



**Planning Commission Work Session
Monday, June 3, 2024 at 6:00 PM
Council Chambers**

AGENDA

- 1. Call to Order**
- 2. Items for Discussion**
 - A. Laundromat in C-1
- 3. Routine Business**
- 4. Future Discussion**
- 5. Adjournment**

Please contact the Departments of Community & Economic Development at 507-334-0100 if you need special accommodations to participate in this meeting.



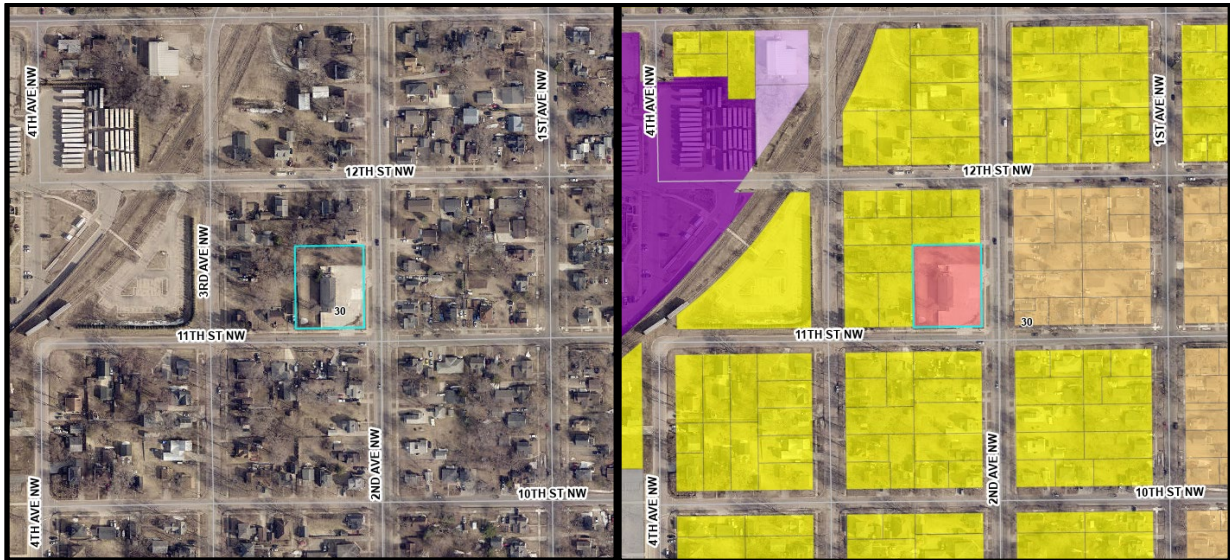
Staff Report to the Planning Commission

TO: Planning Commission
THROUGH: David Wanberg, Community & Economic Development Director
FROM: Harry Davis, City Planner
MEETING DATE: June 3, 2024
SUBJECT: Laundromat/Laundry Services in C-1 Zoning Districts

Request:	JC Ahlers (applicant) initiated a zoning text amendment to allow laundromats and/or laundry services in the C-1 zoning district.
Recommendation:	The City Planner recommends allowing laundromats and other laundry services in C-1 zoning as a by-right use. The amendment also includes adding definitions for ease of administration. The City Planner requests the Planning Commission discuss the draft language and approach outlined below by city staff.
Recommended Motion:	No motion is needed during a work session.

Background:

In February 2024, the applicant and City Planner initiated a discussion on converting an old Kwik Trip gas station and convenience store into a laundromat with laundry services (think wash-fold-dry; or drop your laundry off to be washed and folded and not including dry cleaning). The current zoning for the property is C-1, which does not allow a laundromat or laundry services. These services are allowed in C-2, C-3, and CBD.



Aerial and zoning maps of the property and context of interest to the applicant.

From there, the City Planner came up with two options: rezone the property to a zoning district that would permit a laundromat by-right or by conditional use; or amend the C-1 zoning district list of permitted or conditional uses. The applicant chose to request amending the existing C-1 zoning district to allow a laundromat or laundry services by-right.

Discussion:

Previous Information from May 6 Report

Previous information covered may be found as attachments to this report, including:

- Faribault Code
- Criteria for Adopting a Zoning Text Amendment

A peer cities review was in the May 6 report and is expanded to include more cities. This review is in the main body of the report under 'Discussion'.

May 6 Planning Commission Work Session

At the May 6 Work Session, Planning Commissioners reviewed the request and received initial information and ideas from city staff to consider and provide feedback to the applicant. Said feedback included:

- General Preference on Project Direction
 - Allow laundromats to be a conditional use in C-1 zoning.
Reasoning: Allow the public/PC/CC to review prior to approval. May allow for context-specific solutions to potential issues not covered by performance standards.
 - Restrict dry cleaning services to be a conditional use in C-1 zoning.
Reasoning: Consistency across treatment of laundry services.
- Potential Performance Standard
 - Require an employee on-site during hours of operation and

restrict hours disallowing late-night operation.

Reasoning: Minimize traffic and activity impacts on adjacent property owners. An on-site employee can handle issues as they arise.

- Concerns on Laundromat Operations
 - o Environmental impacts on adjacent properties
 - Smell
 - Chemicals/Detergent
 - Litter
 - o Traffic and Activity
 - o On-site Employee
 - o Hours of Operation

Peer Cities

The City Planner initially reviewed codes of Owatonna, Lakeville, and Northfield for ideas on how other communities regulate laundromats and similar services. Based on feedback from the May 6 meeting, the City Planner sought additional peer cities to get a greater understanding of laundromats and their restrictions in other cities. Below is a table summarizing the research.

<u>Peer Cities and Laundry Services</u>			
<u>Peer City</u>	<u>Laundromats allowed by right in C-1 or equivalent?</u>	<u>Specific performance standards for laundromats?</u>	<u>Dry cleaning allowed by-right in C-1 or equivalent?</u>
Northfield	X	-	X
Owatonna	X	-	X
Lakeville	X	-	X
Mankato	X	-	X
Saint Peter	X	-	X
Red Wing	X	-	X
Willmar	-	-	-
Albert Lea	-	-	-
Austin	X	-	X
Winona	X	-	X

X = Yes, - = No

In summary, 8 out of 10 peer cities treat dry-cleaning, self-service laundromats, and other laundry services as a by-right, permitted use in their neighborhood-level or local service commercial zoning districts. None of the researched cities have performance standards attached to laundry businesses, aside from regular noise/odor, general development, and zoning restrictions.

Detailed notes and callouts from each of the researched cities may be found in the attachments.

Options

Below are updated options to address the applicant's request, including discussions from May 6:

1. *Amend Sec 11-30(F)(1)(h) to read "Dry-cleaning, laundry services, and self-service laundromat establishments".*

This option is also in line with how other cities nearby see laundromats and laundry services: a neighborhood business and amenity suitable for placement within and on the borders of residential neighborhoods.

City Planner recommends this option.

2. *Amend "Table 11-1. Principal uses in the commercial districts." in Sec 11-30 to allow self-service laundromats as a conditional use.*

This option allows for public review and Council approval of a laundry service before construction or operation. A laundromat would be seen as a neighborhood business and amenity suitable for placement within and on the borders of residential neighborhoods, as long as it meets the criteria for granting a conditional use permit.

3. *Not amend uses for C-1 and:*

3.1. Suggest the applicant look elsewhere.

3.2. Suggest the applicant rezone the property.

Choosing option 4.1 and 4.2 above would be based on discussion from Planning Commission and should include feedback on why the code shouldn't be amended and/or why the property cannot be rezoned to a different zoning district that allows laundromats.

From an administrative standpoint, staff also suggests the following options to clarify code:

If the Planning Commission finds the most merit in Options 1 or 2:

- A. Definitions for the uses identified above in this report.

a. Examples:

- i. Laundromat. A facility where patrons wash, dry, or dry clean clothing or other fabrics in machines operated by the patron.
- ii. Dry cleaning establishment. An establishment or business maintained for the pickup and delivery of dry cleaning and/or laundry without the maintenance or operation of any laundry or dry-cleaning equipment or machinery on the premises.

- B. Alter "cleaning services and laundries" into "commercial laundry" with a definition:

- a. (Example) Commercial laundry. An establishment where clothing, linens, rags, rugs, or other articles are washed for remuneration by the employee(s) or agent (s) of the establishment in addition, but not limited to, industrial laundries providing services for commercial and industrial businesses not located on the same site and linen services that launder on-

premises.

In addition to A and B above, if the Planning Commission find the most merit in Option 2:

- C. Clarify parking requirements associated with “commercial laundry” and “self-service laundromats”.

In addition to A and B above, if the Planning Commission find the most merit in Option 1:

- D. Remove “self-service laundry” from list of uses in Table 11-1.

Commissioners discussed on May 6 moving dry-cleaning to conditional use in C-1. The City Planner discourages the Planning Commission from moving dry-cleaning from permitted to conditional use in C-1. This increase in regulation is outside of the scope of the applicant’s request and the Planning Commission currently has no request or evidence to support the action. In addition to the applicant’s request, city staff recommends adopting definitions for laundry services, including dry-cleaning, with the goal to help administer the code and provide certainty to the public.

Criteria for Adopting a Zoning Text Amendment

Please see the attachments for the full list of standards when granting a zoning text amendment.

If the Planning Commission does not see merit in amending the ordinance or changing the zoning for the applicant’s property of interest, the Planning Commission should suggest findings related to the above criteria.

If the Planning Commission does see merit in amending the ordinance, Criteria 1 and 2 will need well-reasoned findings. Criteria 3, while applying mostly to specific properties, may have appropriate findings when considering existing C-1 properties and their historical uses within context. Criteria 4 and 5 will ultimately not apply to a zoning text amendment.

Recommendation:

The City Planner recommends the following actions and includes a draft ordinance (attached) for feedback:

1. Amend Sec 11-30(F)(1)(h) under “General retail sales and services.” to read “Dry-cleaning, laundry services, and self-service laundromat establishments”.
2. Amend “Table 11-1. Principal uses in commercial districts.” in Sec 11-30 to remove “Laundry, self-service”.
3. Amend “Table 12-1. Principal uses in industrial districts.” in Sec 12-30 to replace “Cleaning services and laundries” with “Commercial laundry”.
4. Amend Sec 1-120 Definitions to include:
 - a. Laundromat. A facility where patrons wash, dry, or dry clean

- clothing or other fabrics in machines operated by the patron.
- b. Dry cleaning establishment. An establishment or business maintained for the pickup and delivery of dry cleaning and/or laundry without the maintenance or operation of any laundry or dry-cleaning equipment or machinery on the premises.
- c. Commercial laundry. An establishment where clothing, linens, rags, rugs, or other articles are washed for remuneration by the employee(s) or agent (s) of the establishment in addition, but not limited to, industrial laundries providing services for commercial and industrial businesses not located on the same site and linen services that launder on-premises.

The City Planner requests the Planning Commission discuss the above draft language and approach by city staff. City staff and the applicant anticipate bringing the ordinance language to the next Planning Commission for a public hearing and recommendation to City Council.

Attachments:

- May 6 Work Session Discussion Information:
 - o Faribault Code
 - o Criteria for Adopting a Zoning Text Amendment
- Applicant's Reasoning for Zoning Text Amendment
- Detailed Peer Cities Review
- Draft Ordinance
- Locations of Existing C-1 Zoned Property Across Faribault

Faribault Code

In the UDO, self-service laundromats and other laundry or dry-cleaning services are separated across the code. "Dry-cleaning establishment" is allowed in all commercial zoning districts as it falls under general retail sales and services (see Sec 11-30(F)(1)(h)). However, "self-service laundry" is a separate use in the commercial use table and is not allowed in C-1. "Cleaning services and laundries" is another use identified in the industrial districts use table.

City code does not provide definitions for self-service laundry, commercial laundry, and dry-cleaning, so it is unclear why a distinction is made. The City Planner suggests the following reasons may contribute to the distinction:

- A self-service laundromat may have longer hours available to clients, which generates more traffic, activity, and noise.
- Dry-cleaning services typically do not have cleaning machines on-site due to their high cost and use of chemicals.
- A self-service laundromat will generate odors vented into the air, which some may find unpleasant.
- "Cleaning services and laundries" is a broad definition and inclusive of many possible uses, but this may be deliberate to permit flexibility in laundromats and self-service laundry on up to commercial businesses doing dry-cleaning or operating a cleaning business with commercial traffic, high use of chemicals, and consistent smells or noise.

Under Sec 7-30 which regulates development standards, self-service and commercial laundry services shall vent and direct odors, gas, and fumes away from residential uses.

Under Sec 8-200 which regulates off-street parking requirements for different uses, none of the above names for laundry services are used. "Commercial laundry" is the only use identified and related to any laundry services. It is unclear if this use applies to self-service and large-scale commercial laundry businesses since dry cleaning falls under general retail.

As a refresher, the intent or purpose behind C-1 is as follows:

"The purpose of the neighborhood commercial district is to provide for the establishment of local centers for convenience, office, retail, or service outlets. These centers are located in close proximity to residences and are to be arranged and designed to be a functional and harmonious part of a residential neighborhood. It is the intent of this ordinance that the location and nature of these commercial activities be reasonably serviced with public sidewalks or other pedestrian access. The district is not intended to draw customers from the entire community, but to be limited in size and number of uses to assure continued compatibility with surrounding residential uses."

Criteria for Adopting a Zoning Text Amendment

The following are criteria for adopting a zoning text amendment:

1. Whether the amendment is consistent with the applicable policies of the city's Land Use Plan.
2. Whether the amendment is in the public interest and is not solely for the benefit of a single property owner.
3. Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of a particular property.
4. Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of a particular property.
5. Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of a particular property.

Peer Cities Review

Northfield

(BB) **Personal Services**. Establishments that are primarily engaged in providing **services** generally involving the care of the **person** or **person's** possessions. **Personal services** may include, but are not limited to, laundry and dry-cleaning **services**, barber shops, beauty salons, health and fitness studios, music schools, informational and instructional **services**, tanning salons, and portrait studios.

Table 2.7-1: Permitted Principal Uses																
Use Category and Use Type *Fixed-Boundary Zoning District P = Permitted Use C = Conditional Use PE = Pre-Existing Use [#] Reference to Notes at Bottom of the Table	Base Zoning Districts										Special Base Zoning Districts			Floating Zoning Districts		Use-Specific Standards in Section:
	R1	R2 [1]	R3 [1]	R4	N1 [1]	N2	C1 [3]	C2 [4]	I1	A-S	CD-S [2]	PB-S	PI-S	NC-F	ED-F	
Personal Services	—	—	—	—	—	—	P	P	P	—	—	—	—	—	C	

Owatonna

§ 157.021 BUSINESS DISTRICTS.

Uses	B-1⁽¹⁾	B-2	B-3
Drive up or drive through facilities from which business is transacted directly with customers located in a motor vehicle during such business transactions	C	C	C
Drug stores	P	P	P
Dry cleaning and laundromats	P	P	P
Essential services	P	P	P
Financial institutions	P	P	P
Florist shop	P	P	P
Food vending vehicle			C

Lakeville

COMMERCIAL USE: The principal use of land or buildings for the sale, lease, rental or trade of products, goods, and services, including, but not limited to, the following unless specifically defined by this title:

A. Office (General): An establishment located within a building or portion of a building for the conduct of business activities involving predominantly professional, or administrative service operations including attorneys, financial advisors, consultants, insurance, and other uses of similar character.

B. Office (Medical): An establishment located within a building or portion of a building for the conduct of business activities involving predominantly professional medical or dental service operations, outpatient health services, and other uses of similar character.

C. Restaurant (Convenience): An establishment that serves food and/or beverages, in or on disposable or edible containers, for consumption on or off premises, including drive-in restaurants, and including drive-through facilities.

D. Restaurant (General): An establishment which serves food in or on nondisposable dishes to be consumed primarily while seated at tables or booths within the building.

E. Retail Business: An establishment engaged in the display and sale of products produced off site directly to consumers within a building or portion of a building, excluding any exterior display and sales.

F. Service Business (Off Site): A company that provides labor, maintenance, repair and activities incidental to business production or distribution where the service is provided at the customer's location, including delivery services, catering services, plumbing and sewer services, and other uses of similar character.

G. **Service Business (On Site)**: An establishment that provides labor, maintenance, repair and activities incidental to business production or distribution where the customer patronizes the location of the operation, such as banks, copy centers, barber/beauty salons, tanning salons, **laundromats, dry cleaners**, funeral homes and mortuaries, animal grooming, appliance repair, tailor shops, travel bureaus.

Permitted use in:

- M-1, Mixed Use
- M-2, Mixed Use
- O-R, Office/Residential Transition
- C-1, Neighborhood Commercial
- C-2, Highway Commercial
- C-3, General Commercial
- C-CBD, Commercial-Central Business District

Mankato

Sec. 10.45. - **B-1 Community Business Districts.**

Subd. 1. Purpose. The B-1, Community Business District, is designed to provide for a **broad range of retail developments which are adjacent to residential areas**. The district will also accommodate office and institutional uses as well as limited light industry.

Subd. 2. **Permitted Uses**. Except as specifically limited herein, the following uses are permitted in the B-1, Community Business District. Every use, unless expressly exempted below or allowed by a conditional use permit, shall be operated in its entirety within a completely enclosed structure, including the storage of all materials, products, and equipment:

A. Antique shops.

B.Apparel stores.
C.Appliance stores and home electronics stores.

...

X.Drug stores.

Y.Dry-cleaning, Laundromats, and diaper services.

Z.Essential service utility structures and facilities, per Section 10.82.

AA.Floral sales.

...

No performance standards specifically for laundromats/dry-cleaning.

Saint Peter

Sec. 24-15. - General description of commercial use types.

Commercial use types include the sale, rental, service, and distribution of goods; and the provision of services other than those classified as industrial or civic uses. These shall include the following:

...

(24) **Personal services**: Establishments primarily engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty and barbershops, seamstress, tailor, shoe repair shops, **self-service laundry, apparel cleaning or dry cleaning services.**

...

DIVISION 6. - RP-1 RESIDENTIAL/PROFESSIONAL OFFICE DISTRICT

Sec. 24-158. - Statement of intent.

The RP-1 District is intended and designed to provide certain areas of the City for the **development of professional and business offices in areas where residential dwellings predominate.** The district is intended to include primarily established residential areas where changing conditions have made limited office use suitable and not incompatible with the basic residential character of the district. The district is also intended for certain residential areas which, by reason of proximity to existing commercial areas and major streets, would be suitable for limited office use. It is further the intention of this section that the classification as RP-1 of an area will aid in the preservation and stabilization of property values. To this end, it is the intention that new buildings or the conversion and alteration of existing buildings be compatible by means of landscaping, open space, and architectural treatment with neighboring residences.

Sec. 24-159. - **Principal permitted uses.**

Unless otherwise provided in this chapter, no building or lands shall be used for other than one or more of the following purposes:

(1)Residential uses.

a.Single-family residential.

b.Duplex residential.

(2)Civic uses.

- a. Day care services (limited).
- b. Local utility services.
- (3) Commercial uses.
 - a. Personal improvement.
 - b. Personal services.
 - c. Professional office.
 - d. Studio/gallery (limited).

No performance standards specifically for laundromats/dry-cleaning.

Note: RP-1 is Saint Peter's closest match to C-1.

Red Wing

71. **Personal Services.** Establishments primarily engaged in providing services involving the care of a person or his or her apparel, such as barber shops, clothing rental, reducing salons and health clubs, photographic studios, **cleaning and garment services** (but not including power laundries or dry cleaning plants) or **coin operated laundries.**

Business Use Classifications					NP Not Permitted P Permitted C Conditional Use Permit CC Certificate of Compliance	
<i>Use</i>	<i>Zoning District</i>				<i>Additional Use Regulations</i>	
	B-1	B-2	B-2a	B-3		
Fast Food Restaurant	C	P	P	P	55-210	
Financial Institution	P	P	P	P		
Funeral Home	NP	CC	CC	P		
Garden Center	CC	CC	CC	C		
Gasoline Station	NP	C	C	NP		
Indoor Athletic Facility	NP	CC	CC	CC		
Indoor Recreation	NP	CC	CC	CC		
Medical Facilities	C	C	C	C		
Neighborhood Convenience Store	P	P	P	P		
Nursing and Personal Care	NP	C	C	NP		
Offices	P	P	P	P		
Outdoor Entertainment	NP	C	NP	NP		
Personal Services	P	P	P	P		
Repair and Maintenance Shop	C	P	P	P		
Restricted Recreation	NP	C	C	NP		
Retail Trade	C	P	P	P		
Sales and Storage Lots	NP	CC	CC	NP		
Self Service Storage Facility (Incidental to Primary Use)	NP	NP	NP	C		

No performance standards specifically for laundromats/dry-cleaning.

Willmar

SECTION 6. ZONING DISTRICTS AND DISTRICT REGULATIONS

A. DISTRICT SUMMARY. For purposes of this Ordinance, the City of Willmar is hereby divided into zoning districts which shall be designated as follows:

1. Residential Districts.
 - a. R-1, One-Family Residential District.
 - b. R-2, One- and Two-Family Residential District.
 - c. R-3, Low Density Multiple Family Residential District.
 - d. R-4, Medium Density Multiple Family Residential District.
 - e. R-5, High Density Multiple Family Residential District.
2. Business Districts.
 - a. LB, Limited Business District.
 - b. **GB, General Business District.**
 - c. CB, Central Business District.
 - d. SC, Shopping Center District.

Not allowed, permitted or conditional use, in LB (equivalent to C-1)

I. GB. GENERAL BUSINESS DISTRICT (ORDINANCE 1512)

1. Permitted Uses. Only the following uses shall be permitted outright:

- a. Alterations/tailor shops.
- b. Appliance sales and service.
- c. Art and photo studios, including sale of prints and photographic and supplies.
- d. Athletic/recreation facilities.
- e. Bait and tackle stores.
- f. Bakeries.
- g. Banks/financial institutions.
- h. Bicycle sales and service.
- i. Broadcasting studios.
- j. Carpet/floor covering stores.
- k. Churches.
- l. Commercial day nurseries or schools.
- m. Drug stores/pharmacies.
- n. Dry cleaners.**
- o. Employment agencies.
- p. Essential services and public uses.
- q. Flower shops.
- r. Funeral homes/crematoriums.
- s. Furniture stores.
- t. General Retail Stores
- u. Glass sales/service.
- v. Hair care (barbers, beauty shops, salons, etc.)
- w. Hardware stores.
- x. Laundromats.**
- y. Liquor sales, on and off.
- z. Medical/dental clinics.
- aa. Museums.

No performance standards specifically for laundromats/dry-cleaning.

Albert Lea

DIVISION 7. - B-1 NEIGHBORHOOD BUSINESS DISTRICT

Sec. 50.0374. - Purpose.

It is the purpose of the B-1 neighborhood business district to permit and to encourage the establishment of small convenience goods and personal service centers located as to be a functional and harmonious part of a residential neighborhood.

Sec. 50.0375. - Conditional use permit.

- (a) All uses within the B-1 neighborhood business district shall be permitted only by conditional use permit.

No performance standards specifically for laundromats/dry-cleaning.

Austin

PERSONAL SERVICES. Establishments providing nonmedically related services, including salons, spas (with or without massage), barber shops, garment tailoring or repair, laundry and dry-cleaning establishments, body art establishments, and post offices. These uses may also include accessory retail sales of products related to the services provided.

<i>P=Permitted; C=Conditional; Blank Cell = Prohibited absent an Interim Use Permit</i>	<i>Residential</i>				<i>Commercial</i>		<i>Industrial</i>	
	<i>R-1</i>	<i>R-2</i>	<i>R-O</i>	<i>R-M</i>	<i>B-2</i>	<i>B-3*</i>	<i>I-1</i>	<i>I-2</i>
Animal shelter or adoption center							P	
Repair and maintenance services		P	P		P		P	P
Funeral home or mortuary		P	P		P	P	P	P
Personal service and repair (e.g. salon, tailor)		P	P		P	P	P	P
Self-storage facility							P	
Bank		P	P		P	P		
Business and Technical Services								
Professional use (up to 1,500 sq. ft.)	P	P	P		P	P	P	P
Professional use (more than 1,500 sq. ft.)		P	P		P	P	P	P

No performance standards specifically for laundromats/dry-cleaning.

Note: Austin had a B-1 similar in use to our C-1, but the R-O is currently their most applicable comparison.

Winona

Table 43-1: Principal Uses Table

	RESIDENTIAL						MIXED USE			BUSINESS			INDUSTRIAL		AGRICULTURAL	USE SPECIFIC STANDARDS
Use Type	R-R	R-S	R-1	R-1.5	R-2	R-3	MU-DC	MU-DF	MU-N	B-1	B-2	B-3	I-1	I-2	AG/NR	
Automotive repair, major								PS				PS	PS	PS		Yes
Clinic						P	P	P	P	P	P	P	P	P		Yes
Day care facility							P	P	P	P	P	P	P	P		Yes
Funeral home or mortuary						C		C	C	C	C	P	P	P		Yes
Personal service and repair business							P	P	P	P	P	P	P	P		Yes
Personal service with drive-through							C	PS	C		PS	P	P	P		Yes
Storage facility								PS		P	P	P	P	P		Yes
Business & Technical Services																
Office, business, professional or						C	P	P	P	P	P	P	P	P		Yes

No definition for personal services. No performance standards specifically for laundromats/dry-cleaning.



RECEIVED

APR 05 2024

City of Faribault
Community Development

APPLICATION FOR REQUESTED ACTION
Rezoning/Text Amendment

Planning Case # _____
Filing Fee _____
Hearing Date _____

TO BE FILLED OUT BY ALL APPLICANTS

TYPE OF REQUEST: X REZONING or X TEXT AMENDMENT
APPLICANT J.C. Ahlers / Lori Ahlers E-MAIL jc_ahlers@yahoo.com
PHONE 612-466-1433 (H) 507-332-7210 (W) (FAX)
ADDRESS 2445 Hulet Ave Faribault mn 55021

REZONING

Legal Description 41133128.509085 Size of Property .75 Acre
Current Zoning C1 Proposed Zoning C1
Existing Use of Property old Kwik Trip Proposed Use of Property Laundromat
Identify All Adjacent Land Uses Residential
Reason for Request to open laundromat

REQUIRED SUBMITTALS:

- ☐ Boundary survey of the property
- ☐ Concept development plan

TEXT AMENDMENTS

A detailed written summary fully explaining the proposed amendment to the ordinance which should include the following:

- ☐ Specific section of City Code to be amended
- ☐ List of the specific changes being proposed
- ☐ Specific reasons for the requested amendment
- ☐ Any necessary graphics
- ☐ Statement of why the amendment should be granted
- ☐ Benefits to be derived by the proposed change in text
- ☐ Impacts of the proposed amendment on those affected by it
- ☐ Relationship of the proposed amendment to community plans

SIGNATURE OF APPLICANT J.C. Ahlers DATE 4-4-2024
(Must submit proof of property control)

Reasons for requested amendment:

The easiest point to make would be that we have had previous C1 zoned buildings that have been used as laundromats (127 14th ST NW) and ones that are currently being used (704 Central Ave) for laundry service. In my opinion, to not allow my proposed building (1112 2nd Ave NW), to not have the same provisions wouldn't make a lot of sense considering it's for the same purpose.

Statement of why amendment should be granted:

The easiest answer for me is the same as the reason for request. Also, we are trying to add a service that would definitely add value to the people of the city that use laundry services. We have over 900 new apartments alone in FBLT and have recently lost one of the largest laundromats serving the area. This would help fill the need for more places to wash their clothes.

Benefits:

There are over 3000 renter occupied households in the surrounding area (1-3 Miles radius) with over 2500 of those below average household incomes. Approximately 35% of all renter occupied homes and 40% of households with lower than average incomes use laundromats. We would be adding another laundromat to help with the growing needs for family to have quality laundry service. Not everyone has access to laundry facilities at home, especially in rental properties or for those experiencing homelessness. A community laundromat ensures everyone has a basic necessity covered.

Impacts of the proposed amendment for those impacted by it:

By adding a fully attended laundromat, with new equipment, fully automated to use all types of card swiping payment for all laundry/drying machines, as well as traditional cash options, with an abundance of off street parking, we would be giving the clients a better facility to service their needs. We would also implement a drop, wash and fold service (DWF) to handle all consumer's laundry needs in one facility. When businesses invest in the local area, residents often reciprocate by supporting them. This can lead to a cycle of mutual benefit, where both the business and the community thrive together.

Relationship with city plans:

I'm not sure I know exactly what the community plans are for Faribault as a city, but I would imagine that growth is in the plans. With 21 washers from 20-85lb capacity and 26 dryers with the same capacities and room to add more in the future, I think that we would be a good partner with those same plans for the future of Faribault. Overall, a new laundromat in Faribault, MN, can serve as more than just a place to do laundry; it can become an integral part of the community, providing convenience, social interaction, and economic growth.

CITY OF FARIBAULT

ORDINANCE No. 2024-X

**APPROVE A ZONING TEXT AMENDMENT TO ALLOW LAUNDRY SERVICES
IN C-1 ZONING**

WHEREAS, J.C. Ahlers and Loni Ahlers (the “Applicant”) applied for a zoning text amendment to allow self-service laundromats and laundry services in C-1 zoning; and

WHEREAS, the Planning Commission, on April 15, 2024, following proper notice, held a public hearing regarding the proposed zoning text amendment; and

WHEREAS, following the public hearing, the Planning Commission recommended that the City Council approve the above-referenced zoning text amendment based on the following written findings outlined in Section 2-180 of the City’s Unified Development Ordinance as follows:

1. **Criteria: Whether the amendment is consistent with the applicable policies of the City’s Land Use Plan.**

Finding: The Comprehensive Plan’s numbers 3 and 4 of the Core Guiding Principles support the general direction of the proposed zoning amendment:

3. Remove or minimize barriers and create or strengthen opportunities for all individuals, businesses, industries, organizations, and services to succeed.

The proposed zoning amendment will allow for laundry service businesses to be in more places within the community, thereby providing better access for the public and fostering new business development.

4. Encourage innovation, creativity, flexibility, and openness to new ideas and positive change in all sectors of the community.

The proposed zoning amendment will give flexibility on finding new locations for laundry service businesses in Faribault. C-1 zoning is meant to be compatible and supporting of nearby residential neighborhoods. Having laundry services nearby for many people will be a positive change.

In addition to the Core Guiding Principles, there are several goals, objectives, and policies met by the zoning text amendment:

Goal: Faribault's investments in its built assets retain and attract quality businesses, industries, institutions, and housing, ensuring that Faribault is an outstanding place to live, work, and play.

Objective 1.1: Guide land to provide an appropriate mix of compatible land uses that meets the City's current and anticipated needs.

Policy 1.1.A: Guide and regulate land to respond to social and market demands, respect significant natural and cultural assets, and support the efficient use of infrastructure.

Policy 1.1.B: Seek first to strengthen existing development and guide new development in areas currently served by existing infrastructure, but where appropriate, allow logical and strategic staged growth in undeveloped areas if it is in the City's best interest.

Policy 1.1.C: Encourage the development of complete neighborhoods where all people have reasonable, safe, and convenient access to healthy food, goods, parks, social offerings, and services.

Policy 1.1.D: Identify and implement opportunities to maximize synergies and minimize conflicts between land uses.

Goal: Faribault has a diverse and resilient economy that supports employment and business opportunities for people of all backgrounds and skills.

Objective 1.1: Cultivate an economy and labor force that has the skills, resources, and support structures to thrive in a rapidly changing economy.

Policy 1.1.C: Work with a variety of partners to ensure Faribault residents have access to people, places, organizations, and businesses that are welcoming and supportive of their attempts to enrich themselves and their families.

Objective 1.2: Nurture a business environment supportive of all industry sectors while balancing economic growth with living wage jobs, equitable employment practices, and minimal impacts on the environment.

Policy 1.2.A: Support the development, growth, and retention of small businesses.

Policy 1.2.B: Encourage innovation, creativity, flexibility, and openness to new ideas and positive change in all sectors of the community.

Objective 1.3: Ensure opportunities are available for Faribault to grow and change in a manner that benefits current as well as future generations.

Policy 1.3.A: Identify areas appropriate for new development or redevelopment that are consistent with market demand, have limited environmental impact, and support the efficient use or extension of existing infrastructure.

Goal: Faribault maximizes opportunities for residents to live a healthy life in which they are safe, well nourished, and have access to a range of housing, healthcare, and employment.

Objective 1.1: Strengthen opportunities in the design, development, and maintenance of Faribault's built environment to promote healthy living for all.

Policy 1.1.B: Encourage complete neighborhoods where all people have safe and convenient access to healthy food, goods, and services in all neighborhoods.

2. **Criteria: Whether the amendment is in the public interest and is not solely for the benefit of a single property owner.**

Finding: The proposed zoning text amendment is not intended to benefit only one property owner. It will be effective citywide and benefit many different property owners and agencies. This amendment does not impose undue burdens or limits on property owners as it allows for a greater range of laundry services within C-1 zoning.

3. **Criteria: Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of a particular property.**

Finding: Although the proposed text amendment does not change the zoning classification of property in the city, there are existing properties zoned C-1 where a property owner or business may want to start a laundromat or other laundry service. Faribault does have one active representation of a laundromat within a neighborhood at the NW corner of Central Ave and 1st Ave NE. City staff is unaware of any complaints lodged against or issues related to its operation. Based on peer city research, most cities allow for laundromats and

dry-cleaning services in commercial districts, including zoning districts meant for placement within or on the edge of existing neighborhoods. These cities include:

- *Northfield*
- *Owatonna*
- *Lakeville*
- *Mankato*
- *Saint Peter*
- *Red Wing*
- *Willmar*
- *Albert Lea*
- *Austin*
- *Winona*

4. **Criteria: Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of a particular property.**

Finding: The proposed text amendment does not change the zoning classification of property in the city. Therefore, this required finding does not apply to the proposed text amendment.

5. **Criteria: Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of a particular property.**

Finding: The proposed text amendment does not change the zoning classification of property in the city. Therefore, this required finding does not apply to the proposed text amendment.

WHEREAS, the City Council held a public meeting on _____, 2024, to consider approval of the first reading of Ordinance 2024-X; and

WHEREAS, the City Council also held a public meeting on _____, 2024, to consider approval of the second reading of Ordinance 2024-X; and

WHEREAS, based on the City Staff report, the results of the public hearing, and the written findings and recommendation of the Planning Commission, the City Council of the City of Faribault concurs with the written findings of the Planning Commission as stated in the above recitals and hereby makes the identical findings.

NOW, THEREFORE, THE CITY OF FARIBAULT ORDAINS:

Section 1: Findings and Incorporation of Recitals and Exhibits. The recitals in this ordinance are part of this ordinance and, where applicable, constitute the written findings of the City Council of the City of Faribault.

Section 2: Text Amendment – Added Definitions. The Faribault City Council hereby adds the following definitions (shown in the underlined text) to Chapter 1, Section 1-120 of the City’s Unified Development Ordinance:

Laundromat. A facility where patrons wash, dry, or dry clean clothing or other fabrics in machines operated by the patron.

Dry cleaning establishment. An establishment or business maintained for the pickup and delivery of dry cleaning and/or laundry without the maintenance or operation of any laundry or dry-cleaning equipment or machinery on the premises.

Commercial laundry. An establishment where clothing, linens, rags, rugs, or other articles are washed for remuneration by the employee(s) or agent (s) of the establishment in addition, but not limited to, industrial laundries providing services for commercial and industrial businesses not located on the same site and linen services that launder on-premises.

Section 3: Text Amendment – Principal Uses for the Commercial Districts. The Faribault City Council hereby adds or amends (shown in the underlined text) and removes (shown in ~~striketrough~~ text) the following standards to Chapter 11, Article 1 of the City’s Unified Development Ordinance, hereby altering Section 11-30 titled Principal uses for the commercial districts:

Sec. 11-30. Principal uses for the commercial districts.

- (A) *In general.* All permitted and conditional uses allowed in the commercial districts are listed in Table 11-1.
- (B) *Permitted uses.* Uses specified with a "P" are permitted in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish a permitted use shall obtain a zoning certificate for such use as specified in Sections 2-190 through 2-250.

- (C) *Conditional uses.* Uses specified with a "C" are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use as specified in Sections 2-260 through 2-340.
- (D) *Prohibited uses.* Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the City Planner to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district. Such determination shall be made in the manner provided for in Section 2-50 governing determination of substantially similar uses.
- (E) *Specific development standards.* Permitted and conditional uses specified with an "x" under the Specific Development Standards column shall be subject to the standards identified in Chapter 7, Specific Development Standards.
- (F) *Generalized use categories.* Table 11-1 employs generalized use categories for some types of commercial uses. A particular use may be determined to be within a generalized use category if not listed specifically elsewhere in Table 11-1 and if not determined to be within another less restrictive generalized use category. Determination of whether a particular use is included within a generalized use category shall be made by the City Planner in the manner provided for in Section 2-50 governing determination of substantially similar uses.
 - (1) *General retail sales and services.* General retail sales and services uses include the retail sale of new products or the provision of services to the general public that produce minimal off-site impacts. General retail sales and services include the following uses:
 - (a) Automobile parts and accessories.
 - (b) Bakery/catering service.
 - (c) Barber shop/beauty salon.
 - (d) Bicycle sales and repair.
 - (e) Clothing and accessories.
 - (f) Department and discount stores.
 - (g) Drug store.
 - (h) Dry-cleaning, laundry services, and self-service laundromat establishments.
 - (i) Electronics sales and repair.
 - (j) Film developing/photographic supplies.

- (k) Florist.
 - (l) Hardware store.
 - (m) Household furnishings and appliances.
 - (n) Locksmith.
 - (o) Musical instruments.
 - (p) Office and school supplies.
 - (q) Picture framing.
 - (r) Shoe repair/tailor.
 - (s) Sporting goods/bait and tackle.
- (2) *Craftsman studios, limited production and processing.* Craftsman studios, limited production and processing uses include activities that are consistent and compatible with retail sales and services if such services are conducted wholly within an enclosed building if operated in a manner that prevents external effects of the activity such as (but not limited to) smoke, soot, dirt, vibration, and odor from being detectable at the property line. These uses produce minimal off-site impacts due to their limited nature and scale. Craftsman studios, limited production and processing is allowed as a principal use provided the use shall not exceed a maximum floor area of two thousand five hundred (2,500) square feet, and the main entrance shall open to a retail or office area. Such uses may include wholesale and off-premises sales, subject to other restrictions established in this ordinance. Limited production, processing and storage uses greater than two thousand five hundred (2,500) square feet in area, may be allowed subject to a conditional use permit in accordance with Sections 2-260 through 2-340 of the UDO, with requirements for noise, vibration, dust and odor controls. Craftsman studios, limited production and processing includes the following uses or similar uses:
- (a) Apparel and other finished products made from fabrics.
 - (b) Computers and accessories, including circuit boards and software.
 - (c) Electronic components and accessories.
 - (d) Film, video and audio recording.
 - (e) Food and beverage products, except no live slaughter or grain milling, cereal, vegetable oil, or vinegar.
 - (f) Jewelry, ornamental ceramics and pottery.
 - (g) Leather crafting and upholstery.
 - (h) Precision medical and optical goods.

- (i) Signs and advertising devices.
- (j) Visual arts and artist's studio.
- (k) Watches and clocks.
- (l) Wood crafting and carving.
- (m) Wood furniture, woodworking, cabinetry, millwork, and upholstery, not including sawmills.

Table 11-1. Principal uses in the commercial districts.

Use	District					Development Standards
	C-1	C-2	C-3	CBD	SH	
Commercial uses						
Auction establishments		C	C		-	X
Retail sales and services						
General retail sales and services	P	P	P	P	C	
Ambulance facility	-	C	-	-	C	X
Antiques and collectibles	-	P	P	P	C	
Bank or financial institution	-	P	P	P	C	
Boat and marine sales	-	P	P	-	C	
Bookstore	P	P	P	P	C	
Building material sales	-	P	P	-	C	
Child care center	C	P	P	P	C	X
Digital Billboards	-	C	C	-	C	see 9-160(I)
Firearms dealer	-	P	P	P	C	X
Funeral home	-	P	P	P	C	X
Greenhouse, lawn and garden supplies	-	P	P	P	C	
Grocery or convenience store	C	P	P	P	C	
Laundry, self-service	-	P	P	P	C	X
Pawn shop	-	P	P	P	C	
Performing, visual, or martial arts school	-	P	P	P	C	
Pet store	-	P	P	P	C	X
Photocopying	P	P	P	P	C	
Recreational vehicle sales and service	-	P	P	-	C	

Rental of household goods and equipment	-	P	P	P	C	
Shopping center	C	P	P	P	C	
Small engine repair	-	P	P	P	-	
Tattoo parlor	-	P	P	P	C	
Veterinary clinic	-	P	P	P	C	X
Video store	P	P	P	P	C	
Offices	C	P	P	P	C	X
Automobile services						
Automobile convenience facility	C	P	P	P	C	X
Automobile rental	-	P	P	P	-	X
Automobile repair, minor	-	P	P	C	C	X
Automobile repair, major	-	C	C	C	-	X
Automobile sales	-	P	P	-	-	X
Transportation						
Truck and trailer sales and service	-	C	-	-	-	X
Car wash	-	P	P	-	C	X
Food and beverages						
Bar, nightclub, liquor establishment	-	P	P	P	C	X
Brewery	-	C	C	C	C	X
Coffee shop with limited entertainment	P	P	P	P	C	X
Liquor store	-	P	P	P	C	
Microdistillery	-	C	C	C	C	X
Restaurant, drive-through	-	C	C	C	C	X
Restaurant	C	P	P	P	C	X
Restaurant with general entertainment	C	P	P	P	C	X
Commercial recreation, entertainment and lodging						
Bed and breakfast facility	-	-	-	P	C	X
Bowling alley	-	P	P	-	C	
Hotel, motel	-	P	P	P	C	

Indoor recreational facility	-	P	P	C	-	
Outdoor recreation area	-	C	C	C	P	X
Sports and health facility	P	P	P	P	C	
Theater, indoor	-	P	P	C	C	
Limited recycling collection center	-	C	C	-	C	X
Institutional and public uses						
Educational facilities						
College or university	-	P	P	C	C	
Early childhood education center	C	P	P	P	C	X
Schools, K-12	-	C	C	C	C	X
Schools, vocational or business	-	P	P	C	C	
Parking facilities, ramps	C	C	C	C	C	X
Social, cultural, charitable, and recreational facilities						
Stadiums, arenas	-	C	C	-	-	X
Clubs and lodges	C	P	P	P	C	
Community center	C	P	P	C	-	X
Library	C	P	P	P	-	
Museum	C	P	P	P	-	
Park	P	P	P	P	P	
Religious institutions						
Place of assembly	C	C	C	C	C	
Health and medical facilities						
Clinic, medical or dental	P	P	P	P	C	
Laboratory, medical or dental	-	P	P	P	C	
Hospital	-	C	C	-	-	X
Massage parlor	-	P	P	P	C	
Production, processing, and storage						
Farm and construction equipment sales	-	P	P	-	C	X
Craftsman studios	-	P	P	P	C	X
Limited production and processing up to 2,500 sq. ft.	-	P	P	P	C	X

Limited production and processing over 2,500 sq. ft.	-	C	C	C	C	X
Contractor office and showroom	-	P	P	P	-	X
Furniture moving and storage	-	P	P	-	-	
Industrial machinery and equipment, sales, service, and rental	-	P	P	-	C	
Laundry, commercial	-	P	P	P	-	X
Packaging of finished goods	-	P	P	P	-	
Printing and publishing	-	P	P	P	-	
Self-service storage facility	-	P	P	C	C	
Wholesaling, warehousing, and distribution	-	P	P	C	-	X
Residential uses						
Dwellings						
Dwelling unit as part of mixed-use structure	-	-	-	P	C	X
Multiple-family dwelling	C	C	C	C	-	
Dwelling in conjunction with business	C	C	C	C	C	X
Congregate living						
Residential care facility, serving six or fewer persons	C	C	C	C	C	
Residential care facility, serving seven to sixteen persons	C	C	C	C	C	X
Residential care facility, serving seventeen or more persons	-	C	C	-	C	X
Nursing home, senior housing facility	C	C	C	C	C	X
Public service and utilities						
Communication facilities, towers	C	C	C	C	see section 6-230	

Electric or gas substation	C	P	P	P		
Essential services	P	P	P	P		
Electricity generation plant, non-nuclear	-	C	C	-		
Governmental buildings and structures	C	P	P	P		
Governmental buildings and structures (other than those used primarily as offices)	-	C	C	C	C	X
Public utility buildings and structures	C	P	P	P		

Section 4: Text Amendment – Principal Uses for the Commercial Districts. The Faribault City Council hereby amends (shown in the underlined text) the following standards to Chapter 12, Article 1 of the City’s Unified Development Ordinance, hereby altering Table 12-1 of Section 11-30 titled Principal uses for the industrial districts:

Table 12-1. Principal uses in the industrial districts.

Use	District				Development Standards
	I-P	I-1	I-2	SH	
Industrial uses					
Generalized use categories					
Limited industrial	P	P	P	C	
General industrial	-	-	P	-	
Specific industrial uses					
Aircraft storage and maintenance	P	P	P	C	
Ammunition and explosives, storage and manufacturing	-	-	C	-	
Boat construction, repair, and storage	P	P	P	C	
<u>Commercial laundry</u>	P	P	P	C	x
Concrete, asphalt, and rock crushing facility	-	-	C	-	x
Contractor showroom	P	P	P	C	x
Contractor yard	P	P	P	C	
Furniture moving and storage	C	P	P	C	
Grain elevator or storage	-	-	P	-	
Grain milling and distillation	-	-	P		

Greenhouse, wholesale	P	P	P	C	
Industrial machinery and equipment sales, service, and rental	P	P	P	C	
Research, development, and testing laboratory	P	P	P	C	
Recycling facility	C	C	P	-	
Refuse disposal and incineration facility	-	-	C	-	x
Scrap/salvage yard, metal milling facility	-	-	C	-	x
Self service storage	P	P	P	C	
Stockyards, slaughter of animals	-	-	C	-	x
Wholesaling, warehousing and distribution	P	P	P	C	
Commercial uses					
Adult entertainment uses	P	P	P	C	x
Animal kennel, veterinary services	P	P	P	C	x
Auction establishments	C	C	C	C	x
Automobile Services					
Automobile convenience facility	P	P	P	C	x
Automobile repair, major	P	P	P	C	x
Automobile repair, minor	P	P	P	C	x
Automobile sales	C	C	-	C	x
Brewery	P	P	P	C	x
Commercial recreation, entertainment and lodging					
Firearm range, indoor	P	P	P	C	x
Hotel, motel	C	C	-	-	
Indoor recreational facility	P	P	P	P	x
Outdoor recreation area	C	C	C	C	x
Digital Billboards	C	C	C	C	see 9-160(I)
Offices	P	P	P	C	
Retail sales and services					
Ambulance Facility	C	C	C	C	x
Building material sales, lumberyard	P	P	P	C	
Child care center (as principal use)	C	C	-	C	
Farm and construction equipment	P	P	P	C	
Restaurants, liquor establishments	C	C	C	C	x
Transportation					
Bus garage or maintenance facility	C	P	P	C	
Heliport	-	C	C	-	x
Package delivery service	P	P	P	C	
Transportation services	P	P	P	C	
Transportation terminal	P	P	P	C	x
Truck, trailer, boat or recreational vehicle, sales service or rental	P	P	P	C	

Waste hauler	-	C	P	-	x
Institutional and public uses					
Educational facilities					
School, vocational or business	P	P	P	C	
Parking facilities, ramps	C	C	C	C	x
Social, cultural, charitable, & recreational facilities					
Armories, convention halls	P	P	P	C	
Stadiums, arenas	C	C	C	C	x
Clubs and lodges	P	P	P	C	
Religious institutions					
Place of assembly	P	P	-	C	x
Residential uses					
Dwelling in conjunction w/business	C	C	C	C	x
Public service and utilities					
Communication facilities	P	P	P	C	x
Communication towers	C	C	C	C	see § 6-230
Electric or gas substation	P	P	P	C	x
Electricity generation plant, non-nuclear	-	-	C	-	x
Essential services	P	P	P	P	x
Governmental buildings and structures	P	P	P	C	x
Public utility buildings and structures	P	P	P	C	x
Street and equipment maintenance facility	P	P	P	C	
Waste transfer or disposal facility	-	C	C	-	x

Section 5: Effective Date. This ordinance shall be effective immediately upon its passage and publication per the provisions of the Faribault City Charter.

Public Hearing: _____, 2024

First Reading: _____, 2024

Second Reading: _____, 2024

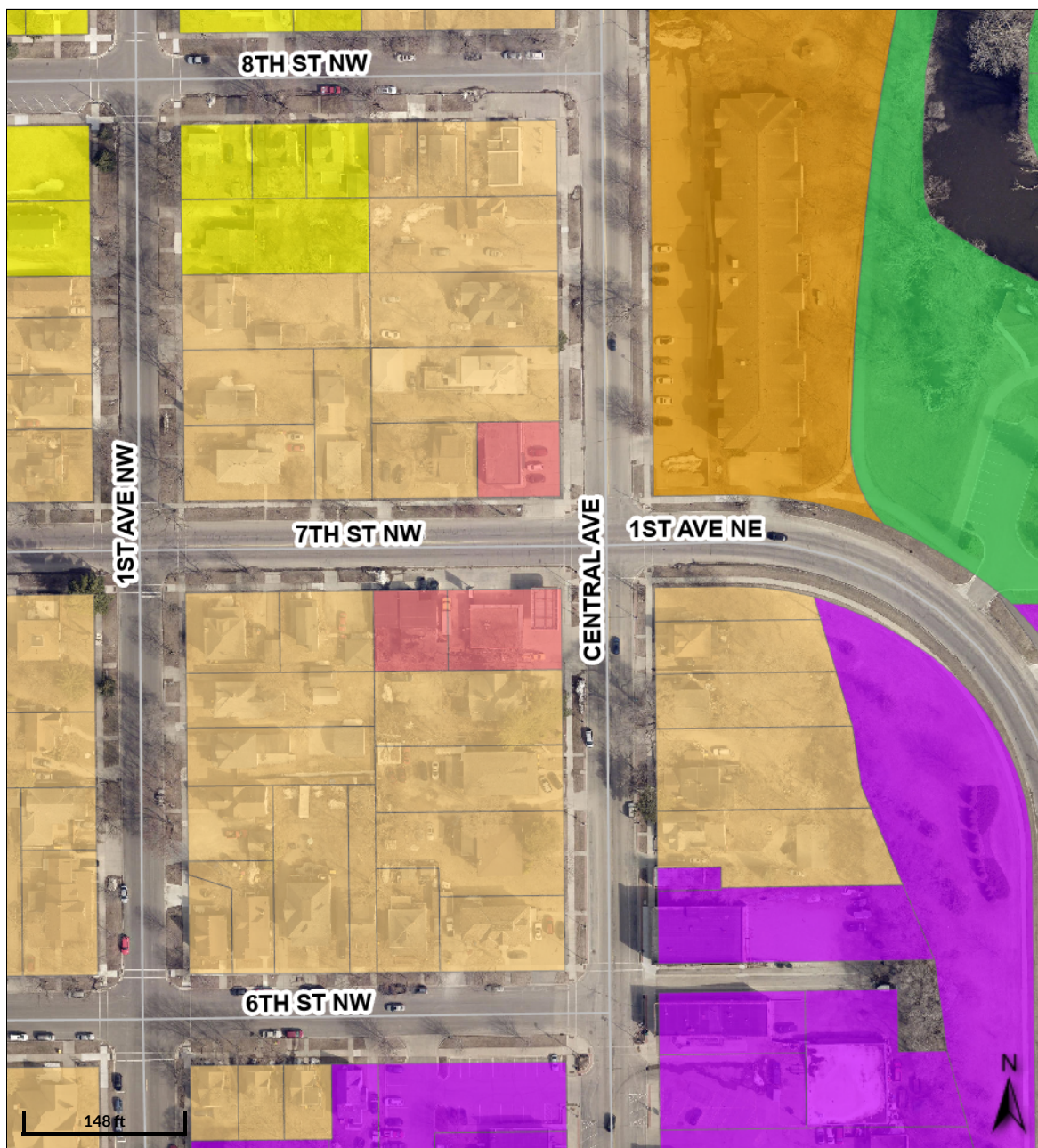
Publication: _____, 2024

Faribault City Council

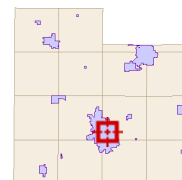
Kevin F. Voracek, Mayor

ATTEST:

Jessica L. Kinser, City Administrator



Overview

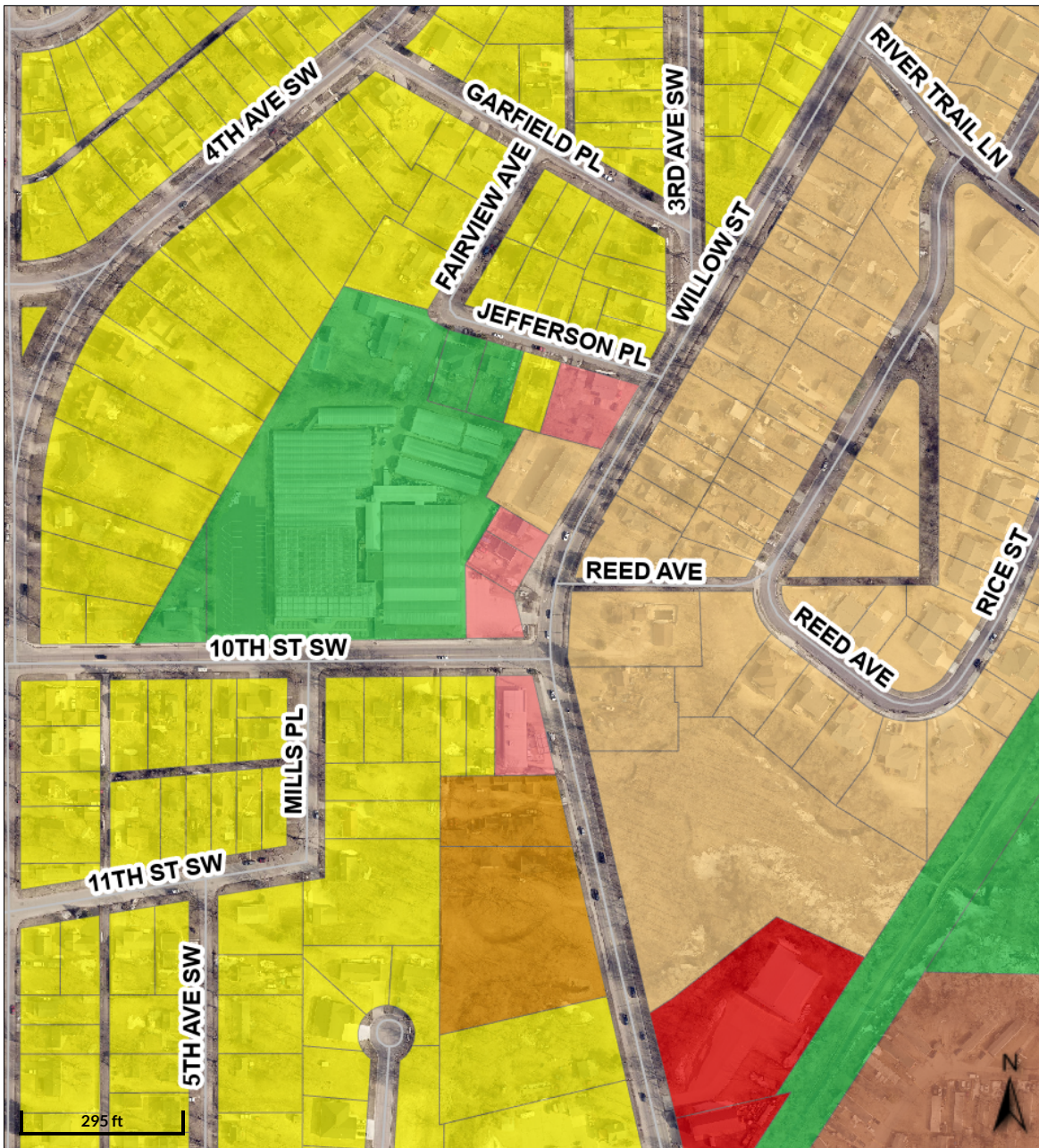


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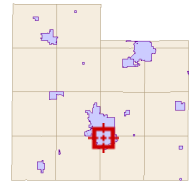
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- Road Numbers
- Faribault Zoning**
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 - C-2
 - C-3
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 - I-2
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 - R-1
 - R-1A
 - R-2
 - R-3
 - R-4
 - RM
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Overview

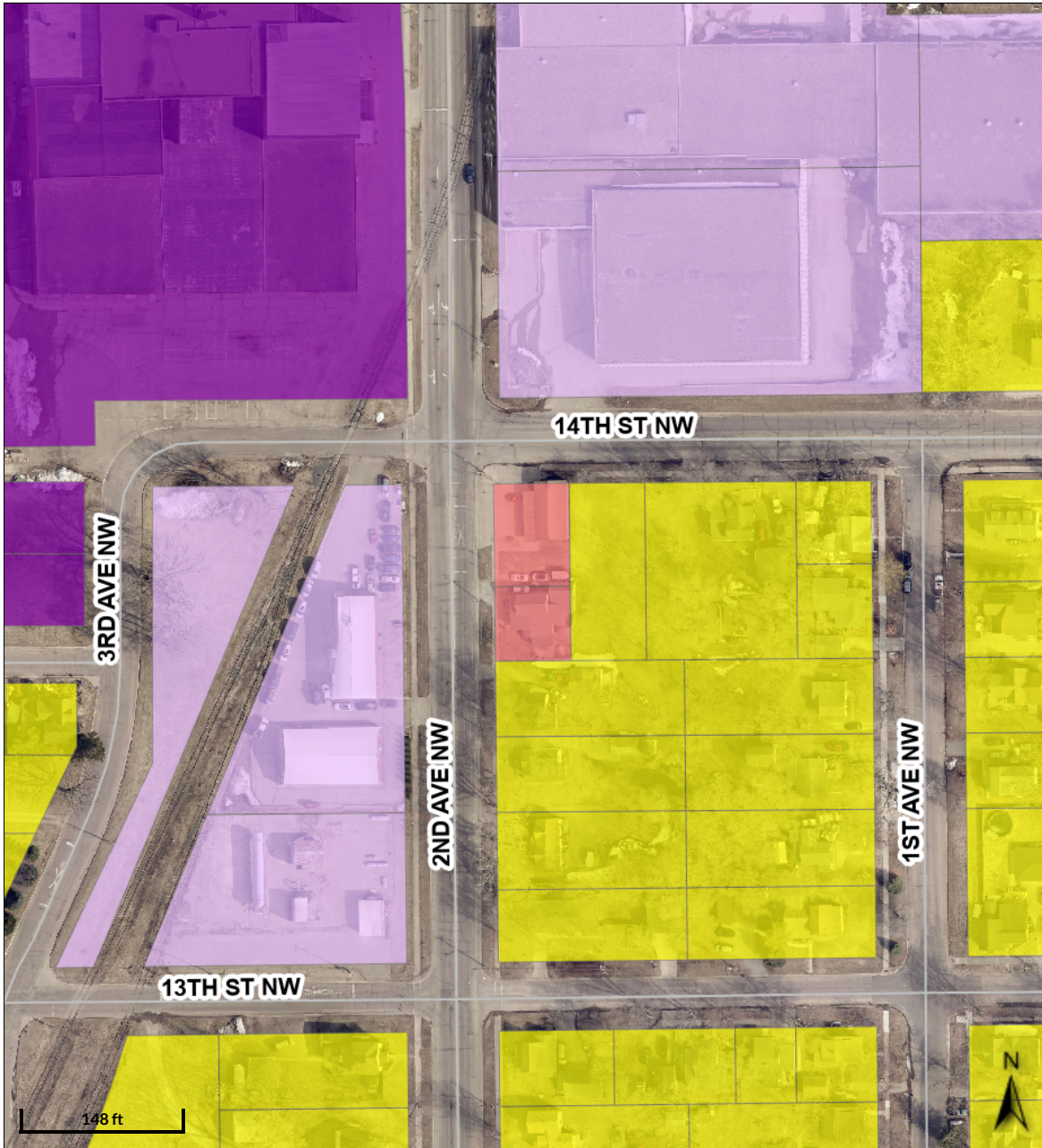


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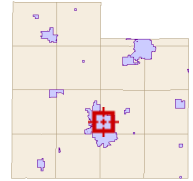
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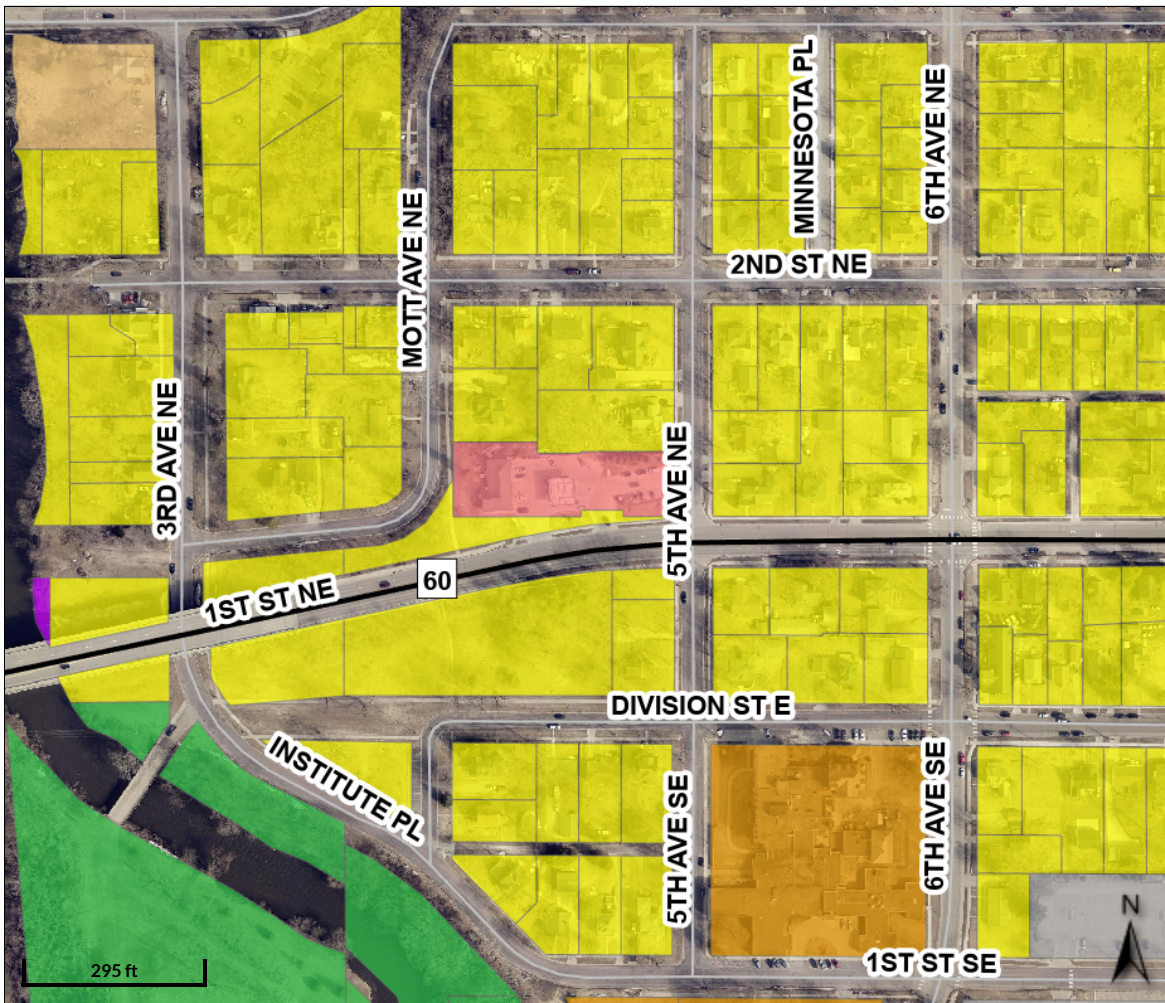


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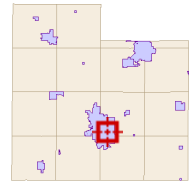
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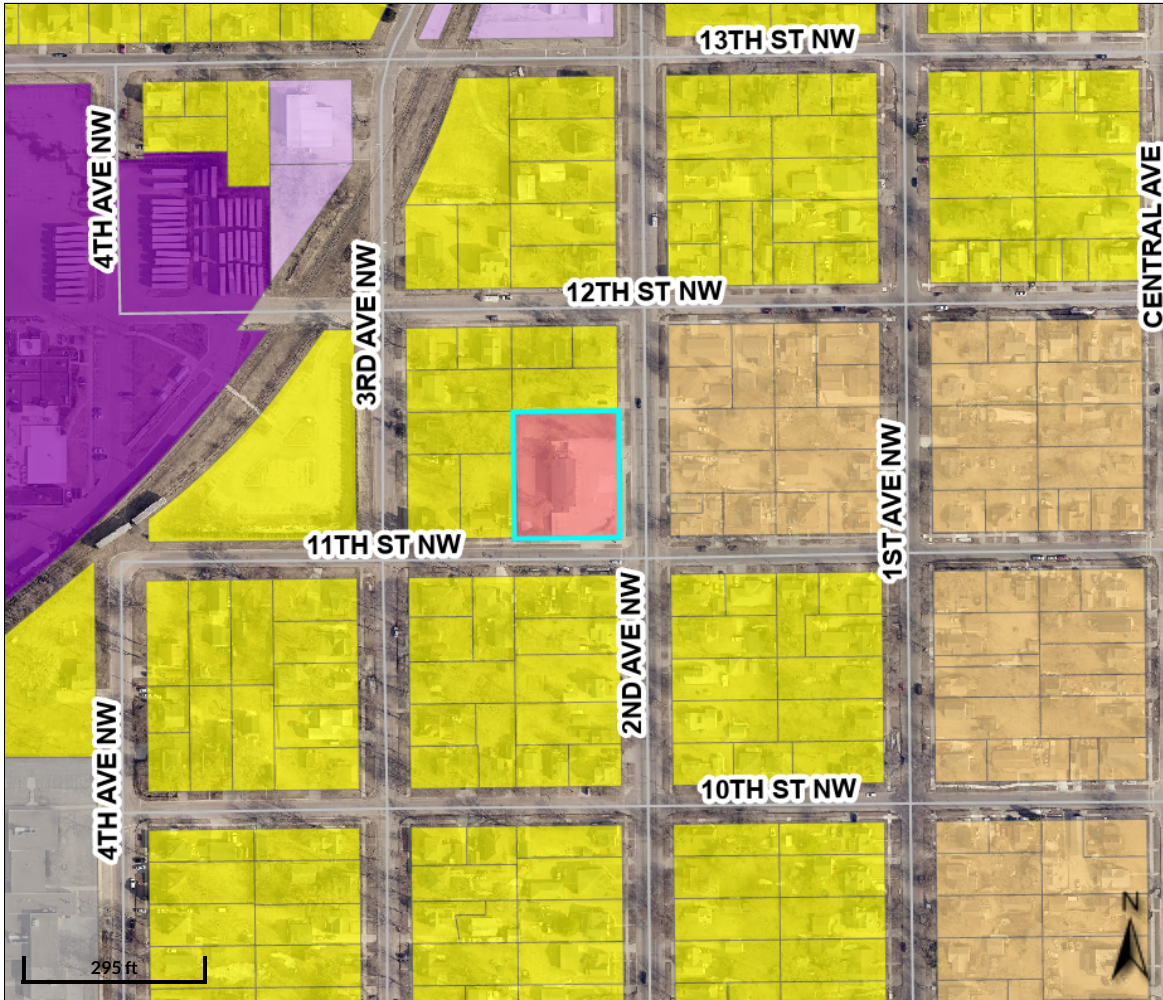
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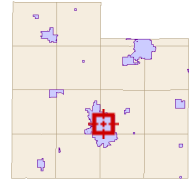
Zoning Description: Neighborhood Commercial
Zoning: C-1

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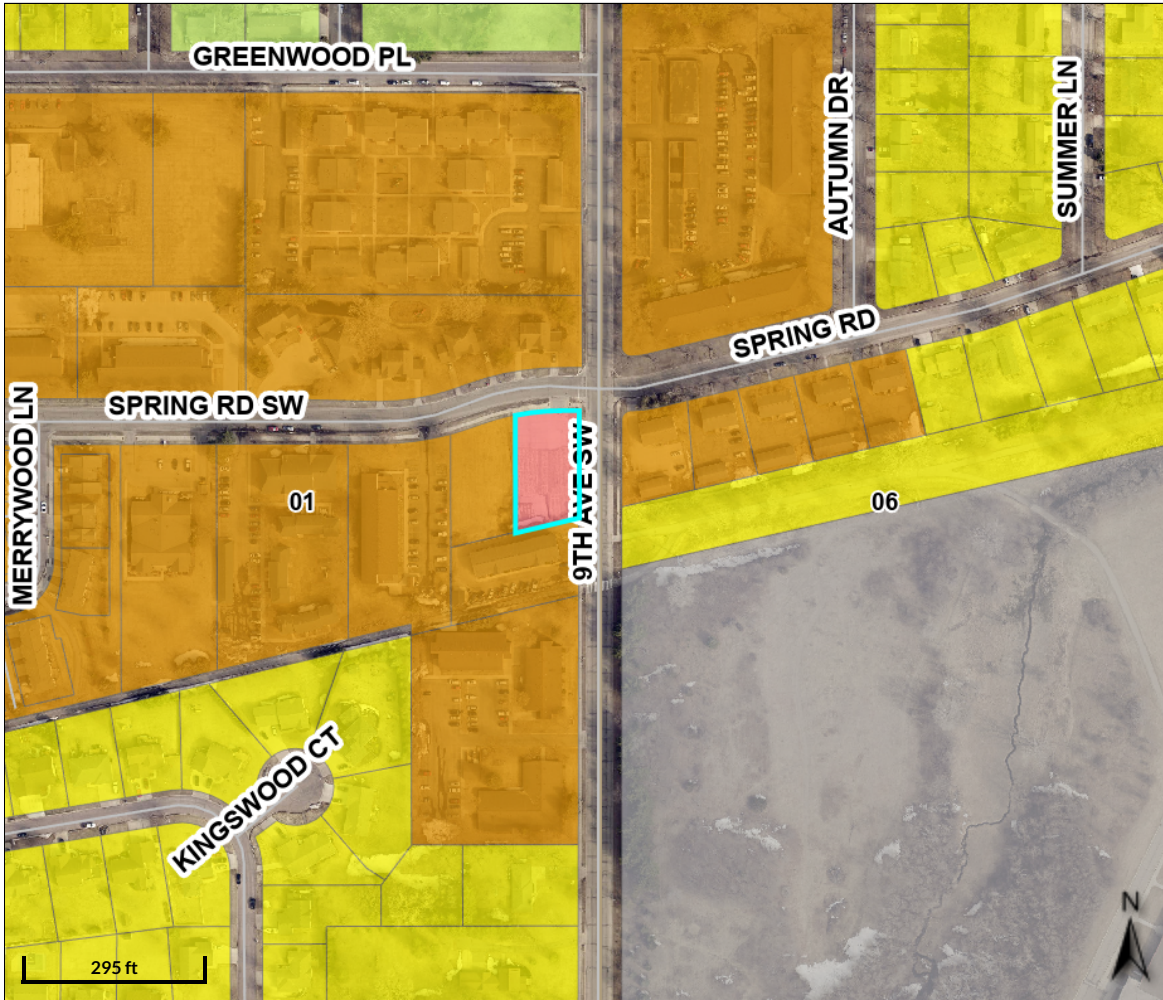
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 - RM
 - TUD

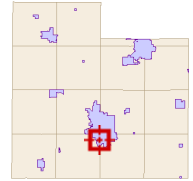
Parcel ID	1830426143	Alternate ID	n/a	Owner Address	KWIK TRIP INC
Sec/Twp/Rng	n/a	Class	3A-Commercial/Industrial/Public Utility		1626 OAK ST
Property Address	1112 2ND AVE NW	Acreage	n/a		LA CROSSE WI 54603
	FARIBAULT				
District	FARIBO-SD656-HSP-HRA-EDA				
Brief Tax Description	Lot 5 Block 15 of NORTH FARIBAULT				
	NORTH FBLT LOTS 5 & 8 & 9 B15				
	(Note: Not to be used on legal documents)				

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Overview



Legend

-  Townships
-  Sections
-  Roads
- Road Numbers**
- Faribault Zoning**
-  C-1
-  C-2
-  C-3
-  CBD
-  I-1
-  I-2
-  I-P
-  O
-  P-I
-  R-1
-  R-1A
-  R-2
-  R-3
-  R-4
-  RM
-  TUD

Parcel ID	1801476001	Alternate ID	n/a	Owner Address	ZRH PARTNERSHIP
Sec/Twp/Rng	n/a	Class	3A-Commercial/Industrial/Public Utility		1626 OAK ST PO BOX 2107
Property Address	1508 9TH AVE SW	Acreage	n/a		LA CROSSE WI 54602-2107
	FARIBAULT				
District	FARIBO-SD656-HSP-HRA-EDA				
Brief Tax Description	Lot 1 Block 1 of WINDSOR PARK 10				
	(Note: Not to be used on legal documents)				

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