

**TO: Planning Commission Members
Honorable Mayor and City Council Members**
FROM: Jason Ludwigson, Sustainability Coordinator
DATE: January 4th, 2022
RE: Meeting Notice
January 4th, 2022
5:30 p.m., La Crescent City Hall, 315 Main Street

AGENDA

1. Approval of meeting minutes from the December 7th, 2021 meeting of the Planning Commission.
2. 5:35 Public Meeting, Variance Application 215 Chestnut Street South (continuation from December 7th)
3. Discussion of possible changes to zoning language for metal accent materials
4. Adjourn

NOTE: Please call City Hall, 895-4409, if you will not be able to attend.

	#1	#2	#3	#4	#5	#6	#7	#8
Dave Hanifl	—	—	—	—	—	—	—	—
Ryan Stotts	—	—	—	—	—	—	—	—
Gregory Husmann	—	—	—	—	—	—	—	—
Annie Stoecklein	—	—	—	—	—	—	—	—
Michael Welch	—	—	—	—	—	—	—	—
Dave Coleman	—	—	—	—	—	—	—	—
Jerry Steffes	—	—	—	—	—	—	—	—
Dale Williams	—							

cc: Honorable Mayor, City Council Members and City Attorney.

**CITY OF LA CRESCENT
NOTICE OF PUBLIC MEETING
VARIANCE APPLICATION**

Notice is hereby given that the Planning Commission of the City Zoning Authority will hold a public meeting at the La Crescent City Hall, 315 Main Street, in said City on Tuesday, January 4th 2022 at 5:35 o'clock P.M. to consider the application for the following variance.

1. Allow for corrugated steel siding as a primary exterior building material. The variance request asks for more than 60% of the building façade to be covered in corrugated steel siding. The current ordinance does not allow for corrugated steel siding as a primary exterior building material.

The variance request concerns certain premises situated in said City described as follows; parcel #25.006.7000, more commonly identified as 215 Chestnut Street South.

All persons having an interest in the matter will be given the opportunity to be heard with reference thereto.

Dated: January 4th2022

By order of the City Zoning Office

Jason Ludwigson

Sustainability Coordinator

P. O. Box 142

La Crescent, MN 55947

Updated
RECEIVED

NOV 01 2021

Building / Zoning
City of La Crescent, MN

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SEP 29 2021

Building / Zoning
City of La Crescent, MN

S.W.

Variance Application Requirements City of La Crescent LA CRESCENT, MINNESOTA

The following information must be submitted to the building/zoning department before a variance application can be processed and approved, more detailed information is listed below

Variance Application Form

After a preliminary review, additional information may be required.

Variance Application Form: Application forms are available at the building/zoning department. Complete the form and return it to the building/zoning official with the required fee.

General Information

1. **What is a Variance?** Each district in La Crescent's zoning ordinances include standards related to building setbacks, percent of lot covered, height of buildings, etc. On occasion, a property owner requests a variance or variation to the zoning standards. The variance application procedure is not intended to allow use of land in a manner that is different from what is normally permitted in the zoning district. Rather, the intent of a variance is to provide some flexibility where the strict interpretation of the zoning ordinance would result in an unnecessary practical difficulty. 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.

2. **What is the typical subject matter for consideration in connection with deliberations upon the question as to whether or not a variance should be granted or denied?**

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.

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.

Variances shall be granted for earth sheltered construction as defined in section 216C.06, subdivision 14 of the State Statutes, when in harmony with the ordinance. The Planning Commission, serving as the Board of Adjustment, may not permit as a variance any use that is not permitted under the ordinance for property in the zone where the affected person's land is located. The Board of Adjustment may permit as a variance the temporary use of a one family dwelling as a two family dwelling. The Board of Adjustment may impose conditions in the granting of variances to insure compliance and to protect adjacent properties.

3. **What actions help to ensure approval of the application?**

- a. Review your project before completing the application to make sure it meets one or more of the criteria shown.
- b. Provide complete and accurate information.
- c. Plan your project so that it is compatible with the surroundings and does not disrupt the neighborhood with undue noise or traffic.
- d. Attend hearings so that you can speak for your project and respond to questions posed.

4. **How do I apply for a variance?**

- a. Fill out the attached variance application form, sign and date the same.
- b. Make a plot plan or map of the property which shows, at a minimum, all lot lines, existing and proposed structures, driveways and parking areas, significant topographical features and mature trees.
- c. Show evidence of ownership or an interest in the property.
- d. Include the address of the property and the legal description.
- e. List the addresses and owners name of all properties that abut the property.
- f. Include the required fee amount of \$150.00.
- g. Turn all information into the building/zoning official before three weeks prior to a scheduled meeting date, (Planning Commission meets the 1st Tuesday of each month.)
- h. Turn in any other information as required by the City of La Crescent.

5. **A sketch drawn to scale must be attached showing:**

- a. Lot lines and corner pins;
- 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

6. **When will I have my hearing?** You will receive a notice of variance request by mail stating the date, time and place of your variance hearing. (Planning Commission meets the 1st Tuesday of each month.)

7. **Why do I need to list my neighbors?** All adjoining property owners shall be advised of the variance request 10 days before the scheduled meeting to have a chance to appear at the hearing with comments or objections.

8. **Why do I need to pay a fee?** The fee is for the cost of the mailings, the recording fee from Houston County and the meeting itself.

9. **Why do I need to turn all information into the building/zoning official before three weeks prior to a scheduled meeting date?** We need time to check the information, schedule the hearing and prepare all mailings to adjoining properties.

10. **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."**

a. Please provide a brief description of the project.

Rouleau Properties is planning on the following improvements. Steel corrugated siding on the road side of building,, 30' on northwest side of building, 15' on the southwest side of building. with no stone , brick, or wood. The goal is to improve the buildings structure and give it a true commercial look.

b. What variance to the Zoning Code are you requesting? What is the reason for your request?

Zoning Ordinance 12.22 subd 6.4

Building and design materials for exterior

Reason: we are requesting to use corrugated steel wall panels for primary materials.

c. 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 stipulations. (Issues of personal hardship such as family size, finances, medical condition should not be considered.)

the design of materials used will resemble a steel building.

d. 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.

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.

: the design would need to be revised which would create delays in project and cause impacts to owners ability to operate. Stone Veneer, Brick, would create challenges with building current materials.

- e. 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.)

Not applicable

- f. 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.

: : The corrugated steel materials being used will be compliment with the following properties, apple auto, zenke excavating, Houston county recycling, McCormick building.

- g. 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.

The color chosen will compliment our exterior openings and brighten up the building . Also these changes will not impact any access to direct or indirect light.

- h. 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.

The variance request will not have any changes in respect to safety for anyone in or around the property

- i. 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).

: not applicable

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

I have meant with many of the other business owners in town and have talked about the building and my vision for it and they are all happy that I am cleaning up the place and doing something with it.

- k. Please indicate what steps you have taken to discuss this project with the City staff prior to submission.

: spoke with Shawn Wetterlein

If there are any questions as to property lines, please call the Houston County Recorder at 507-725-5813.


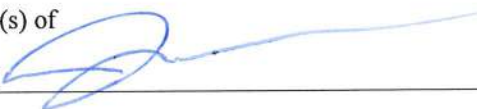
Questions: If you have any questions, please contact the **Building/Zoning Department**, Monday through Thursday, 7:30 a.m. to 6:00 p.m. at 507-895-4409, or write to, **Shawn Wetterlin-Building Official, 315 Main Street, City of La Crescent, Minnesota, 55947.**

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 listed on the reverse side of this form.

- I have read the background information and have provided the required information.
- I have reviewed the legal description on my property deed and indicated all recorded easements and deed restrictions on the submitted site plan. *(Please provide a description here of the easements and restrictions shown on your property deed.* _____)
- I believe the information provided in this application is accurate to the best of my knowledge.
- I am aware that City staff and/or Planning Commission members may view my property and proposed construction. *(Please note any special instructions regarding access to your property such as dogs, gates, alarms, etc* _____
_____.)
- I understand that if this application is approved, a building permit is required for construction and that no construction may commence prior to issuance of the permit. No changes may be made without City approval, and changes may require a new application.

Signature(s) of
Property
Owner(s)



Date

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

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

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

Subd. 6. GENERAL PROVISIONS.

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

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

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

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

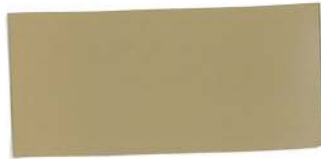
J and J Metals

S. 11500 County Road G

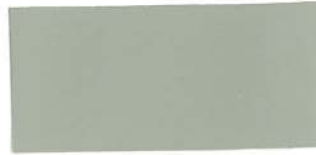
Augusta, WI 54722



Brown



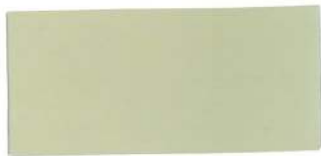
Tan



Ash Gray



Charcoal



Light Stone



Hunter Green



Alamo White



Rustic Red



Ocean Blue



Brilliant White



Burgundy



Taupe



Burnished Slate



Gallery Blue



Brite Red



Dark Green



Copper Metallic



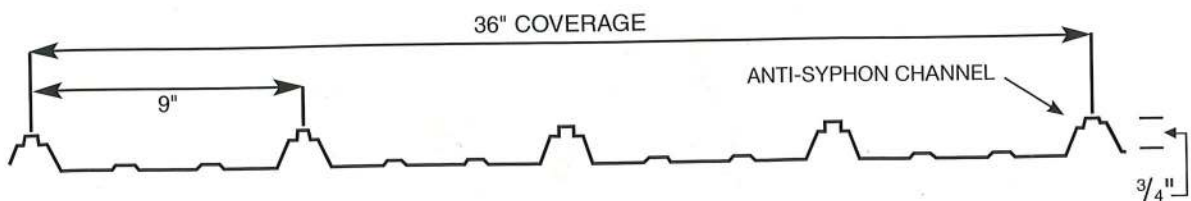
Ivory



Matte Black



Pewter Gray



SHERWIN-WILLIAMS®
Coil Coatings

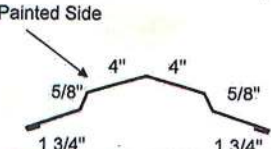
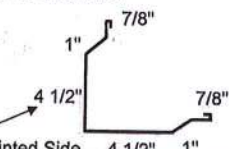
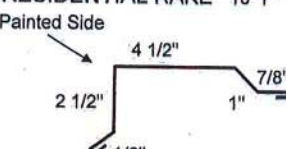
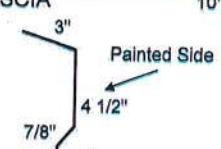
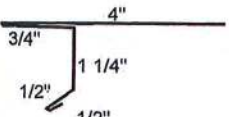
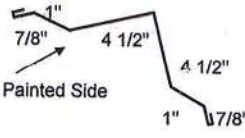
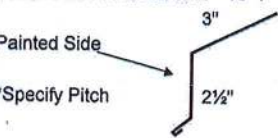

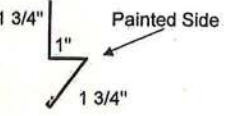
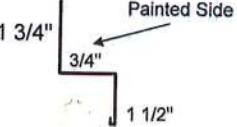

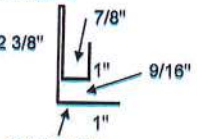
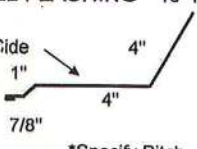
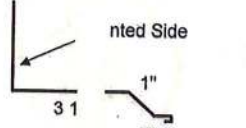
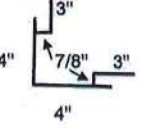



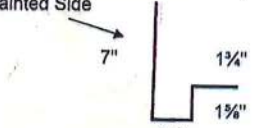
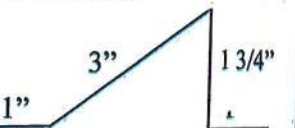
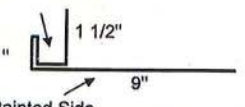








UNITED
STEEL SUPPLY

Colors shown may vary slightly from actual paint.

J and J Metals

S. 11500 County Road G
Augusta, WI 54722

#1 RIDGE CAP 10' 6" 	#2 CORNERS 	#3 RESIDENTIAL RAKE 10' 1" 	#4 FASCIA 10' 1" 
#5 DRIP EDGE 	#6 INSIDE CORNER 10' 1" 	#7 RESIDENTIAL EAVE 10' 1"  <p>*Specify Pitch</p>	#8 RESIDENTIAL VALLEY 10' 1" 
#9 RAT GUARD 10' 1" 	#10 DOUBLE ANGLE 10' 1" 	#11 J - TRIM 10' 1" 	#12 F AND J 10' 1" 
#13 ENDWALL FLASHING 10' 1"  <p>*Specify Pitch</p>	#14 SIDEW. L TRIM 10' 1" 	#15 SIDING CORNER 	#16 Mini Corner 
#17 UPPER GAMBREL 10' 1" 	#18 LOWER GAMBREL 10' 1"  <p>*Specify Pitch</p>	#19 DOOR JAMB WIDE 10' 1" 	#20 Snow Guard 
#21 RHEAD DOOR JAMB 10' 1" 	#22 TRACK COVER 10' 1" 	SPECIAL TRIM <p>* Special trims are 10'2" long.</p> <p>* Please present drawings for all special trims. Inch in girth.</p>	
SLIDING DOOR HARDWARE 	DOORS <p>Universal swing service door Solid 36" x 80"</p>	CLEARANCE <p>Skylight in 8' 9" and 10' Ridgelight 10'</p>	CAULK <p>100% silicon Polyurethane</p>
WOOD SCREWS 	CLOSURE STRIPS <p>OUTSIDE AND INSIDE</p>	CLOSURE VENT 	ROOF BOOT 
EXPANDABLE EM SEAL 	ROOFING NAILS <p>White 1 1/2" Red 2" Green 2 1/2" Brown 2 1/2" Galvanized</p>	FRAMING NAILS <p>Sinkers 8D, 10D, 16D, 20D Ring Shanks 3 1/2", 4", 4 1/2", 5", 6"</p>	DOUBLE BUBBLE <p>4'X125' 6'X125'</p>



1. We present you with our Valspar WeatherX™ Siliconized Polyester forty (40) year limited paint warranty. Paramount Metals' siliconized polyester coil coatings, properly applied to HOG steel (G90+), Zinc-Aluminum Alloy Steel (AZ50+) will meet the following standards:
 - a. For forty (40) years from the date of installation will not crack, check or lose adhesion. This does not include minute fracturing which may occur in proper fabrication of the building parts. Failure due to substrate corrosion is excluded.
 - b. For thirty (30) years our sidewall panels from the date of installation will not chalk in excess of ASTM 0-4214-98 method 0659 a number eight (8) rating. Our roofing panels will not chalk in excess of ASTM 0-4214-98 method 0659 a number (7) rating.
 - c. Color change is determined by the ASTM 02244-02 method. Color change shall be measured on an exposed painted surface that has been cleaned of surface soils and chalk, and the corresponding values measured on the original or unexposed surface. It is understood that fading or color changes may not be uniform, if the surfaces are not equally exposed to the sun and elements. Our sidewall panels will not change color more than five (5) Hunter 6E units. Our roofing panels will not change color more than (6) Hunter 6E units.
2. In case of a complaint, you will provide access to us and assist us as necessary in determining the exact cause of failure. ASTM and NCCA testing procedures will be used.
3. If Paramount Metal's siliconized polyester coil coatings fail to comply with our limited warranty, we will pay for labor and materials reasonably necessary to repaint, repair or replace, at our option, the building part showing the failure.
4. Our limited warranty does not apply to circumstances which we do not control, including:
 - a. Fire, other casualty, or physical damage.
 - b. Unusual harmful fumes, foreign substances in the atmosphere, standing water, or salt spray.
 - c. Misapplication of Paramount Metal's siliconized coil coatings.
 - d. Mishandled products, any product which has been abused, altered, modified, used in a manner not originally intended.
 - e. Improper storage.
5. This warranty will apply to metal which is coated and used on property located within the Continental United States.
6. We need to make clear that this is our only warranty concerning these siliconized polyester coil coatings. And that we have no other obligations concerning them. So, please read and understand the following: Except for this warranty, we make no warranty or guarantee (express or implied) with respect to the siliconized polyester panel and trims. Implied warranties, or fitness and merchantability are excluded. Further, we have no other liability with respect to the siliconized polyester panels and trims, whether based on warranty, negligence, or any other legal theory. For example, we have no liability for consequential damages.
7. This is our complete warranty. It sets out all of our obligations regarding Paramount Metal's siliconized polyester coil coatings. It is only for your benefit and is not assignable.

Paramount Metals panels are also listed with Underwriters Laboratories, Inc. Many insurance companies offer discounts for using panels tested and approved by Underwriters Laboratories, Inc. The following directions will help assist you to obtain our UL Information via the internet. The following information will show our panels have a 2218 Class 4 impact resistance rating from United Laboratories, Inc.

Log on to <http://www.ul.com>

Click on the gray certification button on the left hand side of the web page On the bottom left hand side type in R21507 in the box labeled UL File Number Then click on the hyperlink labeled TGFU.R21507

Paramount Metals also has a website to help you better know our company, with technical data, and selecting colors. Our website is <http://www.paramountmetals.biz>







CITY OF LA CRESCENT BUILDING PERMIT

BLD-2021-310

DEPARTMENT OF INSPECTION

DATED: 05/26/2021

Whereas, ROULEAU PROPERTIES LLC

Agrees to comply with the provisions of Zoning Laws and Building Codes of the City of La Crescent and all lawful orders of the Zoning Administrator pertaining thereto, all other laws of the City of La Crescent pertaining to buildings or the use of premises, and further agrees to construct, erect, alter or install in accordance with the information set forth in the application, this permit is issued to: Install metal panel accent material on front of building

ADDRESS: 215 CHESTNUT ST S, City of La Crescent, Houston County, MN	PERMIT FEE:	<u>\$30.00</u>
LEGAL DESCRIPTION: Sect-10 Twp-104 Range-004 MANTON Lot-999 Block-012 LOT 7 & W1/2 LOT 8 - BLK 12 & N 14 FT "F" ST DUE S OF SAME MANTON PLAT VAC ALLEY - B 389 P 739 DOC #207615 & 207618	PLAN CHECKING FEE:	<u>\$0.00</u>
PARCEL ID: 250067000	STATE SURCHARGE:	<u>\$1.00</u>
	WWTP ASSESSMENT:	<u>\$0.00</u>
	WATER ASSESSMENT:	<u>\$0.00</u>
	LA CROSSE CONNECTION FEE:	<u>\$0.00</u>
	OTHER ()	<u>\$0.00</u>
CONSTRUCTION COST: \$3500.00	TOTAL:	<u>\$31.00</u>

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work has commenced.

Shawn Wetterlin

Building Official

Enforcement and administration of the Minnesota State Building Code is a public service and is of necessity limited in nature. Consequently, this building permit and the subsequent building inspections are not to be construed or relied upon as any type of warranty, guarantee, or representation on the part of the city that the plans, construction or finished product are necessarily in conformance with the provisions of the Minnesota State Building Code or other applicable construction standards. Further, the city assumes no responsibility or liability for damages of any nature allegedly arising out of the issuance of this permit or subsequent inspection.

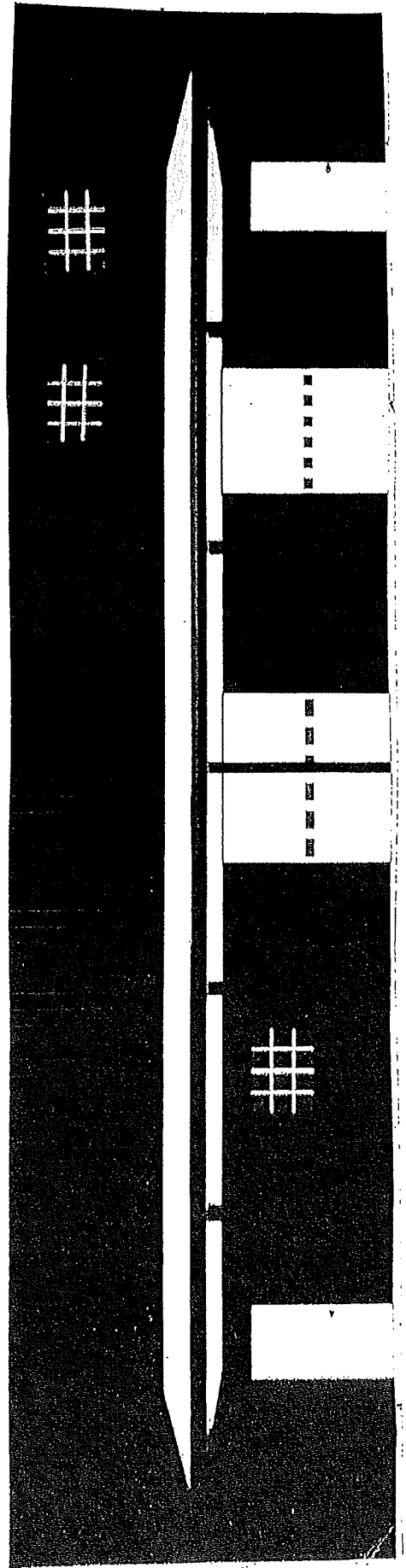
Inspections Note: ALL INSPECTIONS TO BE CALLED FOR 24 HOURS IN ADVANCE (507-895-4409)

Zoning - 1. Side, front and rear yards, 2. **Final. Building** - 3. Footing or Foundation, 4. Concrete Slab or Under Floor, 5. Framing, 6. Rough-in Mechanical, 7. Rough-in Plumbing, 8. Radon System, 9. Water Service, 10. Sewer Service, 11. Insulation/Vapor Barrier, 12. Gypsum Board, 13. Final Mechanical, 14. Final Plumbing, 15. Final (Building & Grounds)

1. To be made after footing forms have been placed in position, but **before** any concrete is poured. All affected property lines must be located by string or other suitable means before inspection.
2. & 15. To be made after final grading, building completed and ready for occupancy.
2. To be made after trenches are excavated and forms erected and when all materials for the foundation are delivered on the job. Where concrete from a "ready mixed" plant is to be used, materials need not be on the job.
3. To be made after all in-slab or under-floor building service equipment, conduit, piping accessories and other ancillary equipment items are in place but **before** any concrete is poured or floor sheathing installed, including the subfloor.
4. To be made after the roof, all framing, fire blocking and bracing are in place and all pipes, chimneys and vents are complete and the rough electrical, plumbing and heating wires, pipes and ducts are approved.
- 9 & 10. To be made after pipe is laid and **before** backfilling trench.
11. To be made after all required insulation is in place but **before** any covering material is in place.
12. To be made after all lathing and gypsum board, interior, and exterior, is in place, but **before** any plastering is applied or before gypsum board and fasteners are taped and finished.

1- 8 x 8 garage door 64 ft²
 1- 6 x 8 garage door 48 ft²
 2- 76" x 80" Extension Door 20 ft² each
 1- 4' x 4' window 16 ft²
 2- 4' x 7' windows 28 ft² each
 1- 4' x 2' window 8 ft²

New steel : 972 ft²
 Old painted section - 72' x 9' 648 ft²
 Entry Building 89' x 18' 1602 ft²





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2



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70



Planning Co...

28

New folder



Groups

New group

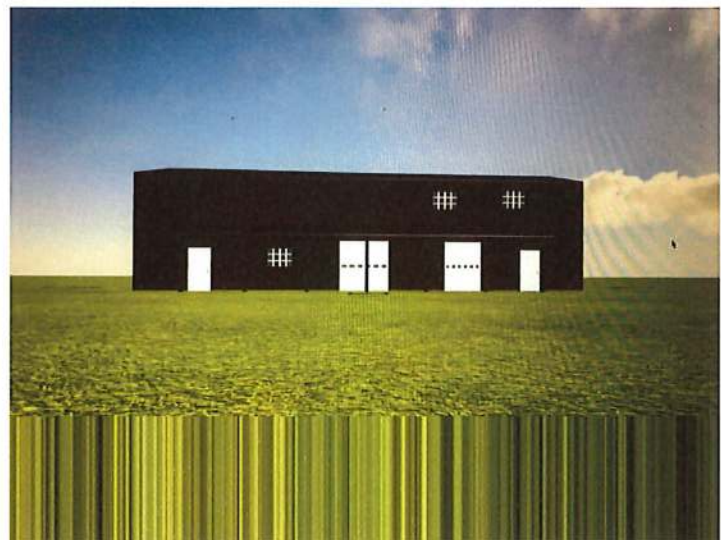
Discover groups

Manage groups



Drawing

Mon 11/1/2021 6:03 AM



Re: Paperwork

Jason <jason@city-door.com>

Mon 11/1/2021 7:15 PM

To: Jason Ludwigson <jludwigson@cityoflacrescent-mn.gov>

Jason

Here is a rough break down . There is no wood or block on the front of this building.

building front 1602 sqft

new material steel 866 sqft 54.1%

windows & doors in new steel 170 sqft 10.5%

old painted steel 584 sqft 36.5%

windows in old painted steel 64 sqft 4%

steel awning 5%

Jason

On Nov 1, 2021, at 2:51 PM, Jason Ludwigson <jludwigson@cityoflacrescent-mn.gov> wrote:

Jason,

In reviewing your application, I see you included reference Zoning Ordinance 12.22 subd 6.4. You listed that the materials would be primary. Would these primary materials cover at least 60% of the facade of the building? What is the percentage of accent material (steel corrugated) you are asking to install? You included the square footage, but not the percentage(s). Is the entire front of the building 89' x 18'?

Thank you,

Jason Ludwigson
Sustainability Coordinator
315 Main Street
La Crescent, MN 55947
jludwigson@cityoflacrescent-mn.gov
M:507-313-9633



Please consider the environment before printing this email.

From: Jason Ludwigson <jludwigson@cityoflacrescent-mn.gov>

Sent: Monday, November 1, 2021 2:37 PM

To: Jason Rouleau <jason@city-door.com>

Subject: Re: Paperwork

Thanks, it was received. We will review and get back to you.

Jason Ludwigson
Sustainability Coordinator

Re: variance application - updates requested

Jason Rouleau <jason@city-door.com>

Thu 10/28/2021 7:24 AM

To: Jason Ludwigson <jludwigson@cityoflacscent-mn.gov>

Jason

I am sorry for the delay I have been extremely busy . I will get this back to as fast as possible.

Jason

Sent from City-Door

On Oct 27, 2021, at 10:19 AM, Jason Ludwigson <jludwigson@cityoflacscent-mn.gov> wrote:

Good morning Jason,

I am sending a follow up email in regards to some additional information the city will need for your variance application. Can you please add this to the application and send or drop off an updated copy at city hall?

If you have any questions, please let myself or Shawn know.

Thank you,

Jason Ludwigson

Sustainability Coordinator

315 Main Street

La Crescent, MN 55947

jludwigson@cityoflacscent-mn.gov

M:507-313-9633



Please consider the environment before printing this email.

From: Jason Ludwigson

Sent: Wednesday, October 20, 2021 11:49 AM

To: jason@city-door.com <jason@city-door.com>

Subject: variance application - updates requested

Good morning Jason,

We have completed a further review of the variance application and would suggest you update the application to reference Zoning Ordinance 12.22 subd 6.4. (instead of 12.22 Subd.6.4.h.)

Exterior building materials shall be classified primary, secondary, or accent materials.
Primary materials shall cover at least sixty percent (60%) of the facade of a building.

Secondary materials may cover no more than thirty percent (30%) of the facade. Accent materials may include door and window frames, lintels, cornices, and other minor elements, and may cover no more than ten percent (10%) of the facade.

The application should include the square footage of:

1. The entire front of the building
2. The new material already installed
3. The existing material above the front canopy that was painted

A drawing of this would be helpful.

The variance request would be for asking for is a certain percentage of accent material. Please include this percentage in the application.

Thank you,

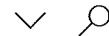
Jason Ludwigson
Sustainability Coordinator
315 Main Street
La Crescent, MN 55947
jludwigson@cityoflacrescent-mn.gov
M:507-313-9633



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Conversation His...



Council Packets 2



greensteps 69



Planning Co... 27

New folder

Groups

New group

Discover groups

Manage groups



Variance application needed addition

1

JR

Jason Rouleau

<jason@city-door.com>

Wed 10/13/2021 8:48 AM

To: Jason Ludwigson



Will do

Thank you

Jason

Sent from City-Door

On Oct 13, 2021, at 8:24 AM, Jason Ludwigson

<jludwigson@cityoflacscent-mn.gov> wrote:

Jason,

We were reviewing your application for a variance and noticed is missing the zoning section number. Can you please add the zoning (12.22 Subd. 6. H) to your application? With that could you add a sentence or two about the extent of the variance.

Thank you,

Jason Ludwigson

Sustainability Coordinator

315 Main Street

La Crescent, MN 55947

jludwigson@cityoflacscent-mn.gov

M:507-313-9633



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Conversation His...



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greensteps 69



Planning Co... 27

New folder

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Discover groups

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application



3 ▾



Jason Ludwigson

Good morning Skip, I believe ...

Mon 10/18/2021 9:33 AM



Jason Ludwigson

Wed 10/13/2021 9:35 AM

To: Skip Wieser <swieser@wieserlaw.com>

Cc: Shawn Wetterlin

20211007085238113 cop...

2 MB



Skip,

The applicant has added language indicating the section of the ordinance they are seeking a variance from and some additional description of the request.

Jason Ludwigson

Sustainability Coordinator

315 Main Street

La Crescent, MN 55947

jludwigson@cityoflacscent-mn.gov

M:507-313-9633



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before printing this email.**

...



You forwarded this message on Wed 10/13/2021 9:35 AM

