

- Demographics **B-4**
- Housing **B-6**
- Transportation & Mobility **B-10**
- Economic Prosperity **B-14**
- Agriculture & Natural Resources **B-18**
- Community Facilities & Services **B-22**
- Land Use **B-26**

Community Indicators Report

The Community Indicators Report is a summary of current conditions and recent trends in the City of La Crescent based on the best available data. The purpose of those indicators is to enable informed choices about the future of the City.



Community Indicators Report

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About the Data



These indicators utilize a mixture of local, county, state, and federal data sources. The U.S. Census has historically been a key source of data for many community indicators. Much of the information previously collected by the decennial U.S. Census is now collected only by the American Community Survey (ACS). The ACS is an ongoing survey that collects sample data every year and reports estimates of population and housing characteristics. For communities smaller than 20,000 people, the best available estimates are reported as rolling averages over 5-year periods – they indicate average conditions over the reporting period rather than a snapshot of a single point of time. Because the ACS estimates are based on a sample of the population, they include some error. The margin of error is reported for each estimate, and is an indication of how reliable the estimate is. As a general rule, the ACS data is quite reliable at the State level, generally reliable at the County level, and less reliable at the municipal level. The margin of error makes the data much more difficult to interpret. To simplify tables in this plan, the reliability of each value is indicated simply by the formatting of the text. For each ACS estimate, the margin of error is divided by the estimate. If the error is 10% or less than the estimate, the value in the table is bolded and underlined (See sample table below). In graphs, the ACS data exceeding this 10% error threshold will be denoted at the bottom of the graph.

The second important note when using ACS estimates is that they cannot be compared to decennial census data because they are measured in different ways. While some of the tables in this report show both decennial census data and ACS data, caution should be used when trying to draw conclusions about trends by comparing the two sets of numbers.

Note: This report is a summary of current conditions and recent trends in the City of La Crescent, based on the best available data. The purpose of these indicators is to enable informed choices about the future of the City.

	City		County	
	Number	Percent	Number	Percent
1990	124	2.2%	79,364	5.0%
2000	138	3.4%	100,601	6.0%
2010	143	10.0%	145,452	7.0%

← Census data

Avg. 2009-2013	378	<u>253,053</u>
----------------	-----	-----------------------

← ACS data

↑
error exceeds
10%

↑
error less than
10%

Demographics

Population Trends & Projections

Population trends for the City of La Crescent show a 14% increase in population between 1990 and 2000 and a 2% decrease between 2000 and 2010. The decrease between 2000 and 2010 was different than what the La Crosse MSA (5% growth) and State experienced (8% growth) for that same time period.

Between 2020 and 2045 the Minnesota State Demographic Center projects the City of La Crescent will experience 1% population growth every five years. The MSA and State are projected to grow more quickly than that for the next couple decades, but to experience a decline in the rate of growth over time.

Growth projections in a small community are challenging because a few modest development projects can have a big impact in a community of 5,000 residents. With that in mind, a range of projections is offered in the graph on the right. The red line is a 'Conservative Growth' scenario in which La Crescent grows at the projected 1%. The green line is a 'Moderate Growth' projection in which La Crescent is more in line with growth of the La Crosse Metropolitan Statistical Area. The purple line is a more arbitrary 'Robust Growth' scenario in which La Crescent would experience growth similar to what it experienced between 1970 and 2000.

Population Trends & Projections

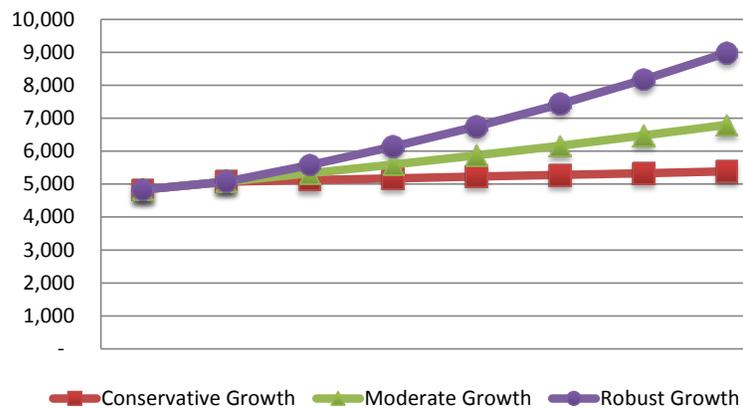
Source: Minnesota State Demographic Center; US Census Bureau

	City of La Crescent	La Crosse MSA	Minnesota
1970	3,296	98,024	3,804,971
1980	3,674	109,438	4,075,970
1990	4,311	116,401	4,375,099
2000	4,923	126,838	4,919,479
2010	4,830	133,665	5,303,925
2015	5,074	138,022	5,497,933
2020	5,125	142,156	5,677,582
2025	5,176	145,540	5,841,619
2030	5,228	148,816	5,982,601
2035	5,280	150,580	6,093,729
2040	5,333	152,193	6,175,801
2045	5,386	153,341	6,234,930

Note: The City's adjusted population estimate of 5,074 for 2014 was used as the 2015 estimate. The following years' estimates are based on the percentage increase estimated by the State.

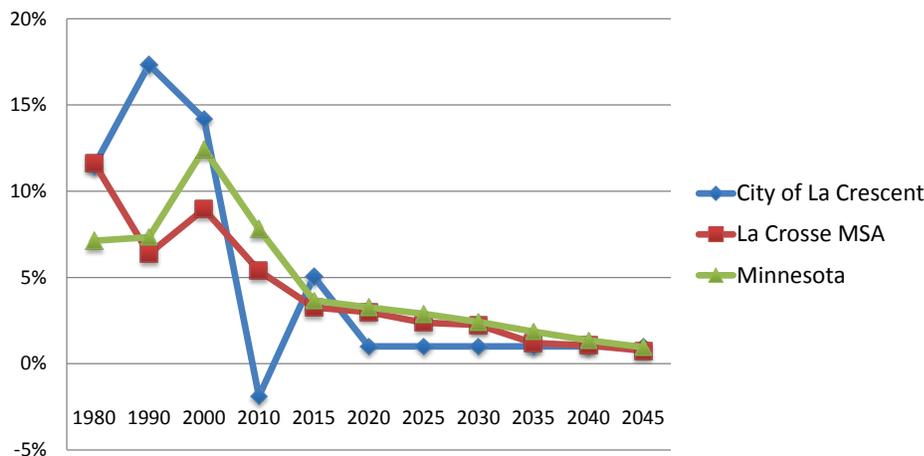
Population Projections

Source: Minnesota State Demographic Center; US Census Bureau; MSA Projections



Population Change by Decade

Source: Minnesota State Demographic Center; Wisconsin Department of Administration; US Census Bureau



Age & Gender



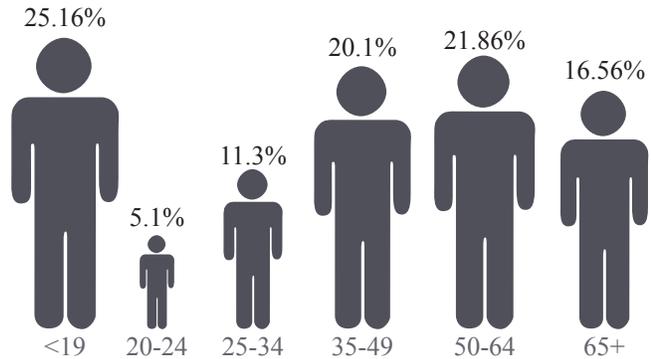
The distribution of age cohorts in La Crescent shows an aging population consistent with the La Crosse Metropolitan Statistical Area (MSA). The aging cohort will increasingly shape what La Crescent looks like in the future. The aging Baby Boomer demographic has somewhat different housing, transportation, and economic needs than other age groups. This need for change in the City, especially related to housing for seniors was also evident in the Community Survey.

The smallest cohort in La Crescent is those aged 20-24. The assumption here is that this age range is typically away receiving a higher degree of education and/or training outside of the community; this also explains why the La Crosse MSA's 20-24 cohort makes up a larger percentage of the area's total population.

In La Crescent, the female population outnumbers the male population by nearly five percentage points.

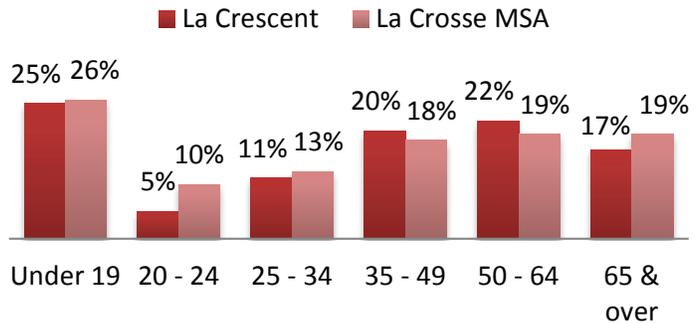
Age

Source: US Census Bureau



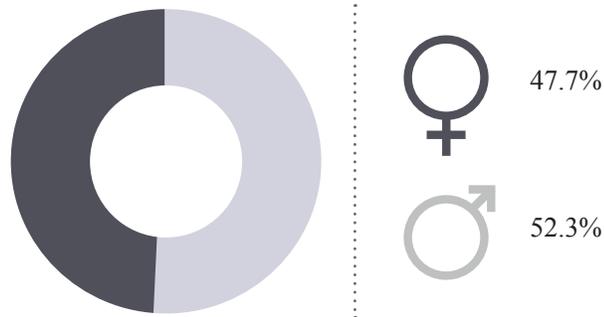
Age Comparison

Source: US Census Bureau



Gender

Source: US Census Bureau



B Housing

Household Counts

B-6

Household trends for the City of La Crescent show a 4% increase in households between 2000 and 2010. The number of households grew while the total population shrank over that period (-2%) because average household size dropped from 2.49 to 2.37 over that period.

Looking into the future, three projections are offered based on the three population growth scenarios. All three assume a stabilized average household size of 2.3 persons, consistent with the long-term national trend on household size, which has finally leveled off after six decades of decline explained by fewer children per family, single parent households, and an increase in life expectancy.

While the conservative estimate assumes a net increase of roughly 330 households by 2045, the moderate growth scenario suggest over 900 households, and the robust growth scenario would almost double the current number of households. Though the City may have some opportunity to capture a strong share of La Crosse metro growth due to proximity to downtown La Crosse, the City's growth is constrained by a lack of viable land for development. Population and household growth will most likely occur through a combination of greenfield expansion and infill/redevelopment projects, and growth rates are most likely to be

somewhere between the conservative 1% and the moderate 5%.

Occupancy & Housing Stock

La Crescent's housing stock is typical of small towns in the Midwest; nearly 75% of units are single-family homes. Multi-family housing in the City is well mixed in the number of units per dwelling with 6% having 2 to 4 units, 4% having five to nine units, and 9% having more than ten units. Six percent (6%) of households live in a mobile home or trailer.

Approximately three-fourths (76%) of the City residents live in owner-occupied housing. In correlation with the 2008 housing market crisis, the percentage of vacant units rose at the end of the decade. The distribution and balance of vacant units is important to note. There is an appropriate balance between the interest of landlords/sellers and the interests of renters/buyers in a healthy market. The healthy balance for owner-occupied homes is typically between 1% and 2%, reflecting the fact that sellers typically live in their homes while they are on the market and units are rarely vacant. As of 2010, homeowner vacancy

City of La Crescent Household Projections, 2000-2045

	Conservative Growth		Moderate Growth		Robust Growth	
	Households	Percent Change	Households	Percent Change	Households	Percent Change
2000	1,940	n/a	1,940	n/a	1,940	n/a
2010	2,012	4%	2,012	4%	2,012	4%
2015	2,206	10%	2,206	10%	2,206	10%
2020	2,228	1%	2,317	5%	2,427	10%
2025	2,250	1%	2,432	5%	2,670	10%
2030	2,273	1%	2,554	5%	2,936	10%
2035	2,296	1%	2,681	5%	3,230	10%
2040	2,319	1%	2,816	5%	3,553	10%
2045	2,342	1%	2,957	5%	3,908	10%

Source: U.S. Census Bureau; Minnesota State Demographic Center; Wisconsin Department of Administration; MSA Forecasts based on projected population growth and 2.3 persons per household

*Note: The City's adjusted population estimate of 5,074 for 2014 was used for 2015 calculations.

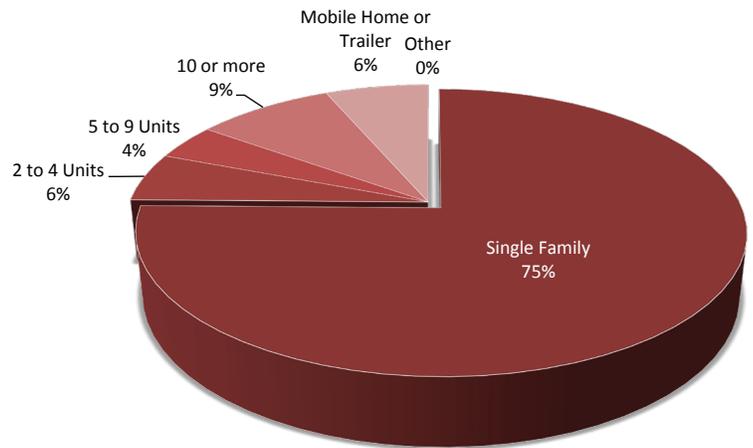
rate was 4% in La Crescent, which is slightly above what a healthy rate would be. This indicates that La Crescent had a higher number of houses for sale on the market than is desirable, the positive being that there were many options for buyers.

A healthy balance for rental units is around 5%, allowing renters options in the market and the ability to move in immediately. The 2010 rental vacancy rate of 2% was below a healthy rate. A lower rental rate indicates there is a low number of choices for renters and that competition for units may have the undesirable effect of driving rent prices up.

La Crescent showcases variety in housing stock, in terms of age and design, because the homes in use today were constructed in many different decades with different dominant design themes. This data does not include housing starts since 2010, but the City of La Crescent Building Inspectors reported 35 new structures (2% of housing stock) built between 2010 and 2014.

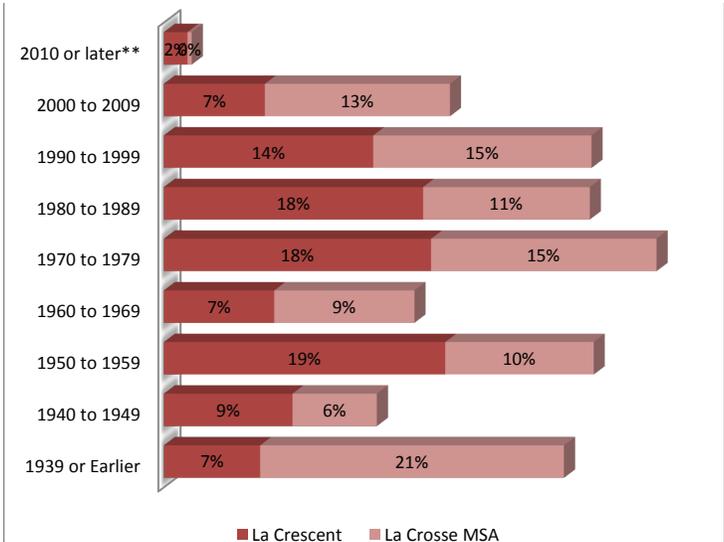
Unit Type

Source: American Community Survey, 2009-2013 Average



Year Structure Built

Source: 2008-2012 American Community Survey; *Data contains a large amount of error; **Data provided by the City of La Crescent



Unit Occupancy

	La Crescent				La Crosse MSA			
	2000		2010		2000		2010	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Owner Occupied	1,505	74.7%	1,610	75.7%	33,249	64.4%	35,967	63.1%
Renter Occupied	435	21.6%	402	18.9%	15,983	30.9%	18,019	31.6%
Vacant	74	3.7%	114	5.4%	2,415	4.7%	3,017	5.3%
Homeowner Vacancy	60	3.0%	82	3.9%	518	1.0%	640	1.1%
Rental Vacancy	14	0.7%	32	1.5%	1,897	3.7%	2,377	4.2%
TOTAL	2,014		2,126		51,647		57,003	

Source: U.S. Census Bureau

B Housing

Affordability & Value

B-8

Affordable housing opportunities are often provided through the sale of older housing units. Housing is generally considered “affordable” when the owner or renter’s monthly housing costs do not exceed 30% of their gross monthly income. Housing appears to be a cost burden to many in La Crescent as 23.0% of homeowners and 52.0% of renters pay more than 30% of their gross income towards rent.

While these numbers are important indicators of affordability, it is also important to note that some residents may consciously choose to devote more than 30% of their income to household and lifestyle expenses.

The median rent of \$458.00 for La Crescent is lower than the La Crosse MSA median of \$656.00, which could be attributed to the relatively large supply of vacant housing driving cost down.

The value of a home is also an indicator of the strength of the housing market and in turn, the vitality of the community. The median value of a home in La Crescent is slightly more than one in the La Crosse MSA; \$159,000 compared to \$155,600. This indicates a relatively healthy housing market compared to the region.

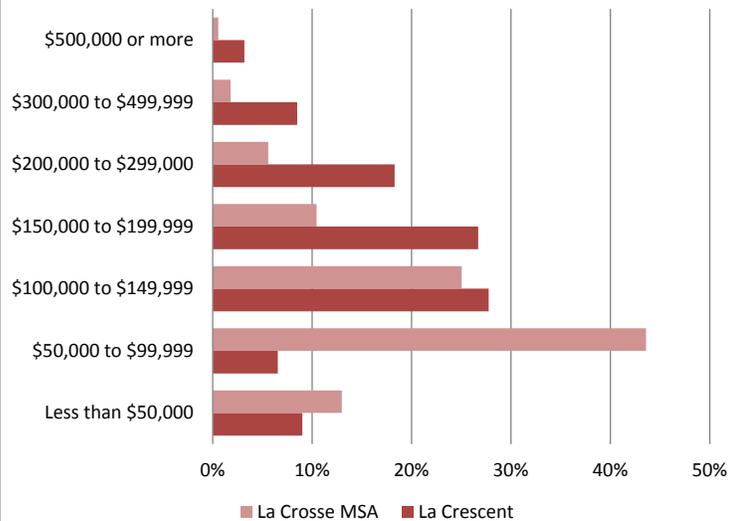
Selected Monthly Homeowner Costs

	La Crescent	La Crosse MSA
	Percent	Percent
Less than 20%	55.7%	53.5%
20% to 24.9%	10.1%	13.6%
25% to 29.9%	10.5%	10.6%
30% to 34.9%	4.5%	6.4%
35% or more	18.4%	15.2%
Not computed	0.8%	0.6%

Source: 2009-2013 American Community Survey
*all margin of errors exceed 10%

Value (for owner-occupied units)

Source: 2009-2013 American Community Survey



Selected Monthly Costs for Renters

	La Crescent	La Crosse MSA
	Percent	Percent
Less than 15%	6.0%	11.7%
15% to 19.9%	8.3%	14.4%
20% to 24.9%	15.4%	12.4%
25% to 29.9%	10.4%	9.3%
30% to 34.9%	12.9%	8.9%
35% or more	39.1%	36.3%
Not computed	7.9%	6.8%
Exceed affordable threshold	52.0%	45.2%
Median Rent	\$458	\$656

Source: 2009-2013 American Community Survey
*all margin of errors exceed 10%

Subsidized/Senior Housing



The City of La Crescent has three senior housing providers (Golden Living Center, Clara House and Crestview Apartments). Together these provide 98 beds. Golden Living Center (45 beds) and Clara House (19 beds) offer 24 hour nursing care, daily meals and recreational activities. Crestview Apartments (34 - 1 bedroom apartments) is Section 8 housing for residents 62 years and older. No nursing care, meals or activities are provided by the facility. According to City Staff, all three are in good condition.

Two private apartment buildings focused on seniors exist in the City; Applewood Apartment (4 units) and 706 Cedar (8 units).

La Crescent also has a housing for veterans; Mosher Veterans Home. Mosher provides beds for 25 individuals. All residents are men and most are considered seniors. Mosher provides meals, medication assistance and laundry for residents.

There is a lack of independent, assisted and memory care housing for seniors in La Crescent which, according to City Staff, causes residents to move out of the City when they can no longer maintain a private residence. La Crosse, WI offers many options which seniors find appealing (e.g. Bethany Lutheran Homes, Benedictine Health, Brookdale Senior Living, etc.)

Transportation & Mobility

Commuting

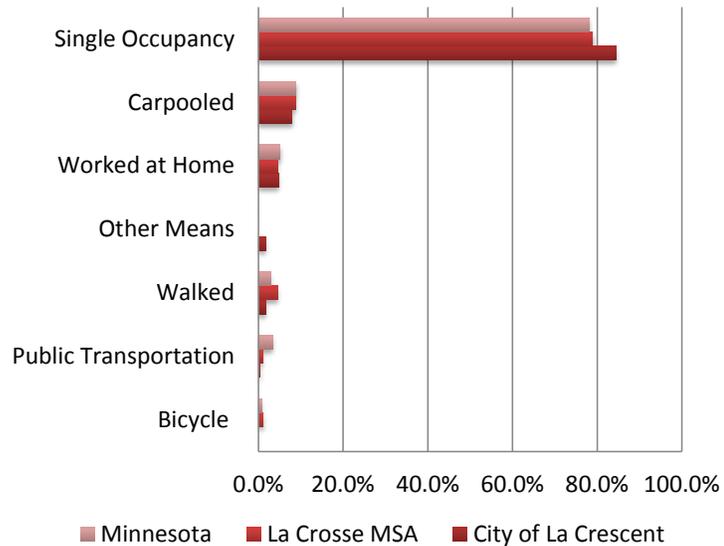
Approximately 35% of the City's commuters age 16 or older work within 14 minutes of their place of employment. A majority (92.7%) of La Crescent workers have a commute that is less than 29 minutes. These times suggest most residents work in the City or within the region.

Only 18.3% of La Crescent's workforce is employed within Houston County. The percentage of residents who work outside of the State is high (78.3%) and is due to the location of many employers on the Wisconsin side of the river.

La Crescent residents recruit mostly by car, with 84.3% of commuters traveling in a single occupant vehicle. This number is slightly higher than La Crosse MSA (79.0%) and Minnesota (78.0%) residents. Additionally, 8.0% of commuters in La Crescent carpooled to work, 1.8% walked, and 4.8% worked from home.

Means of Transportation to Work

Source: 2008-2012 American Community Survey



*all margins of error exceed 10% except for State of Minnesota estimates; La Crosse Single Occupancy, Carpooled and Worked at Home; and La Crescent Single Occupancy.

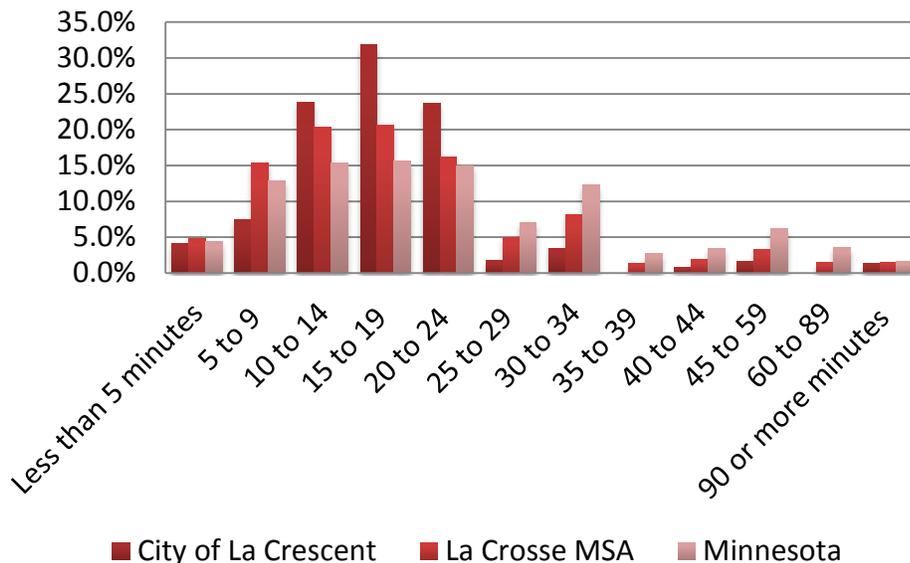
Place of Work

	City of La Crescent	La Crosse MSA
Within County of Residence	18.3%	83.4%
Outside of County, Within State	3.4%	7.6%
Outside of State	78.3%	9.0%

Source: 2008-2012 American Community Survey

Commuting Time to Work

Source: 2008-2012 American Community Survey



*all margins of error exceed 10% except for State of Minnesota estimates

Major Modes of Travel



Aviation Service

La Crescent is served by two domestic airports:

- La Crosse Municipal Airport - 7 miles
- Rochester International Airport - 71 miles

La Crescent is served by several international airports, principally:

- Dane County Regional Airport in Madison, WI - 146 miles
- Minneapolis-St. Paul International Airport - 147 miles

Motor Carrier

All federal, state, county, and local roads are classified into categories under the "Roadway Functional Classification System" based upon the type of service they provide (see *Transportation Facilities Map* on the next page for road classifications in the Plan Area). In general, roadways with a higher functional classification are designed with less access to adjacent parcels and allow greater traffic speeds.

Trunk Highways 14, 16 and 61 which provide access within the city and connect to other communities, are designated as Major Arterials. Additionally, County Roads 6, 25, 29 and County Road 1 in Winona County provide good traffic movement at a local level and are designated as Minor Arterials. I-90, (less than 1 mile north of La Crescent) provides limited-access, high speed travel through the region.

Roadway Improvement Projects

Minnesota Department of Transportation's (MnDOT's) website identifies projects by region. The website provides any upcoming future projects that have been identified to date. MnDOT recently completed upgrades to parts of US 61 and is currently working on the I-90 bridge and the interchange of I-90 with US 61. There are not plans for new MNDOT projects within or around La Crescent.

Bike, Pedestrian & Transit Travel



Sidewalks, Trails, & Routes

Pedestrians and bicyclists use a combination of roadways and sidewalks. While many of the City's residential neighborhoods include sidewalks there are some neighborhoods throughout the City where sidewalks are limited or non-existent.

The City's Subdivision Code currently mandates the installation of sidewalks within new subdivisions.

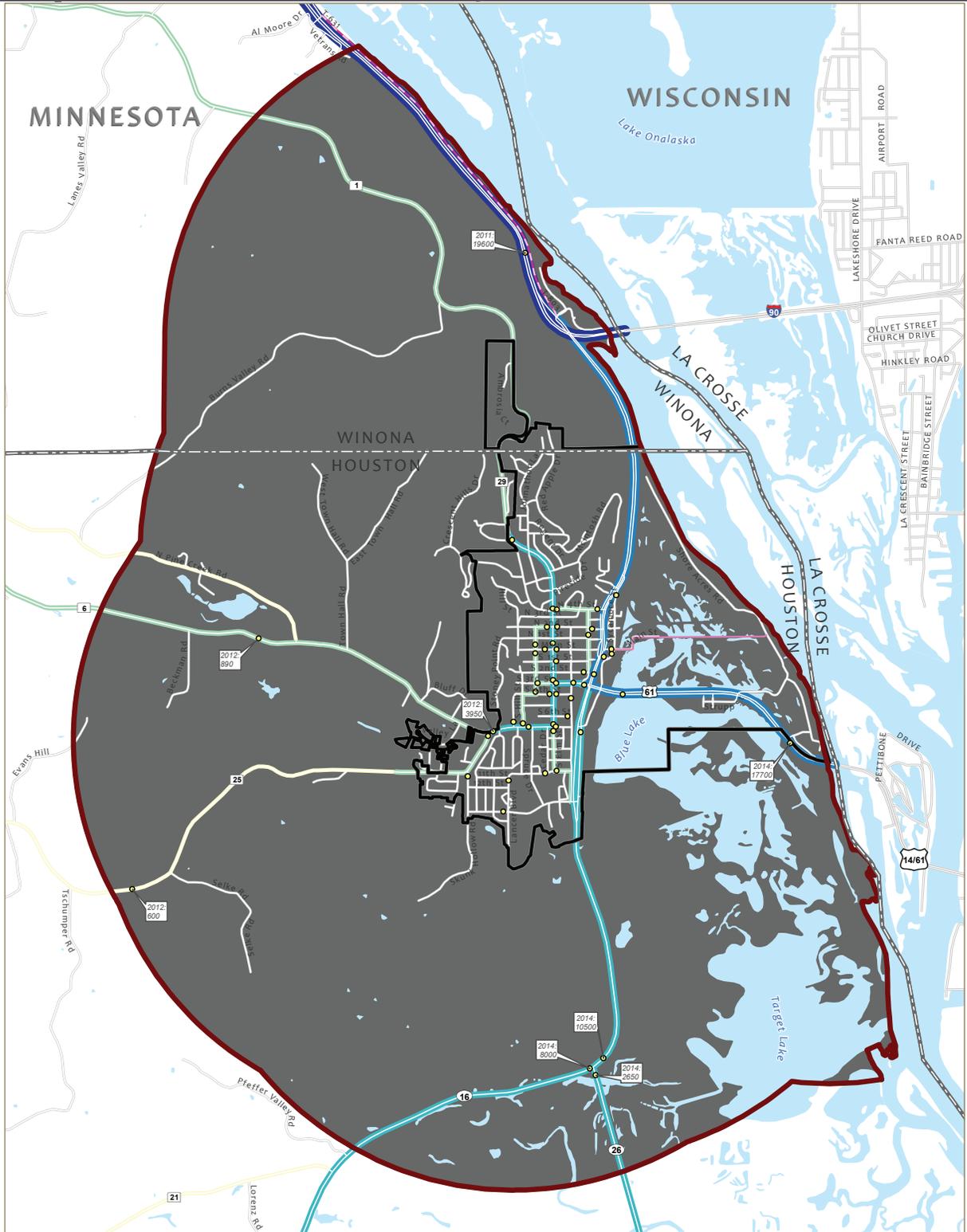
Transit Service

The City of La Crescent contracts with the La Crosse Municipal Transit Utility (MTU) for local bus service. Bus service is Monday through Friday. La Crescent has a joint powers agreement and a yearly operating agreement with the City of La Crosse and the La Crosse MTU to operate the bus within La Crescent. The City is finalizing the purchase of a new bus to be used in daily operations.

Railroad Service

There is one (1) freight railroad that runs through the City of La Crescent; operated by Canadian Pacific. Canadian Pacific operates in 13 states and six Canadian provinces.

There is an Amtrak Station in La Crosse, Wisconsin, approximately 5 miles east of La Crescent.



TRANSPORTATION

CITY OF LA CRESCENT
HOUSTON AND WINONA COUNTIES, MN

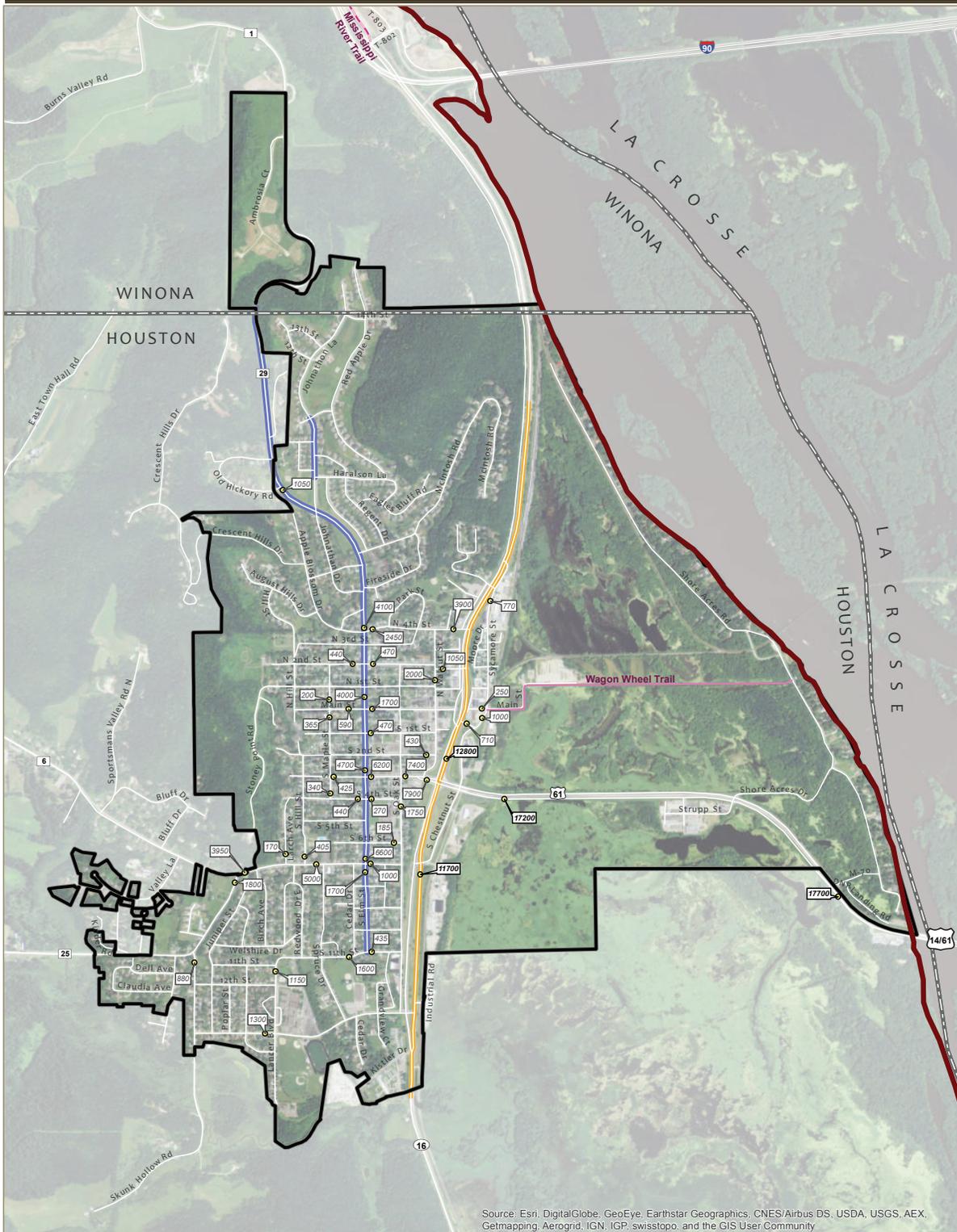
LEGEND

Planning Area	Functional Class	Major Collector	ADT Location
City of La Crescent	Interstate	Minor Collector	ADT Year & Count (locations outside of City Limits)
County Line	Principal Arterial	Local	State Trail
Waterbody	Minor Arterial		Local Trail

DATA SOURCES:
CITY LIMITS PROVIDED BY HOUSTON COUNTY.
COUNTY LINES PROVIDED BY US CENSUS (2012).
ROADS AND FUNCTIONAL CLASSIFICATION PROVIDED BY MNDOT AND LA CRESCENT COUNTY.
TRAFFIC COUNTS PROVIDED BY MNDOT (Q1, 2014).
WATERBODIES AND FLOWLINES PROVIDED BY THE USGS (NHD).

MSA
PROFESSIONAL SERVICES

0 750 1500 3000 Feet



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

TRANSPORTATION INSET

CITY OF LA CRESCENT
HOUSTON AND WINONA COUNTIES, MN

LEGEND

- Planning Area
- City of La Crescent
- County Line
- ADDT Location
- 2012 ADDT Count
- 2014 ADDT Count
- Existing Bike Lane
- Existing Paved Shoulder
- State Trail
- Local Trail

DATA SOURCES:
CITY LIMITS PROVIDED BY HOUSTON COUNTY.
COUNTY LINES PROVIDED BY US CENSUS (2013).
ROADS AND FUNCTIONAL CLASSIFICATION PROVIDED
BY MNDOT AND LA CROSSE COUNTY.
TRAFFIC COUNTS PROVIDED BY MNDOT (01-2014).
TRAILS PROVIDED BY LAPC.
BIKE LANES SHOULDERES DERIVED FROM THE
CITY BIKE/PEDESTRIAN PLAN (2013).



Education & Income

The level of education attained by a community can provide valuable insight into the existing labor force, including availability of skilled and professional workers and demand for training opportunities. The percentage of La Crescent residents 25 years or older who have at least a high school diploma is 95.0%, higher than the La Crosse MSA (93.3%) and Minnesota (91.9%). The percentage of residents who have obtained a graduate or professional degree (11.7%) is also higher than the MSA (10.5%) and State (10.5%). It should be noted that La Crescent saw an increase in attainment at almost all levels except high school graduates and Associate Degrees between the two reporting periods. While this could be sampling error in the data, it is generally consistent with regional and national trends, in which the recession economy encouraged more people to seek and complete post-secondary degrees.

Income is another way to look at the economic vitality of a community. For La Crescent the per capita income of \$28,513 is slightly higher than the MSA's \$26,090. The median family (\$78,082) and median household (\$62,167) incomes for La Crescent are also higher than the MSA (\$68,337 and \$51,156, respectively) and the State (\$74,032 and \$59,126) as a whole. In the City, 6.8% of the population is estimated to be below the poverty level. This is lower than the MSA (13.2%) and the State (11.2%) (*The Census Bureau uses a set of income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level"*).

The US Department of Housing and Urban Development (HUD) calculates the percentage of persons in an area who qualify as low- and moderate-income (LMI) to determine eligibility for its Community Development Block Grant (CDBG) program. Using most recent data, in

Educational Attainment*

		Avg. 2005-2009	Avg. 2008-2012
La Crescent	HS Grad	29.20%	24.20%
	Some College	17.80%	19.60%
	Associate Degree	20.60%	19.30%
	Bachelor's Degree	16.70%	20.10%
	Graduate/Prof. Degree	10.20%	11.70%
	High School Grad or Higher	94.50%	95.00%
La Crosse MSA	HS Grad	31.3%	30.4%
	Some College	20.7%	20.7%
	Associate Degree	12.8%	13.9%
	Bachelor's Degree	18.0%	17.9%
	Graduate/Prof. Degree	9.4%	10.5%
	High School Grad or Higher	92.2%	93.3%
Minnesota	HS Grad	28.1%	27.1%
	Some College	22.3%	22.5%
	Associate Degree	9.5%	10.0%
	Bachelor's Degree	21.2%	21.8%
	Graduate/Prof. Degree	10.0%	10.5%
	High School Grad or Higher	91.1%	91.9%

Source: U.S. Census Bureau, American Community Survey
*Population 25 years and over

Income Trends

		Avg. 2008-2012
La Crescent	Per Capita	\$28,513
	Median Family	\$78,082
	Median Household	\$62,167
	Below Poverty	6.8%
La Crosse MSA	Per Capita	\$26,090
	Median Family	\$68,337
	Median Household	\$51,156
	Below Poverty	13.2%
Minnesota	Per Capita	\$30,656
	Median Family	\$74,032
	Median Household	\$59,126
	Below Poverty	11.2%

Source: U.S. Census Bureau, American Community Survey

Low-Moderate Income

	La Crescent	La Crosse	Houston County
% Low-Mod Income	35.1%	57.1%	38.2%

Source: HUD calculations based on 2006-2010 ACS Estimates

Free and Reduced Lunch

	La Crescent - Hokah School District	La Crosse School District
% Free & Reduced Lunch	19.8%	52.3%

Source: Wisconsin Department of Public Instruction (2014) and Minnesota Department of Health (2014)
Note: Wisconsin reports the number of students enrolled in the program and Minnesota reports the number of students eligible for the program

2015 the percentage of those considered LMI in La Crescent was 35.1% which is much lower than the neighboring City of La Crosse (57.1%) and slightly lower than Houston County (38.2%).

Another income/poverty indicator is the number of students receiving free/reduced lunch. Minnesota reports the number of students eligible for the program while Wisconsin reports the number of students enrolled in the program. In 2014, 19.8% of students in the La Crescent-Hokah School District were eligible for free/reduced lunch. During the same year in the La Crosse School District 52.3% of students were enrolled in the free/reduced lunch program.

Existing Labor Force

A community's labor force includes all people over the age of 16 classified as employed or unemployed as well as members of the U.S. Armed Forces. Those not included in the labor force statistics include students, homemakers, retired workers, seasonal workers not currently looking for work, institutionalized people, and those doing only incidental unpaid family work.

As a whole, La Crescent's average unemployment rate is below the La Crosse MSA (5.7%) and State (7.0%) at 2.7%. (*This rate is a reflection of the average unemployment rate over a five year period which included the "Great Recession". It is not an accurate depiction of today's unemployment, but rather a big picture look at trends.*)

La Crescent's labor force overall mimics that of the MSA and State.

- Approximately 70% of workers in La Crescent earn a private wage and salary. And nearly a tenth (9.0%) of the labor force in La Crescent is employed by a Governmental (Local, State or Federal) entity.
- The most common occupational category among La Crescent's residents is "Management, business, science, and arts occupations" (36.8%), followed

Employment Status*

	City of La Crescent	La Crosse MSA	Minnesota
In Labor Force (2005-2009)	2,714	75,216	2,902,180
Unemployment Rate	3.8%	5.2%	5.8%
In Labor Force (2008-2012)	2,710	76,120	2,955,322
Unemployment Rate	2.7%	5.7%	7.0%

Source: U.S. Census Bureau, American Community Survey

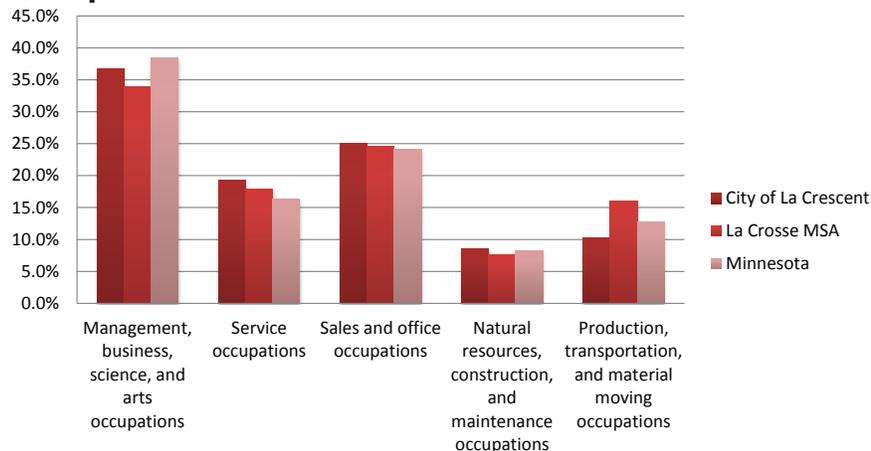
*Population 16 years and over

Class of Worker

	City of La Crescent	La Crosse MSA	Minnesota
Private Wage & Salary	71.4%	69.3%	70.6%
Government Worker	9.0%	13.2%	12.3%
Private Not-for-Profit Worker	15.6%	12.3%	10.9%
Self Employed & Unpaid Family Worker	4.1%	5.2%	6.2%

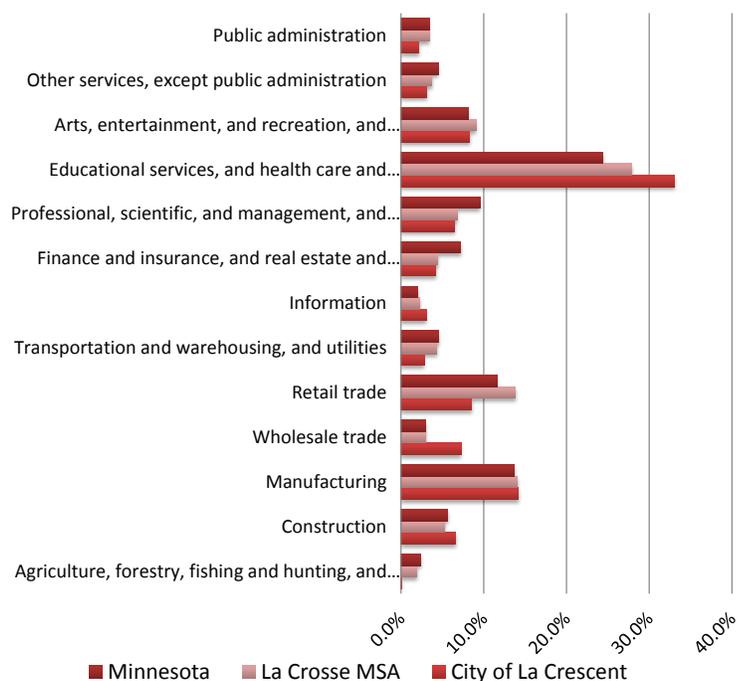
Source: American Community Survey, 2008-2012 Avg.

Occupations



Industry

Source: American Community Survey, 2008-2012 Avg.



by “Sales and office occupations” (25.0%). “Service occupations” (19.3%), “Production, transportation, and material moving occupations” (10.3%) and “Natural resources, construction, and maintenance occupations” (8.6%) follow next, respectively.

- The “industry” that employs the most City residents is “Educational services, and health care and social assistance” category (33.1%) with “Manufacturing” employing the second greatest amount (14.2%). This is not surprising with La Crescent’s proximity to the University of Wisconsin-La Crosse campus and the two major hospitals in La Crosse. Both La Crescent and the MSA employ more people in the “Educational services, and health care and social assistance” category than does the State (24.4%).

Business & Industry



Industrial and Business Parks

There are none within the City.

Major Employers

The largest group of employers is Apple Growers, employing 300. Other major employers include La Crescent School District with 193 employees and Winona Knits (apparel knitting mill) with 118 employed.

Development Tools



The City of La Crescent employs several tools to support economic development within the City:

- **Tax Increment Financing (TIF).** TIF is a method of public financing that allows the City to fund projects that would not occur without this type of financing. These projects range from infrastructure to private development. The City currently has six (6) TIF districts.
- **Tax Abatement.** Tax Abatement allows the City to forgive taxes up to a predetermined amount and date for a particular parcel. The City currently has one (1) tax abatement project.

To promote economic development in the City, there is a Chamber of Commerce and an Economic Development Commission. At this time the City does not have any business loan programs.

Employment Projections



The Minnesota Department of Employment and Economic Development (DEED) encourages economic growth and stability in Minnesota by providing employment services to Minnesota residents and employers, marketing regions and the state as a whole, analyzing and creating essential information on labor and business markets, providing business development and financing and administering Unemployment Insurance programs.

Houston County falls within the “Southeast Minnesota” region, which also includes the Counties of Dodge, Fillmore, Freeborn, Goodhue, Houston, Mower, Olmsted, Rice, Steele, Wabasha and Winona.

Statewide, the fastest growing industries are ‘Home Health Care Services’ and ‘Individual and Family Services’. In Southeast Minnesota, the fastest growing industry is ‘Individual and Family Services’. See the chart at right for the top fifteen list. *(Please note, while sectors are considered the fastest growing, they may not employ the most employees.)*

The fastest growing occupations in the state are ‘Stonemasons’, ‘Personal Care Aides’, ‘Insulation Workers, Mechanical’, ‘Industrial-Organizational Psychologists’, and ‘Helpers--Brickmasons, Blockmasons, Stonemasons, and Marble Setters’. In Southeast Minnesota many of the fastest growing occupations fall within these categories. Healthcare jobs in general are growing rapidly due in part to the aging population and the region being known for its healthcare facilities (i.e. Mayo Clinic is headquartered in Rochester, MN). See the chart at right for a detailed list.

15 Fastest Growing Industries in Southeast Minnesota

Rank	Title	2012 Estimated Employment	2022 Projected Employment	Total Change	Percent Change
1	Individual and Family Services	2,948	4,574	1,626	55%
2	Investigation and Security Services	346	514	168	49%
3	Residential Building Construction	623	920	297	48%
4	Home Health Care Services	1,059	1,540	481	45%
5	Construction of Buildings	1,588	2,176	588	37%
6	Social Assistance	4,798	6,523	1,725	36%
7	Other Ambulatory Health Care Services	542	729	187	35%
8	Other Ground Passenger Transportation	195	262	67	34%
9	Computer Systems Design and Rel Services	681	903	222	33%
10	Community Care Facility for the Elderly	1,601	2,086	485	30%
11	Nonresidential Building Construction	965	1,256	291	30%
12	Specialized Freight Trucking	1,074	1,387	313	29%
13	Waste Collection	244	314	70	29%
14	Offices of Physicians	23,644	30,115	6,471	27%
15	Building Equipment Contractors	2,768	3,525	757	27%

Source: Minnesota Department of Employment and Economic Development

15 Fastest Growing Occupations in Southeast Minnesota

Rank	Title	2012 Estimated Employment	2022 Projected Employment	Total Change	Percent Change
1	Personal Care Aides	2,635	3,924	1,289	49%
2	Audiologists	39	57	18	46%
3	Computer Numerically Controlled Machine Tool Programmers	93	134	41	44%
4	Physician Assistants	298	425	127	43%
5	Helpers--Brickmasons, Blockmasons, Stonemasons, and Marble Setters	43	61	18	42%
6	Interpreters and Translators	164	230	66	40%
7	Medical Equipment Repairers	285	399	114	40%
8	Welding, Soldering, and Brazing Machine Setters, Operators, and Tenders	258	346	88	34%
9	Logisticians	213	279	66	31%
10	Microbiologists	13	17	4	31%
11	Concierges	26	34	8	31%
12	Medical and Clinical Laboratory Technicians	376	488	112	30%
13	Mathematical Science Occupations	158	205	47	30%
14	Brickmasons and Blockmasons	111	144	33	30%
15	Nurse Midwives	14	18	4	29%

Source: Minnesota Department of Employment and Economic Development

Physiography & Open Space

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Physiography

Houston County is at the western edge of the driftless region of the upper Mississippi Valley and has the most diverse terrain in southern Minnesota. The highest elevation is near Spring Grove (1,322 feet above sea level) and the lowest is in Reno (636 feet above sea level).

A majority of the county is considered low lying plain (including La Crescent). The plain - at one time smooth - has many deep valleys and ridges today. Slopes along creeks and rivers found in the plain range from steep to very steep. The rest of the land in the county is considered upland and contains a high narrow ridge and low lying dissected plain. The ridge is in the southwestern and west-central part of the County (Spring Grove is near the center of the ridge). Slopes found in this area are typically smooth.

Mineral & Natural Resources

There are no active mining sites in or near La Crescent.

Agricultural Land and Open Space

There are approximately 2,287 acres of agricultural land and 8,660 acres of open space in the planning area, comprising 73.7% of the total land area. The planning area includes the City plus a 2-mile buffer around the City. The majority of the open space land and all of the agricultural land is located outside of the City of La Crescent.

A majority of the land categorized as open space in the planning area and outside of the City limits is considered bluffland. Blufflands are an important feature across the region. The bluffs were formed by the erosion of the surrounding upland plains into the Mississippi

River over tens of thousands of years. Unlike other parts of the midwest, this “driftless” area was not smoothed over by glaciers in the last ice age. The blufflands are known for their steep, sometimes jagged, rocky terrain. The steepness of the blufflands (typically 20% or greater slope) does limit development - approximately 40% of the total lands in the planning area have a slope exceeding 20%.

Water Resources



Watersheds

La Crescent is in the Mississippi River (La Crescent) Watershed (HUC 07040006) which is part of the Lower Mississippi River Basin. The Watershed drains approximately 450,000 acres (60,500 of which are in Minnesota, the remaining acres are in Wisconsin). A majority of the land on the Minnesota side of this watershed is forested. Approximately 25% is used for pasture or growing hay. The remainder is developed land, open water, wetland or cropland.

Surface Water

The principle water bodies in and near La Crescent are the Mississippi River, Blue Lake, and Pine Creek. The river is an important resource for the entire region, providing wildlife habitat, scenic views, recreation and tourism opportunities, and a shipping route. La Crescent has some residential lots along the waterfront, but most of the City is removed from and cannot see the main channel. Blue Lake is a shallow, marshy backwater of the river, visible and accessible from the downtown area. It is an excellent wildlife habitat and offers recreation opportunities for non-motorized boating. Pine Creek skirts the southern edge of the City. The creek and associated wetlands limit growth in that direction.

Floodplains

Federal Emergency Management Agency (FEMA) designated 100- and 500-year floodplains within the planning area are illustrated on the Development Limitations Map. The majority of the 100-year floodplain lies along the Mississippi River and Blue Lake, both of which are on the east side of the City. The percentage of land within the planning area considered floodplain is roughly 29%. The area of floodplain within City limits is approximately 35%.

Wetlands

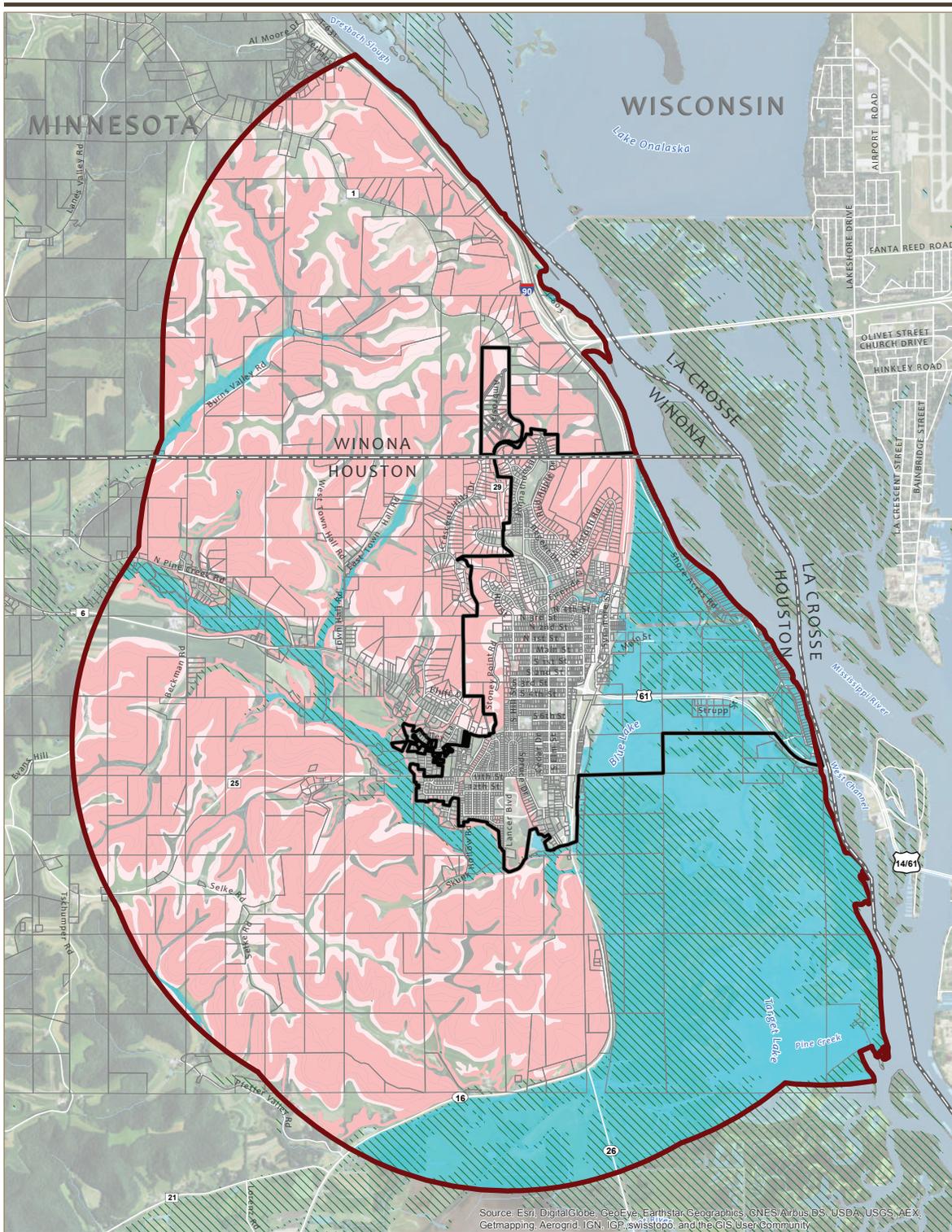
There are wetlands within City limits and within the planning area. Approximately 19% of the City and 20% of the planning area are considered wetlands. As with floodplains, the wetlands are located primarily on the east side of the City along the Mississippi River and Blue Lake. See *Development Limitations Map on the next page*.

Ground Water

The City of La Crescent provides drinking water to residents from two wells, ranging from 550 to 707 feet deep, that draw water from the Eau Claire-Mt. Simon aquifer. Groundwater is a critical resource, not only because it is used as a source of drinking water, but also because rivers, streams, and other surface water depend on it for recharge. Groundwater contamination is most likely to occur where fractured bedrock is near the ground surface, or where only a thin layer of soil separates the ground surface from the water table. There are currently no problems or concerns with contamination in La Crescent's wells.



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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

DEVELOPMENT LIMITATIONS

CITY OF LA CRESCENT
HOUSTON AND WINONA COUNTIES, MN

LEGEND

- Planning Area (2-mile buffer of the City)
- City of La Crescent
- County Line
- Parcel
- Wetland
- Waterbody
- 100-year Floodplain
- Flowline
- Average Slope 12 - 20%
- Average Slope > 20%

DATA SOURCES:
CITY LIMITS PROVIDED BY HOUSTON COUNTY.
PARCELS PROVIDED BY HOUSTON AND WINONA COUNTIES.
COUNTY LINES PROVIDED BY US CENSUS (2013).
ROADS PROVIDED BY MINNAPOLIS AND LA CROSSE COUNTY.
WATERBODIES AND FLOWLINES PROVIDED BY THE USGS (NHD).
WETLANDS PROVIDED BY MN DNR (NATIONAL WETLAND INVENTORY UPDATE).
SLOPES DERIVED FROM USGS/ANRS SLOPE DATA.
100-YEAR FLOODPLAIN IS BASED ON FEMA FIRM MAPS ARE APPROXIMATE.
AERIAL IMAGERY PROVIDED BY ESRI.





Community Facilities & Services

General Facilities

Health Care Facilities

Mayo Clinic Health System - Franciscan Healthcare in La Crescent is located at 524 North Elm Street and offers three providers focused in Family Medicine.

Gundersen La Crescent Clinic is located at 226 North 2nd Street and offers three providers focused in Family Medicine and Internal Medicine.

Chiropractic First located at 205 North Chestnut Street, offers chiropractic care.

Schams Chiropractic located at 306 Main Street, offers chiropractic care.

Minnesota Spine & Sports Rehab located at 29 South Walnut Street, offers chiropractic care and rehabilitation services.

La Crescent Chiropractic located at 136 South Walnut Street, offers chiropractic care.

International Quality Homecare located at 306 Main Street, offers certified homecare for people with disabilities, chronic health conditions and the elderly.

Police & Emergency Facilities

Law enforcement in the City is provided by the La Crescent Police Department, located at 315 Main Street at the back of the City Hall building. There are currently seven (7) full time officers. The City will assist beyond City limits upon request. The City has a mutual assistance agreement with the City of La Crosse.

Fire protection is provided by the La Crescent Fire Department which is jointly owned by the City and Town of La Crescent and also provided

service under contract to Dresbach and Mound Prairie Townships. The department is operated by paid, on-call employees under the direction of the Fire Chief. The department serves an area of 7,000 people over 40 square miles. In addition, the Department has mutual Aid agreements with the Cities of La Crosse and Onalaska, and the Town of Campbell. The station is located at 336 South 1st Street (also the Community Building). The building underwent a \$360,000 renovation project in 2015.

First responder services are provided through the La Crescent Fire Department. Ambulance service is provided by Tri-State Ambulance in La Crosse.

Government Facilities

- *City Hall, located at 315 Main Street*
- *La Crescent Maintenance Building (Public Works Department), 517 South Chestnut Street*
- *La Crescent Radium Removal Plant, Community Building (Public Works Department)*
- *La Crescent Community Arena, 520 South 14th Street*
- *Pine Creek Golf Course, 3815 North Pine Creek Road*
- *U.S. Postal Office, 230 Main Street*

Cemeteries

There are four cemeteries located within the City of La Crescent:

- *Church of the Crucifixion, 407 South Second Street*
- *Prince of Peace Cemetery, County Highway 6 near Paar Street*
- *Prospect Hill Cemetery, intersection of North Hill Street and North Third Street*

- Toledo Cemetery, intersection of North Pine Creek Road and Burns Valley Road

Library Facilities

La Crescent is served by the La Crescent Public Library, located at 321 Main Street. The library building was remodeled and expanded in 1997. The library is part of the Southeastern Libraries Cooperating (SELCO) a non-profit organization that supports libraries and facilitates resource sharing across 11 SE Minnesota counties.

School Facilities

The City is served by the La Crescent-Hokah School District #300 which is an Early Childhood-12 public school system with 4 schools. The district operates one (1) elementary school, one (1) middle school, one (1) high school, and one (1) public charter school.

- La Crescent-Hokah Elementary (Grades Early Childhood - 4th); 504 South Oak Street
- La Crescent Middle School (Grades 5-8); 1301 Lancer Boulevard
- La Crescent High School (Grades 9-12); 1301 Lancer Boulevard
- La Crescent Montessori Academy and STEM School (Grades K-12); 1116 South Oak Street

There are also two (2) private schools within La Crescent:

- Crucifixion School (Grades Early Childhood - 6th); 420 South Second Street
- St. Peters School (Grades Early Childhood - 8th); 34 Main Street

Nearby Higher Education Facilities

There are seven higher education facilities located within 25 miles of La Crescent.

- University of Wisconsin - La Crosse, La Crosse, WI (about 4 miles; FT enrollment: 8,782)
- Viterbo University, La Crosse, WI (about 3 miles; FT enrollment: 2,037)
- Western Technical College, La Crosse, WI (about 3 miles; FT enrollment: 2,092)
- Globe University - La Crosse, Onalaska, WI (about 6 miles, FT enrollment: 311)
- Minnesota State College Southeast Technical, Winona, MN (about 21 miles; FT enrollment: 1,365)
- Winona State University, Winona, MN (about 23 miles; FT enrollment: 7,798)
- Saint Mary's University of Minnesota, Winona, MN (about 25 miles; FT enrollment: 3,434)

Parks & Recreation



There are approximately 272 acres of parkland in La Crescent. Please see the City's Park and Recreation Plan (2012) for more information.

Parks in La Crescent

Name	Acres
Abnet Field	8.00
Frank J. Kistler Memorial Park	5.00
Old Hickory Park	18.00
Valley South Park	1.20
Vollenweilder Park	19.00
Vetsch Park	27.50
Veterans Park	8.00
John S. Harris Park	2.00
Eagles Bluff Park	113.00
North End Park	10.00
New Park on Stoney Pointe Rd.	60.00
GRAND TOTAL:	271.70

Utilities & Services

Waste Water & Sanitary Sewer System

The City of La Crescent does not operate a wastewater treatment facility. In 2007-2008 the City constructed a lift station and installed a forcemain sanitary sewer to the City of La Crosse. All of the City's wastewater is treated at the City of La Crosse's wastewater treatment facility. La Crescent has an agreement for sanitary sewer conveyance and treatment with the City of La Crosse. Current infrastructure in La Crescent supports a daily design flow of 400,000 GPD. The average daily flow is 285,000 GPD.

The City has one residential subdivision developed in the City with private septic systems; Apple Blossom Pointe is a 25-lot development off of North Ridge Road, in Winona County.

In 2015 The City completed annexation from the Township of La Crescent 33 existing residential lots with private wells and septic systems. These homes are expected to connect to City sewer and water by 2021.

Stormwater Management

To help with maintenance of the stormwater systems and improve the quality of stormwater, the City sweeps streets and engages in public education efforts through a seminar for contractors and materials on the City's website.

Water Supply

The City of La Crescent owns and operates its own water distribution system, which consists of approximately 35 miles of water mains, 271 fire hydrants, 2 storage tanks, 3 wells and 2 booster stations.

The Apple Blossom Pointe development in Winona County is served by private community wells. There are also approximately 90 homes on Shore Acres Road along the Mississippi River that are served by private wells. In addition, the 33 homes annexed in 2015 have private wells.

La Crescent Potable Water facts:

- 123,840,000 gallons used annually
- 339,288 gallons average daily flow
- 445,000 high daily gallons
- 800,000 gallon reserve in Stoney Point reservoir
- 500,000 gallon reserve in high pressure reservoir

Solid Waste & Recycling Facilities

Solid waste and recycling services in the City are contracted out to Hilltopper Refuse and Recycling, a private contractor. Curb side service is provided on a weekly basis. All of the City's solid waste is taken to the La Crosse County Landfill site for disposal. The City of La Crescent owns an old landfill that is included in the Minnesota Pollution Control Agency's closed landfill program. Houston County operates a recycling center that is located within the City limits.

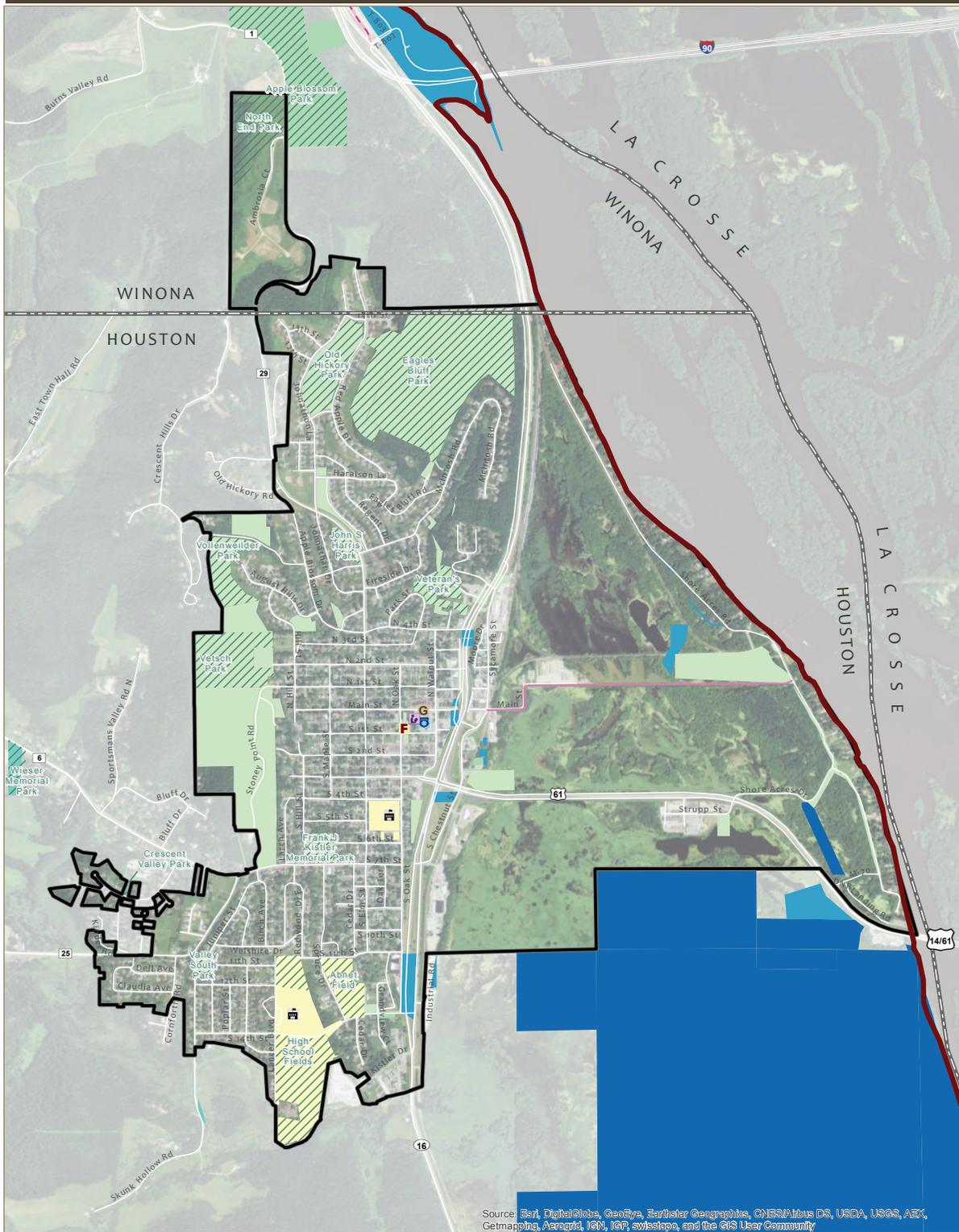
Telecommunications Facilities

Cable, phone and internet services are provided by AcenTek (ACE) and Charter. All City of La Crescent homes have a fiber connection as of 2015.

Power Plant & Transmission Lines

Natural gas is provided by Minnesota Energy. Xcel Energy provides electrical power to the area.

CapX2020 is a high-voltage transmission project running across Minnesota and western Wisconsin aimed at improving reliability and delivering cheaper, cleaner power. This project will likely impact the City in the future. The Wisconsin portion of CapX was completed in September 2015. The project is a joint venture of ATC, Xcel Energy, Dairyland Power Cooperative and two other utilities.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aergrid, IGN, IGP, swisstopo, and the GIS User Community

COMMUNITY FACILITIES

CITY OF LA CRESCENT
HOUSTON AND WINONA COUNTIES, MN

LEGEND					
Planning Area	State Trail	Park	County	Community Facilities	Library
City of La Crescent	Local Trail	Public Land	Town	Fire	Police
County Line		School	State	Government	School
		City	Federal		

DATA SOURCES:
CITY LIMITS PROVIDED BY HOUSTON COUNTY.
COUNTY LINES PROVIDED BY US CENSUS (2013).
ROADS PROVIDED BY MNDOT AND LA CROSSE COUNTY.

Land Use

Existing & Projected Land Use

The majority of land within the La Crosse City limits is Residential (28.7%) or Conservation/Open Space (21.5%). The City is surrounded by a planning area dominated by steep slopes (bluffland) and wetlands and floodplain, all of which are encumbrances to development.

The “planning area” identified on the *Existing Land Use Map* is the City limits plus a buffer of two miles from those limits, corresponding to the City’s extraterritorial land use and subdivision review jurisdiction. The majority of the land within the planning area is Conservation/Open Space (57.0%) and Agricultural (15.4%). There are 89 vacant parcels in the planning area.

Existing Land Use - Planning Area

Source: MSA Mapping

Existing Land Use	Acres	%
Commercial	50.3	0.3%
Industrial	85.2	0.6%
Public & Institutional	169.1	1.1%
Residential	1,419.9	9.6%
Vacant	95.3	0.6%
Conservation/Open Space	8,468.3	57.0%
Agricultural	2,286.9	15.4%
Parks & Recreation	257.4	1.7%
Utility	5.8	0.0%
Water	1,312.7	8.8%
Transportation	695.9	4.7%
Total	14,846.8	100.0%

Existing Land Use - City Limits

Source: MSA Mapping

Existing Land Use	Acres	%
Commercial	31.2	1.4%
Industrial	39.9	1.7%
Public & Institutional	94.6	4.1%
Residential	656.4	28.7%
Vacant	65.8	2.9%
Conservation/Open Space	492.0	21.5%
Agricultural	-	0.0%
Parks & Recreation	194.1	8.5%
Utility	5.8	0.3%
Water	300.0	13.1%
Transportation	409.7	17.9%
Total	2,289.5	100.0%

Projected Land Use Needs, 2015-2030

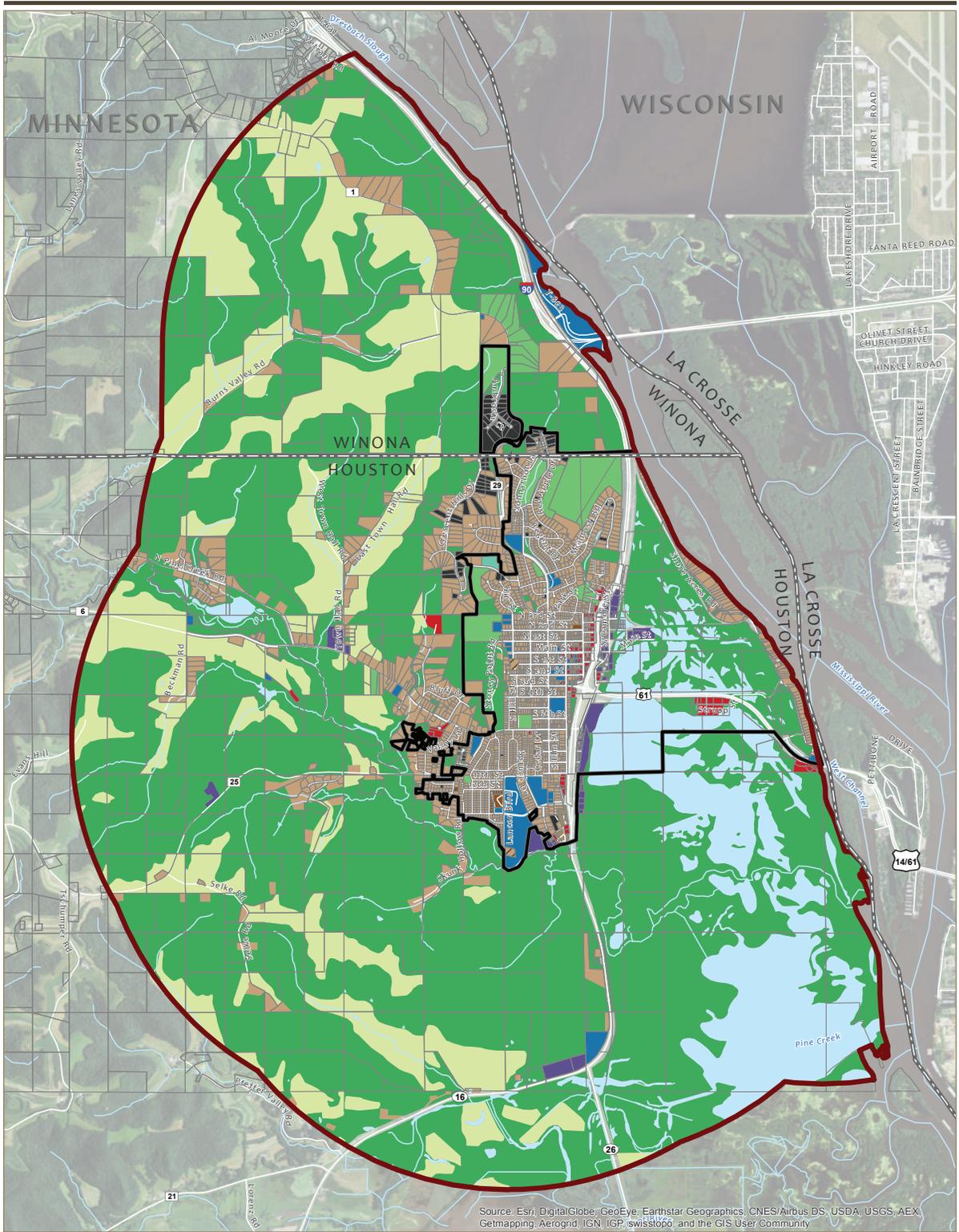
Source: MSA Predictions

Projected Land Demand *	2010	2015	2020	2025	2030	20 Yr Change
Population	4,830	5,074	5,125	5,176	5,228	398
Households**	2,012	2,206	2,228	2,250	2,273	261
Residential (acres)	656	686	689	692	696	39
Commercial (acres)	31	33	33	33	33	2
Industrial (acres)	40	42	42	42	42	2

* Based on a minimum residential lot size of 0.15 acres (City Zoning Code) and the State of Minnesota’s estimate of 1% annual growth

**Based on current household size: 2.3 persons per household

*Note: The City’s adjusted population estimate of 5,074 for 2014 was used for 2015 calculations.



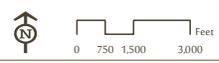
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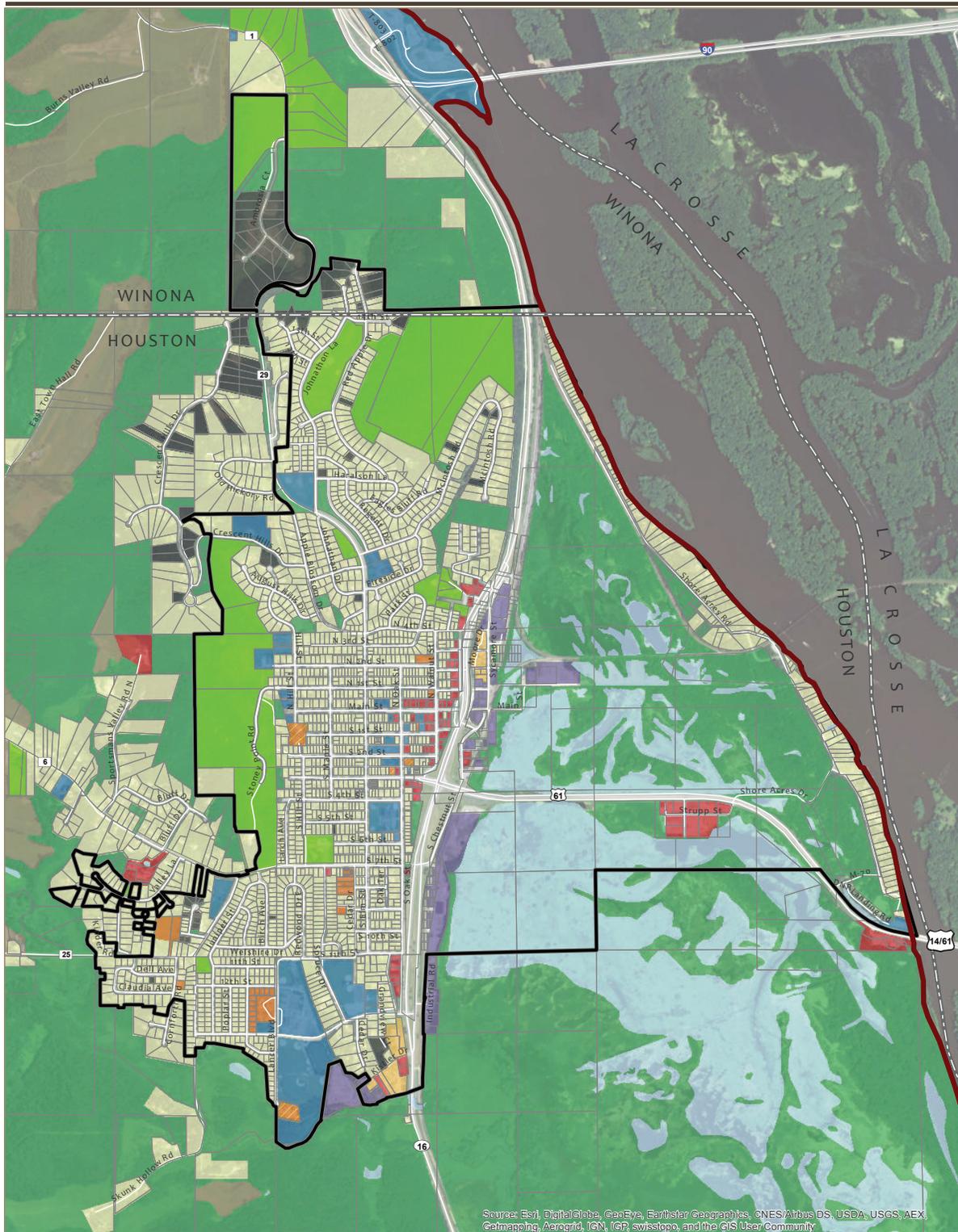
EXISTING LAND USE

CITY OF LA CRESCENT
HOUSTON AND WINONA COUNTIES, MN

Planning Area	Existing Land Use	Commercial	Conservation/Open Space
City of La Crescent	Residential	Industrial	Parks & Recreation
County Line	Public/Institutional/Elderly Residential	Public & Institutional	Vacant Lands
Parcel	Mobile Home	Utility	Water
Flowline	Multi-Family Residential	Agricultural	

DATA SOURCES:
CITY LIMITS PROVIDED BY CITY;
PARCELS PROVIDED BY HOUSTON AND WINONA COUNTIES;
COUNTY LINES PROVIDED BY US CENSUS (2013).
ROADS PROVIDED BY MNDOT AND LA CROSSE COUNTY.
WATERBODIES AND FLOWLINES PROVIDED BY THE USGS (NHD).
AERIAL IMAGERY PROVIDED BY ESRI.





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aergrid, IGN, IGP, swisstopo, and the GIS User Community

LAND USE INSET

CITY OF LA CRESCENT
HOUSTON AND WINONA COUNTIES, MN

Planning Area	Existing Land Use	Multi-Family Residential	Agricultural
City of La Crescent	Residential	Commercial	Conservation/Open Space
County Line	Mobile Home	Industrial	Parks & Recreation
Parcel	Public/Institutional/Elderly Residential	Public & Institutional	Vacant Lands
		Water	

DATA SOURCES:
CITY LIMITS PROVIDED BY HOUSTON COUNTY;
PARCELS PROVIDED BY HOUSTON AND WINONA COUNTIES;
COUNTY LINES PROVIDED BY US CENSUS (2013);
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