIC MONUMENT "SHANTELL" ELEVATION = 674.48
LOCAL BM: TOP NUT HYDRANT SOUTH OF PROPOSED ACCESS ROAD OFF S. OAK STREET ELEVATION = 689.93

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

Finding: The proposed use should not cause traffic hazards or congestion as they are currently operating as a school and childcare.

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

Finding: Existing uses will not be adversely affected.

Following discussion, Member Langen made a motion, seconded by Member O'Donnell-Ebner as follows:

MOTION TO APPROVE THE CONDITIONAL USE PERMIT APPLICATION FROM THE CRUCIFIXION CHURCH FOR AN APPROXIMATE 9,500 SQUARE FOOT CHILDCARE ADDITION ONTO THE EXISTING GYM, WITH A STORAGE ROOM AND RESTROOMS AT THE GYMNASIUM LEVEL BASED ON THE PRESENTED FINDINGS AND CONDITIONS.

Upon a roll call vote taken and tallied by the Public Works Director, the following Members voted in favor thereof, viz;

Cherryl Jostad	Yes
Chris Langen	Yes
Teresa O'Donnell-Ebner	Yes
Dale Williams	Yes
Mayor Poellinger	Yes

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

A. **PRELIMINARY PLAT – COULEE REGION PROPERTY MANAGEMENT**

Coulee Region Property Management has submitted a Preliminary Plat Application for the three parcels they own located at 318 South Walnut street, 309 South Oak Street, and an unaddressed parcel in between the two. Coulee Region Property Management would like to combine all three parcels into one parcel to add an access road off Oak Street. The Planning Commission is recommending that City Council approve the Preliminary Plat application based on the following conditions and findings:

Conditions of Approval:

1. Grading, Drainage, and Erosion Control Plan approved by the City Engineer.

2. Stormwater Pollution Prevention Plan approved by the City Engineer. Drainage calculations need to be submitted to meet city and state requirements.

3. Developer enters into a Development Agreement with the City to be approved by the City Attorney and City Council prior to the final plat. Development Agreement will address the following:

    a. Incorporating all representations of applicant/developer contained in December 17, 2025, application to the City including, but not limited to:
        i. Paragraph 5 regarding removing of all nonconforming features prior to November 2026;
        ii. Paragraph 11 amending the grading and construction plan to remove the bituminous parking on City owned property;
        iii. Address canopy removal;
        iv. Access road will be aligned to modify with this intersection of South 4th Street and Oak Street.
    b. All mortgagee(s) of record will join in execution of the plat.
    c. All easements of record being clearly identified on the plat.
    d. Developer installing a sidewalk as contained in their application no later than November 2026.
    e. All items identified by WHKS in correspondence dated January 26, 2026.
    f. The City will allow a curb cut at 401 South Oak Street. Any utility relocation will be at applicant's expense.

4. The applicant will submit plat to MNDOT for review and comment before approval of final plat.

5. The applicant/developer will abide by all representations made by the applicant/developer 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 explicit conditions of the conditional use permit.

6. That the applicant/developer comply with all applicable federal, state, and local regulations.

7. Additional easements required by private utility companies, if any, should be platted. All proposed utility conduit crossings must be shown on the final plans. All related private utility fees shall be paid by the Developer.

8. No sitework will begin until approval and reordering of the final plat.

Findings:

1. The property owner proposes to use the property in a reasonable manner permitted by the Zoning Ordinance
2. The request is in harmony with the general purposes and intent of the ordinance and consistent with the comprehensive plan.
3. The basic layout is acceptable.
4. The proposed development is consistent with the general vision for the City.
5. 401 Oak Street South was rezoned commercial by the city in 2010.
6. The access road design is compliant with Minnesota Fire Code. Applicant has conducted a traffic study by a licensed engineer. The traffic study has been reviewed and approved by the city engineer.

Following discussion, Member Langen made a motion, seconded by Member O'Donnell-Ebner as follows:

MOTION TO APPROVE THE PRELIMINARY PLAT APPLICATION SUBMITTED BY COULEE REGION PROPERTY MANAGEMENT TO COMBINE PROPERTIES LOCATED AT 318 SOUTH WALNUT STREET, 309 SOUTH OAK STREET, AND AN UNADDRESSED PARCEL IN BETWEEN INTO ONE PARCEL TO ADD AN ACCESS ROAD OFF OAK STREET BASED ON THE PRESENTED FINDINGS AND CONDITIONS.

Upon a roll call vote taken and tallied by the Public Works Director, the following Members voted in favor thereof, viz;

Cherryl Jostad	Yes
Chris Langen	Yes
Teresa O'Donnell-Ebner	Yes
Dale Williams	Yes
Mayor Poellinger	Yes

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

ITEM 3.3 – 2025 POLICE DEPARTMENT ANNUAL REPORT

City Administrator Bill Waller reviewed the 2025 Police Department Annual Report with City Council. This item was informational only. No action was required.

City of La Crescent
Building Department

PLANNING COMMISSION – BOARD OF ADJUSTMENT PUBLIC MEETING
VARIANCE REQUEST – 812 Welshire Drive

STAFF REPORT

MEETING DATE: May 5th, 2026

CASE NUMBER: PC-2026-05 Variance - 812 Welshire Drive

OWNER: Jacob & Alexandria Inglett
812 Welshire Drive
La Crescent, MN 55947

PARCEL ID: 25.1021.000

APPLICANT: Jacob & Alexandria Inglett

REQUEST: A variance to reduce the required side to dwelling setback in the R1-A Low Density Residential District from 10% of lot width (minimum of 5 feet) to 3 feet.

LOCATION: 812 Welshire Drive

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

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

BACKGROUND

The subject property is Lot 9 of Block 2 of the Welshire 2nd Addition. The property is located on the northside of Welshire Drive between Willow Street and Juniper Street. The zoning code specifies the required side to dwelling setbacks be 10% of total lot width with a minimum setback of 5 feet. The applicant would like to add an attached two car garage to the dwelling, therefore requests a variance to reduce the required side setback to 3 feet to be able to attain a 24 feet wide garage.

PROPOSAL

The applicants have proposed a plan to remove a single car detached garage and construct an attached two car garage to the east end of the structure. The applicants would like to construct the standard 24 foot wide, two car garage. In the R1-A Low Density Residential District, side to dwelling setbacks are required to be 10% of the total lot width with a minimum of 5 feet. The required setbacks would only allow the applicants to construct a 20 feet wide garage addition. The applicants request a variance to allow a minimum setback of 3 feet on the east side of their property.

BUILDING AND ZONING STAFF ANALYSIS

Relationship to Comprehensive Plan:

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

Housing

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

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

Narrow lots and shallow front yard setbacks are encouraged, to use land efficiently.

City zoning and land use regulations: The City Zoning Ordinance contains regulations in Section 12.14 for the R-1A Low-Density Residential District and specifies that the minimum side to dwelling setback is 10% of total lot width, with a minimum side setback of 5 feet.

Site Context:

The site is located in the Welshire 2nd Addition and does have a drainage and utility easement on the north and west sides of the property.

Infrastructure Improvements:

N/A

Public Input:

Staff has not received any public comment regarding this application.

FINDINGS OF FACT FOR VARIANCE REQUEST

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

CRITERIA FOR GRANTING VARIANCE

The City Zoning Ordinance states the following:

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

Subd. 2.

A. Variances shall only be permitted

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

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

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

1. The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance;
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner; and
3. The variance, if granted, will not alter the essential character of the locality.

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

APPLYING THE VARIANCE CRITERIA

City staff has reviewed the submitted application, the applicant's response (a - k) of the application, reviewed the adopted comprehensive plan, and the city's zoning code.

As noted above from Subd. 2 A. of the zoning ordinance, “Variances shall not be permitted when they are not in harmony with the general purposes and intent of the ordinance and when the variances are not consistent with the comprehensive plan.”

1) There is no specific reference in the comprehensive plan to the minimum or maximum distance required for the front setbacks of a home. The Comprehensive Plan does specifically note that shallow front yard setbacks are encouraged, to use land efficiently (see above photo and text from the Comprehensive Plan).
2) The comprehensive plan states “Maintain and enforce development design guidelines for all housing types that will maintain neighborhood character, property values and aesthetics over time and enhance the social function, health, and safety of City neighborhoods.”

The staff finds that the variance request is consistent with the above noted objective, based on past practices, in regards to the Zoning Ordinance. The variance request is consistent with the strategy of the Comprehensive Plan.

Staff finds that the variance request is in harmony with the general purposes and intent of the zoning ordinance, which is to carry out the intent of the City of La Crescent, Minnesota's plans and policies and to promote the public health, safety and general welfare.

As noted above from Subd.2 B. of the zoning ordinance, “Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance.

1) The property owner does propose to use the property in a reasonable manner that is restricted by the zoning ordinance.
2) The plight of the landowner is due to circumstances unique to the property as the residence was constructed prior to the applicant’s ownership. Furthermore, 12.14 Subd. 6 of the City of La Crescent Zoning Ordinance states;

   Subd. 6. Special Minimum Requirements.
   A. Parking Regulations:
   1. A private two (2) car garage with a minimum floor area of four hundred forty (440) square feet shall be required to be built concurrent with the principal structure. The maximum footprint of the garage shall not exceed the footprint of the living area of the principal structure and detached garages must comply with all of the requirements for accessory structures.
3) The variance, if granted, will not alter the essential character of the locality.

STAFF RECOMMENDATION

After reviewing, the Zoning Ordinance, City's Comprehensive Plan, and the application for the variance, staff recommends approving the variance reducing the east side to dwelling setback to a minimum of 3 feet.

RECOMMENDED MOTION FOR VARIANCE

I move that the Planning Commission serving as the Board of Adjustment (**APPROVE**/DENY) case PC-2026-05 VARIANCE, 812 Welshire Drive, a request by Jacob & Alexandria Inglett, to allow the minimum side to dwelling setback on the east side of the property, to be reduced to a minimum of 3 feet.

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

1)

2)

3)

4)

5)

Conditions of Approval:

1) 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 of letter explicit conditions of the variance.

2) The Applicant complies with all applicable federal, state, and local regulations.

Josh Tarrence

Prepared by Josh Tarrence,
Building Inspector

Appeal to the City Council

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

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

Exhibit #1

Houston County Beacon Aerial Map – Parcel Map

25.1020.000
25.1021.000
25.1023.000
25.1024.00
25.1022.000
Welshire Drive

Exhibit #2

Variance Findings Form

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

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

_____

_____

_____

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

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

_____

_____

_____

Practical Difficulties Analysis

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

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

_____

_____

_____

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

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

_____

_____

_____

_____

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

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

_____

_____

_____

BOARD of ADJUSTMENT
CRITERIA FOR GRANTING VARIANCE

Zoning Ordinance states the following:

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

Subd. 2.

C. Variances shall only be permitted

3. when they are in harmony with the general purposes and intent of the ordinance, and

4. when the variances are consistent with the comprehensive plan.

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

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

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

4) The plight of the landowner is due to circumstances unique to the property not created by the landowner; and

5) The variance, if granted, will not alter the essential character of the locality.

FINDINGS:

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

A) The variance **is** not in harmony with the purpose and intent of the zoning ordinance based on the following findings of the Board of Adjustment because: the zoning ordinance explicitly states that side to dwelling setbacks are required to be 10% of lot width with a minimum of 5 feet.

OR

B) The variance **is** in harmony with the purpose and intent of the zoning ordinance based on the following findings of the Board of Adjustment because: the intended use will continue as a single-family dwelling and parking regulations require a two-car garage.

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

A) Granting the variance **is** not consistent with the Comprehensive Plan because:
   a. the Comprehensive Plan states that current building and fire codes and the zoning ordinance will be consistently enforced.

OR

B) Granting the variance is consistent with the Comprehensive Plan because:
   a. there is no specific reference in the comprehensive plan to the minimum or maximum amount of distance for side yard setbacks.
   b. that the city will maintain and enforce development design guidelines for all housing types that will maintain neighborhood character, property values and aesthetics over time and enhance the social function, health, and safety of City neighborhoods.

Practical Difficulties Analysis

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

A) The property owner does not propose to use the property in a reasonable manner as the ordinance specifically states that side to dwelling setbacks in R-1A Low Density Residential are to be 10% of total lot width with a minimum of 5 feet. The property owner is requesting a minimum of 3 feet.

OR

B) The property owner does propose to use the property as a residential single-family home which is permitted by the ordinance. The residence was constructed prior to the applicant's ownership, as well as the current ordinance being adopted. By allowing the reduce minimum side to dwelling setback, the property would meet the required parking regulations as well as have more uniformity with neighboring properties.

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

A) There are no circumstances unique to the property that would prevent compliance with the ordinance because: the applicants could maintain their current single car detached garage.

OR

B) There are circumstances unique to the property that prevent compliance with the ordinance because: the residence was constructed prior to adoption of the current Zoning Ordinance. Approving the variance request would meet other zoning regulations.

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

A) Granting the variance will alter the essential character of the locality because: the structure would be closer to the property line than other residence.

OR

B) Granting the variance will not alter the essential character of the locality because: the use of the property is still a single-family residential home. It would add a two-car garage which would create more uniformity with neighboring properties.

Exhibit #3

Application - Variance Request

VARIANCE APPLICATION

SUBJECT PROPERTY INFORMATION	
PROJECT NAME: Inglett Garage Addition	
PROPERTY ADDRESS: 812 Welshire Dr	ASSESSOR'S PARCEL ID. R25.1021.000
GROSS ACREAGE: 0.25	CURRENT ZONING DISTRICT: R-1A Zoning

PROPERTY OWNER	
NAME: Jacob + Alexandria Inglett	
MAILING ADDRESS: 812 Welshire Dr., LaCrescent, MN 55947	
EMAIL: inglettfamily2024@gmail.com	TELEPHONE: 608-451-8400

APPLICANT	
NAME: Jacob + Alexandria Inglett	
MAILING ADDRESS: 812 Welshire Dr., La Crescent, MN 55947	
EMAIL: inglettfamily2024@gmail.com	TELEPHONE: 608-451-8400

OWNER AUTHORIZATION

My signature below signifies that:

I hereby declare that I am the owner, or authorized agent of the owner, of the above-described property and I agree to construct the building or use herein described in accordance with the regulations and ordinances that govern said improvement within the City of La Crescent and that the foregoing information contained on this application is a true and correct statement of my intentions. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a variance does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. I understand that any utility that must be moved as a result of additions or alterations to the property will be at my expense and I will be responsible for the cost of the plan check of this application even though I do not continue the project. I have also read and understand the instructions and information contained in the application materials.

- I have read the application form and background information and have provided the required information.
- I have reviewed the legal description on my property deed and indicated all recorded easements and deed restrictions on the submitted site plan. (*Please provide a description here of the easements and restrictions shown on your property deed.* drainage + utility easement to north + west side of property)
- 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* dogs and gate off of driveway.)
- 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.

Allie Inglett Jose Inglett
Property Owner Signature

4/9/2026
Date

Allie Inglett Jose Inglett
Applicant Signature

4/9/2026
Date

REVIEW TIMEFRAME

ADMINISTRATIVE COMPLETENESS REVIEW: 5 DAYS

REVIEW OF SUBMITTAL: 3 WEEKS

VARIANCE SUBMITTAL CHECKLIST

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

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

- ☒ Project Narrative of Proposed Request (See Page 8 for further details)
- ☒ Site Plan
- ☒ Elevations and Floor Plans (if applicable)
- ☒ Copy of deed establishing ownership
- ☒ Mailing Label Certification
- ☒ Mailing Labels (with Houston/Winona County parcel maps)
- ☒ Application Fees ($400.00)
- ✓ ☐ All requested items have been included

Variance Application Requirements

Because the burden of proof for a variance rest with the applicant, a narrative describing the basis for the proposed request must be submitted. In order to provide the staff and Planning Commission sufficient information with which to make a recommendation (staff makes a recommendation) and decision (Planning Commission serving as the Board of Adjustment makes the decision), on whether the request meets the both the requirements of the zoning code and satisfies Minnesota State Statutes, the variance request narrative should include the following information:

After you have had a pre-application meeting, please review your project before completing the application to make sure it meets the criteria shown. 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. Financial hardship and inconvenience are not grounds for granting approval of an application for variance. Approval of a variance demands time, expense and justification. Please consider designing or redesigning the project to meet all zoning standards before submitting an application for variance.

Application Narrative Requirements: Please submit as a separate document.

- Please provide a brief description of the project.
- What specific variance to the Zoning Code are you requesting? What is the reason for your request?
- Describe specific, unique problems with the property, such as location, surroundings, mature trees, natural obstacles or formations and explain why the improvements you are requesting cannot be made in conformity with Zoning Code requirements. (Issues of personal hardship such as family size, finances, medical condition should not be considered.)
- Explain why, without the variance, you cannot use your property in the same manner as others in the same zone. Also, explain how the variance will not give you an advantage over others in the same zone.
- Location/Address/Tax Parcel ID of 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 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. How will completing your project without a variance cause a practical difficulty in planning, design, or construction? (For the purpose of the application, "Practical difficulties," as used in connection with the granting of a variance, means that:

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

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

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

Please See Attached (A)

B. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.

Please See Attached (B)

C. What provisions have you made to ensure that the design elements of your project are aesthetically pleasing and harmonious with existing buildings in the area? These design elements include, but are not limited to height, bulk, area openings, breaks in the façade, line and pitch of the roof, materials, arrangements of structures on the property, concealment of mechanic and electrical equipment, etc.

Please See Attached (C)

D. What provisions have you made to ensure that will not adversely affect property owners in the zoning district particularly those who own adjacent properties, properties on the same block or properties in the immediate neighborhood? Consider the effect on neighboring properties' existing views, privacy, access to direct and indirect light, etc.

Please See Attached (D)

E. How has your own safety and that of others been considered in your plan? Consider fire codes, points of ingress and egress, flow of pedestrian and vehicular traffic, etc.

Please See Attached (E)

F. Are there exceptional or extraordinary circumstances that apply property which does not generally apply to other properties located within the zoning district? (i.e., atypical lot size or shape, atypical topography or other conditions over which the property owner is unable to control).

Please See Attached (F)

G. Please indicate what steps you have taken to discuss this project with your neighbors prior to submission.

Please See Attached (G)

H. Please indicate what steps you have taken to discuss this project with the city staff prior to submission.

Please See Attached (H)

Applicant's Finding of Facts

Question A

Completing this project without a variance would create practical difficulties because the current width limitation does not reasonably allow us to build a functional garage for our household needs. We currently own two larger vehicles—a Jeep Grand Cherokee and a Chevy Silverado crew cab—and with the allowed width, it would be very difficult to park both vehicles inside safely and still have room to open doors and move around. This creates daily usability and safety challenges, especially during winter months when indoor parking is important with little ones.

Our request is to use the property in a reasonable way by building a garage that fits modern standard-sized vehicles used by many families today. The difficulty is not something we created, but rather a result of the lot layout and zoning width limitation that restricts the ability to build a usable garage. We are not asking for excessive space, only enough width to make the garage practical and safe for normal use.

Granting this variance would not change the character of the neighborhood. The proposed garage will be similar in appearance and scale to other garages in the area and will be designed to match the home so it blends in with surrounding properties.

Question B

Our request is not based on economic considerations. The practical difficulty is related to the safe and functional use of the garage, not the cost of construction. With the current width limitation, it would be difficult to safely park two standard-sized vehicles and allow enough room to open doors and move around. The additional width we are requesting is intended to address safety and usability concerns, rather than financial reasons.

Question C

We have designed the garage to match the existing home as closely as possible so it looks like a natural extension of the house. The roofline will continue from the house and use the same pitch and style to create a consistent look. Exterior materials, siding, and colors will match the existing home to maintain a cohesive appearance.

The overall size and placement of the garage have been planned to stay in proportion with the house and nearby properties. We are also planning clean lines and a simple layout so the structure does not appear bulky or out of place. Any mechanical or electrical equipment will be placed in locations that are not visually prominent.

Question D

We have designed the garage placement and size to minimize any impact on neighboring properties. The structure will not block significant views, reduce privacy, or interfere with access to natural light for neighboring homes.

The garage will be attached and aligned with the home so it fits naturally within the existing layout of the property and neighborhood. We have kept the height and placement consistent with typical residential garages in the area to avoid creating any negative visual impact.

Question E

Safety has been an important part of our planning. The garage will be designed to meet all applicable building and fire codes. The design allows for clear access points and proper spacing to maintain safe movement around the property. The additional width will allow safer parking and exiting of vehicles, reducing the risk of door damage, injury, or tight maneuvering in tight spaces.

We also have a take-home work vehicle that, by policy, cannot be parked on the street. Providing adequate garage space ensures that all vehicles can be parked off-street, which helps reduce congestion, allows ease of snow removal for the city, and improves safety for pedestrians, neighbors, and passing traffic by limiting the need for street parking.

Question F

Yes. The placement of the existing home on the lot limits the amount of space available for garage construction and only allows for approximately 20 feet of width without a variance. In addition, the required side yard setback further limits the available buildable space, making it difficult to construct a functional garage.

These limitations are due to the layout of the property and zoning requirements, not something we created. Because of the placement of the home and the setback requirements, the available area for building is restricted.

Seasonal weather conditions are also an important consideration. In our climate, adequate space for snow storage and safe winter use is necessary. A slightly wider garage allows safer vehicle access and maneuvering during winter months, when snow and ice can further reduce usable space around parked vehicles.

These circumstances make it difficult to construct a functional garage without requesting a modest increase in width. The requested variance is intended to allow reasonable and safe use of the property while remaining consistent with typical residential development in the neighborhood.

Question G

We spoke directly with the neighbor on the side of the property where the garage addition and variance would have the most impact. We explained our plans and the reason for requesting the variance, and they indicated that they were comfortable with the proposal and supported our decision. They appreciated being informed and we noted that we would keep them updated as the project moves forward.

We have made an effort to keep communication open with all our neighbors so they are aware of our plans and understand how the project will fit within the neighborhood and that it shouldn’t affect them and their daily life. Our goal has been to be transparent and respectful throughout the process.

Question -H

We have discussed our project with Josh Tarrence, Building Inspector, prior to submitting this application. He has guided us through the zoning requirements and helped us understand the variance process. His input has helped us prepare our plans and ensure that the proposed garage addition follows city requirements and expectations.

Brief Description of the Project

We are proposing to construct an attached garage addition to our home with a requested variance to allow a modest increase in width. The additional width is needed to safely accommodate two vehicles and allow proper access. The garage will be designed to match the existing home's roofline, materials, and overall appearance to remain consistent with the neighborhood.

What specific variance to the Zoning code are you requesting?

We are requesting a variance to **La Crescent Zoning Code 12.14 R-1A – Low Density Residential District, Subdivision 5, Lot Requirements and Setbacks – Side to Dwelling (each side)**. The code requires a side-to-dwelling setback of 10% of the lot width (minimum 5 feet). With our lot width of approximately 75 feet, this limits the buildable width for a garage to about 7.5 feet from each side, resulting in a maximum garage width of 20 feet. We are requesting a modest increase of 4 feet beyond this standard to safely and functionally accommodate two standard vehicles.

What is the reason for the request?

The existing placement of our home and the side yard setback requirements limit the buildable width on our lot. Without the variance, it would be difficult to construct a garage that provides safe vehicle access, adequate space for two vehicles, and proper snow storage during winter. The additional width will also allow our take-home work vehicle to be parked off-street, as required by employer policy, supporting community and road safety while maintaining the design, scale, and character of our home and neighborhood.

Describe specific, unique problems with the property, such as location, surroundings, mature trees, natural obstacles, or formations and explain why the improvements you are requesting cannot be made in conformity with zoning code requirements. (Issues of personal hardship such as family size, finances, medical condition should not be considered.)

The property at 812 Welshire Drive has some characteristics that make it challenging to build a garage within the current zoning code. The placement of the existing home and the required side yard setbacks limit the width available for a garage addition, making it difficult to provide safe vehicle access and adequate space for maneuvering.

Seasonal considerations, such as snow accumulation in winter, also mean additional space is needed for safe vehicle entry, exit, and snow storage. Because of these site-specific conditions, building a garage that meets the practical needs of the property is difficult without a modest increase in width beyond the standard zoning requirements.

Explain why, without a variance, you cannot use your property in the same manner as others in the same zone. also explain how the variance will not give you an advantage over others in the same zone.

Without the variance, it would be difficult to use our property in the same manner as other homes in the R-1A zone that have garages accommodating two standard vehicles. The current width limitation prevents us from constructing a functional garage that allows safe vehicle access, proper maneuvering, and space for snow storage during winter. This limitation is due to the placement of our home and side yard setbacks, not because of any personal hardship or choice.

The requested variance is modest and is intended to allow reasonable use of the property, not to provide any advantage over other properties in the neighborhood. Other homes in the zone have garages that safely accommodate two vehicles while maintaining appropriate setbacks, and our request simply allows our garage to function in a comparable manner given the dimensions of our lot. The design, scale, and appearance of the garage will remain consistent with the character of the neighborhood.

Location/Address/Tax Parcel ID

Location/Address: 812 Welshire Drive, La Crescent, MN 55947

Tax Parcel ID: R25.1021.000

Legal Description

Sect-09 Twp-104 Range-004 WELSHIRE 2 ADDITION Lot-999
Block-002 PT LOTS 7, 8 & 9 - BLK 2 ET AL: MICHAEL WEBER, PATRICIA MEYER & KATHLEEN HALLER

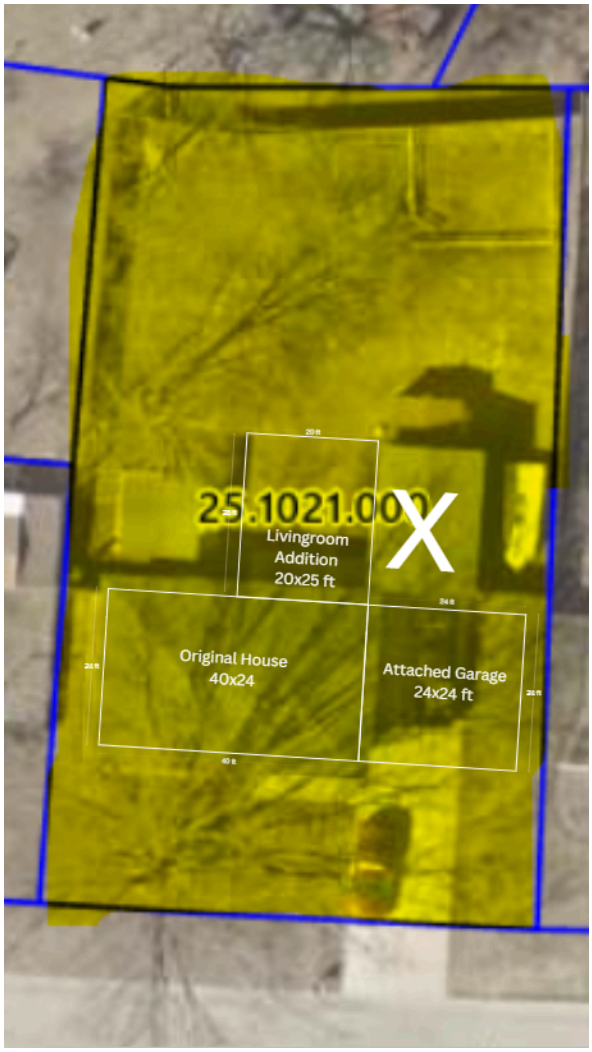
Vicinity Information

The property is located on Welshire Drive in the Welshire 2 Addition neighborhood of La Crescent, MN. It is a residential area with similar single-family homes and detached and attached garages. The lot is situated between Juniper and Willow Street and is easily accessible from the surrounding residential streets.

Current Site Conditions

The property is a single-family residential lot approximately 75 feet wide, located in the Welshire 2 Addition neighborhood. The existing home is positioned toward the center-left of the lot, which limits the width available for an attached garage addition. The lot is relatively flat, with an existing driveway providing access from Welshire Drive. There are no significant natural obstacles, but side yard setbacks reduce the usable space for garage construction. The property is currently landscaped with grass and a few small shrubs, and all utilities are in place.

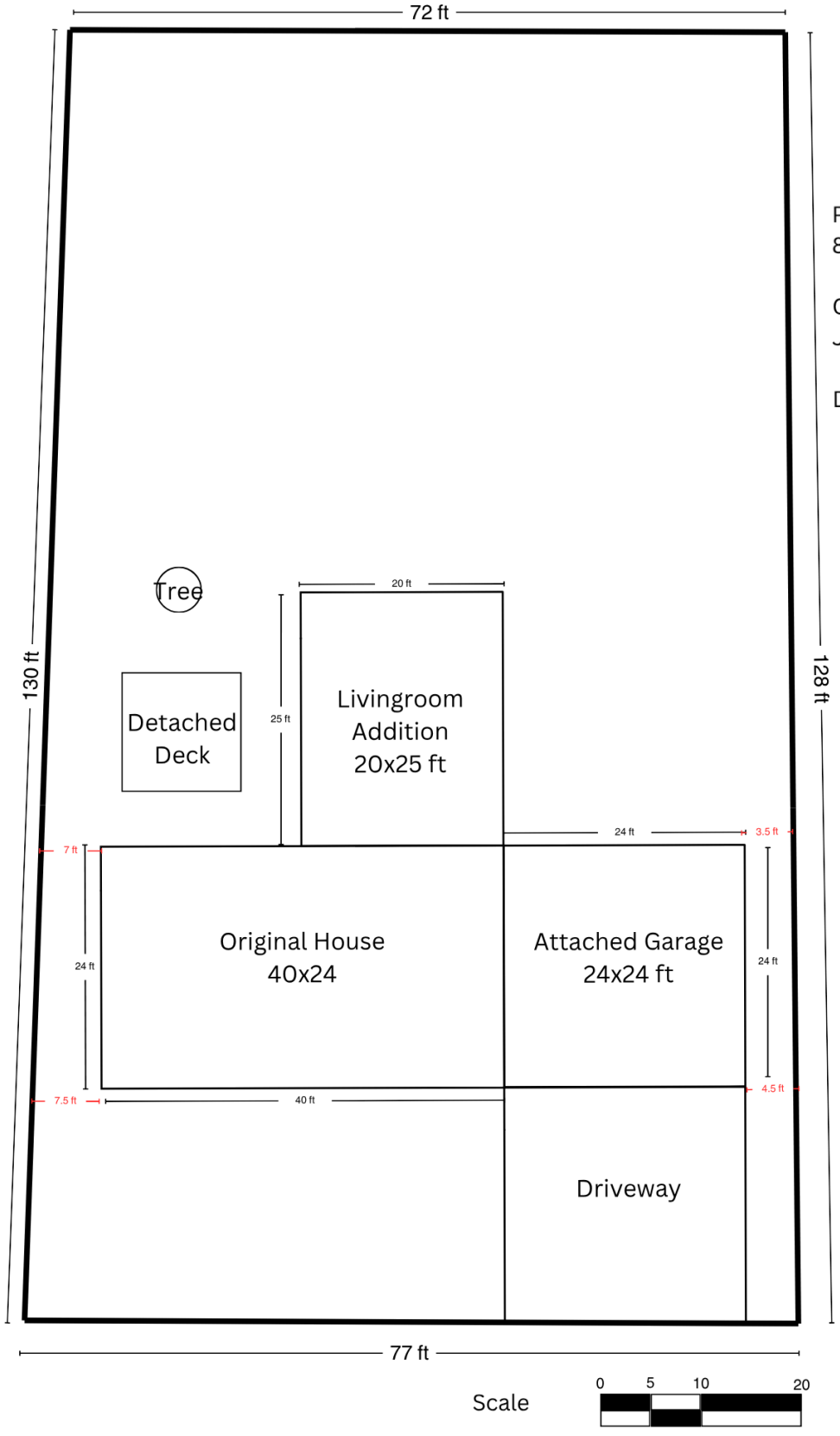
Scaled Image - shows lot lines, existing and proposed structures, driveways



White “X” indicates a structure that will be removed at the time of the addition.

The tree in the front yard was removed in the fall of 2025.

Sketch of property line, current structures and proposed attached garage. Red noting the approximate distance from the lot line to the structure itself.



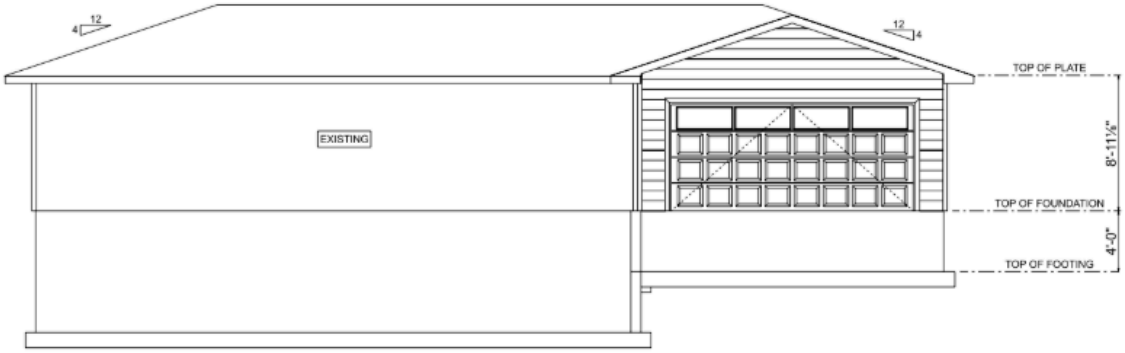
Property Address:
812 Welshire Drive

Owners:
Jacob & Alexandria Inglett

Date: April 9, 2026

Approximate distance from structure to property lines

Plan and Proposed View



*This is the proposed view of the home at this time - the garage will be flush with the house, NOT set forward.

Date: 12-08-2021
Certificate of Real Estate Value# 1353713
No Delinquent Taxes Transfer Entered

Deed Tax Amount: $557.37

DONNA TREHUS, Houston County Auditor/Treasurer
kb js **Deputy**
PID: 25.1021.000

DOCUMENT: A305350
Recorded 12-08-2021 at 2:53 PM
MARY B. BETZ, COUNTY RECORDER
HOUSTON COUNTY, MN
Pages: 3 Fee Amount: $46.00
*****This document has been electronically recorded*****

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Individual(s)

DEED TAX DUE: $557.37

DATE: November 16, 2021

eCRV number: 1353713

FOR VALUABLE CONSIDERATION, Christopher Plantz, a single person, ("Grantor"), hereby conveys and warrants to Jacob M. Inglett ("Grantee"), real property in Houston County, Minnesota, legally described as follows:

See Exhibit A.

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

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: Easements of record, if any.

Check applicable box:

☒ The Seller certifies that the Seller does not know of any wells on the described real property.

☐ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: **[...]**.)

☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

Christopher Plantz

State of Minnesota, County of Houston

This instrument was acknowledged before me on this 30 day of November, 2021, by Christopher Plantz, a single person.

(Stamp)

BRENDA L BEVER
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan 31 2026

Brenda L Bever
(signature of notarial officer)

Title (and Rank): _____

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

THIS INSTRUMENT WAS DRAFTED BY:

Attorney Al Wieser, III
WIESER LAW OFFICE
33 S. Walnut Street, Suite 200
La Crescent, MN 55947

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:

Jacob M. Inglett
812 Welshire Drive
La Crescent, MN 55947

Exhibit A

Part of the City of La Crescent, being a part of Lot 8, Block 2, Welshire 2nd Addition, described as commencing at the Southeast Corner of said Lot 8; thence Northerly to the Northeast Corner of said Lot 8; thence North 85 degrees 9 minutes West along the North line of said Lot 8 a distance of 6 feet; thence South 4 degrees 26 minutes 19 seconds West a distance of 68.22 feet to the point of beginning.

AND

Part of Lot 7 of said Block 2 described as commencing at the Northeast Corner of said Lot 7; thence South 9 degrees 28 minutes 8 seconds West 60 feet to the Southeast Corner of said Lot 7; thence North 85 degrees 9 minutes West 6 feet; thence North 4 degrees 26 minutes 19 seconds East 60.36 feet; thence South 82 degrees 22 minutes East 11.28 feet to the point of beginning.

AND

Lot 9, Block 2, Welshire 2nd Addition to the City (formerly Village) of La Crescent.

EXCEPT:
Part of the City of La Crescent, being a part of Lot 9, Block 2, Welshire 2nd Addition, described as commencing at the Northeast Corner of said Lot 9; thence West 9.0 feet; thence South 2 degrees 9 minutes 36 seconds West 130.8 feet to the Southeast Corner of said Lot 9; thence North 6 degrees 5 minutes East 131.45 feet to the point of beginning.

TO: Planning Commission Members
FROM: Josh Tarrence, Building Inspector/Fire Chief
DATE: April 20th, 2026
RE: 404/408 Backstretch Court, Administrative Subdivision

After review of the application for Administrative Subdivision and all information submitted, City Staff would recommend approving the Administrative Subdivision.

Please see the below possible conditions and findings for your consideration.

Possible 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.

Possible 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

CITY OF LA CRESCENT ZONING AUTHORITY
APPLICATION FOR ADMINISTRATIVE SUBDIVISION

The undersigned being the owner(s) of record (optionee(s) with regard to enforceable exclusion options to purchase) of the hereinafter described premises hereby makes application for a:
ADMINISTRATIVE SUBDIVISION

TO WIT:
Barbara J Olson
404 Backstretch Ct.
La Crescent, MN 55947
779-475-3964

Add 15' triangle from Lot 20 onto Lot 21.

the lands to which this application has reference are described as follows, to wit:

Lots 20 & 21, Block 1, Horse Track Meadows.
404 & 408 Backstretch Ct.
La Crescent, MN 55947
PIDs 252296000 & 252297000

Attached is a sketch of the site plan showing North arrow and other relevant data with reference hereto. I (we) understand that additional data may be requested by the City of La Crescent Planning Commission with regard hereto.

Dated: 2-10-2026

Barbara J Olson

(Owners (s)) (Optionee(s))

Beacon™ Houston County, MN

Overview

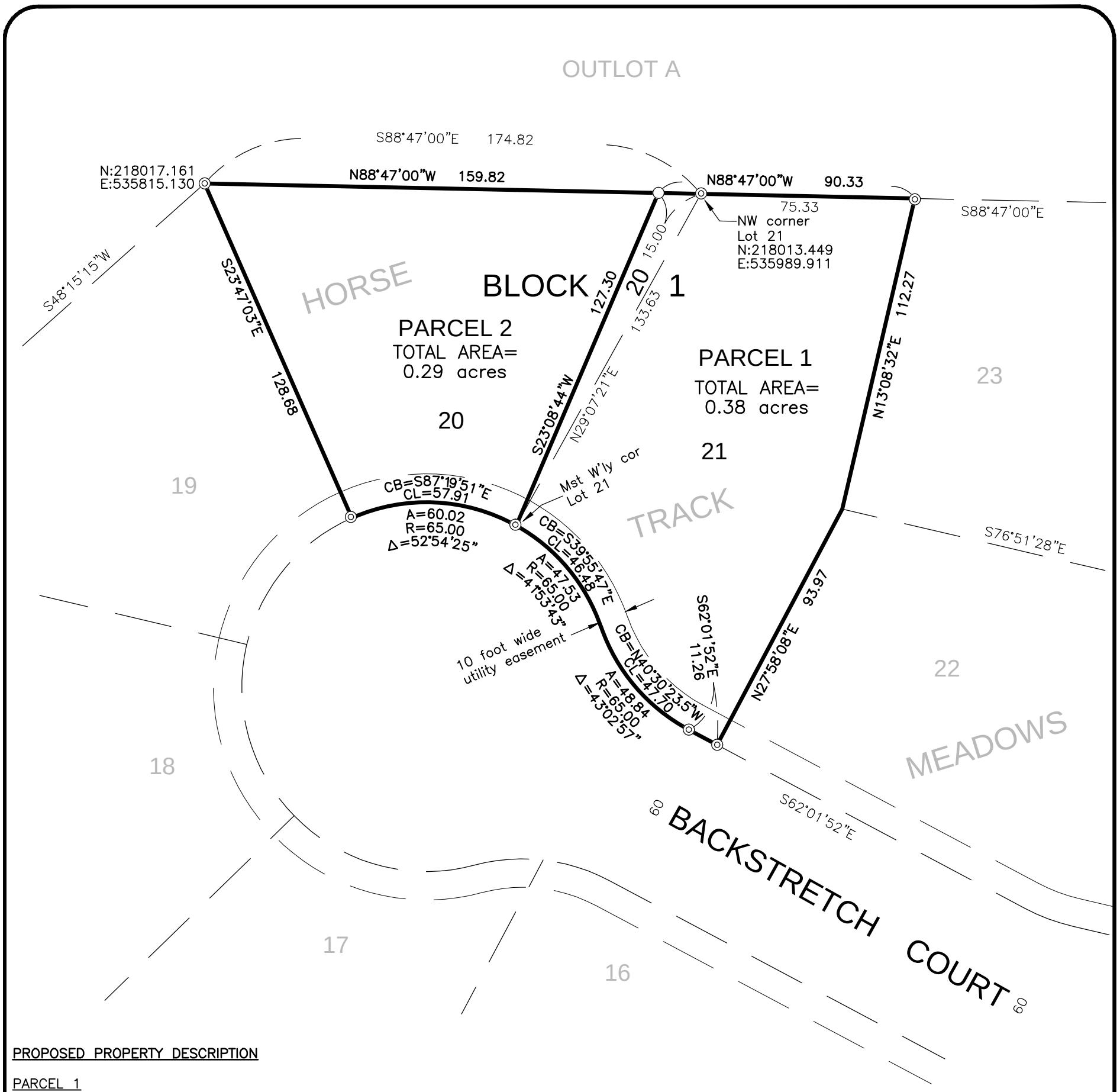
Legend

Parcels
- Parcels
- Mobile Home
- Exempt
- Personal Property
- BLL
- **Blocks**
- **Lots**
- **Corporate Limits**

Roads
- US Highway
- State Highway
- County Highway
- Township Road
- Municipal Road
- **Political Townships**

Date created: 1/13/2026
Last Data Uploaded: 1/12/2026 10:06:28 PM

Developed by SCHNEIDER GEOSPATIAL



PROPOSED PROPERTY DESCRIPTION

PARCEL 1
All of Lot 21, and that part of Lot 20, all in Block 1, HORSE TRACK MEADOWS, according to the recorded plat thereof, on file in the office of the County Recorder, Houston County, Minnesota, described as follows:

Beginning at the northwest corner of Lot 21 of said Block 1; thence North 88 degrees 47 minutes 00 seconds West, oriented with the original plat of said HORSE TRACK MEADOWS, along the north line of said Lot 21, a distance of 15.00 feet; thence South 23 degrees 08 minutes 44 seconds West, a distance of 127.30 feet to the most westerly corner of said Lot 21; thence North 29 degrees 07 minutes 21 seconds East, along the northwesterly line of said Lot 21, a distance of 133.63 feet to the point of beginning.

Subject to all easements and restrictions of record.

PARCEL 2
Lot 20, Block 1, HORSE TRACK MEADOWS, according to the recorded plat thereof, on file in the office of the County Recorder, Houston County, Minnesota, EXCEPT that part of described as follows:

Beginning at the northwest corner of Lot 21 of said Block 1; thence North 88 degrees 47 minutes 00 seconds West, oriented with the original plat of said HORSE TRACK MEADOWS, along the north line of said Lot 21, a distance of 15.00 feet; thence South 23 degrees 08 minutes 44 seconds West, a distance of 127.30 feet to the most westerly corner of said Lot 21; thence North 29 degrees 07 minutes 21 seconds East, along the northwesterly line of said Lot 21, a distance of 133.63 feet to the point of beginning.

Subject to all easements and restrictions of record.

Legend:

○ Denotes a placed 1" by 18" iron pipe with a plastic cap bearing land surveyor license No. 46559.

◎ Denotes a found 1/2" iron rod, unless otherwise noted.

The bearings and coordinates shown hereon are based on the Houston County Coordinate System, NAD 1983, 1996 adjustment, (HARN), which is the orientation of the original plat of HORSE TRACK MEADOWS.

0 40 80 120

1" = 40'

CERTIFICATE OF SURVEY FOR:

Barbara Olson

JOHNSON & SCOFIELD INC.
SURVEYING AND ENGINEERING
4240 West 5th Street, Winona, MN 55987
(507)454-4134, FAX(507)454-2544
brianw@jslsmail.com

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Brian Wodele
Minnesota License No. 46559
Date: 12 March 2026

BK. NA	PG. NA	W.O.#	DRAWING NUMBER
SHEET 1 OF 1 SHEETS		26-263	S-12495