



Fire Prevention and Building Safety

400 La Crosse St., La Crosse, WI 54601 • (608) 789-7530 • Fax: (608) 789-7589

<http://www.cityoflacrosse.org>

inspection@cityoflacrosse.org

Gregg A. Cleveland, Fire Chief



July 28, 2016

Lautz Lassig Custom Builders Inc.
640 Commerce St.
West Salem Wi. 54669

RE: An appeal regarding the requirement to provide an 25' front yard setback at 2126 Winnegago St. La Crosse, Wisconsin.

Dear Lautz Lassig Builders,

We have received your permit application to construct a wooden entry deck that does not meet the minimum requirements set forth in the Municipal Code of Ordinances of the City of La Crosse (Code) regarding setbacks from the front property line.

The project as proposed is in direct violation of the following subparagraph of the Code:

115-142 (c) (1)

Front yard, side yard and rear yard regulations applicable in the Residence District shall apply to the Single Family Residence District.

115-143 (c) (2)

Front yards.

On every lot in the Residence District, there shall be a front yard having a depth of not less than 25 feet, provided that where lots comprising 40 percent or more of the frontage on one side of a block are developed with buildings, the required front yard depth shall be the average of the front yard depths of the two adjacent main buildings, or if there is only one adjacent main building the front yard depth of said main building shall govern; provided further that this regulation shall not be so interpreted as to require a front yard depth of more than 25 feet in any case.

Therefore, if upon consideration of all of the facts surrounding this appeal in a public hearing, the Board of Zoning Appeals determines that this appeal meets all of the criteria established by the Legislature of the State of Wisconsin, as interpreted by the Supreme Court of the State of Wisconsin for the granting of variances, the Board of Zoning Appeals would have to grant a variance of 5' to the required 25' front yard setback for this project to proceed as proposed.

Sincerely,

Terry Thienes
Building Inspector

CITY OF LA CROSSE

Third Floor-City Hall, 400 La Crosse Street, La Crosse, Wisconsin 54601
Phone 608/789-7530 Fax 608/789-7589

**BUILDING PERMIT APPLICATION**

Fire Prevention and Building Safety
400 La Crosse St, La Crosse, WI 54601
(608) 789-7530 • Fax: (608) 789-7589

<http://www.cityoflacrosse.org> inspection@cityoflacrosse.org
Gregg A. Cleveland, Fire Chief

Application No: _____

Date: _____

Parcel No: _____

PROJECT**Project Address:** 2126 Winnebago St. LAXBuilding ☐ Addition ☐ Alteration/Remodel ☒ Cost of Project: \$ 2,000Sign ☐ Demolition ☐ Intended Use of Land After Demolition: _____

Description of Work:

wood Deck over existing concrete stairs.

OWNER

Name: STEVE BAMBER

Address: 2126 Winnebago

City: LACROSSE

State: WI

Zip Code: 54601

Phone: _____

Cell: _____

Fax: _____

Email: _____

CONTRACTOR

Name: LAUTZ LASSE Custom Builders Inc

Supervisor: KRISTEN LASSE

Address: 640 Commerce St.

WIS/Cred/Qual: _____

City: West Salem

State: WI

Zip Code: 54669

Phone: _____

Cell: _____

Fax: _____

Email: _____

John @ lautz custombuilders.com

PROPERTY

Zoning: _____

Flood Plain: Yes ☐ No: ☐

Number of Dwelling Units: _____

Fire Limits: Yes ☐ No: ☐Property Located in Archaeological District: Yes ☐ No ☐

Building Construction Type: _____

Occupancy type: _____

Level of Alteration (per IBC): _____

Architect/Engineer Name: _____

Architect/Engineer Phone: _____

INSPECTION USE ONLY

OK TO ISSUE: _____

Inspector Initials: _____

Approval Date: _____

FEES

Copies: _____

\$

Plan Review: _____

\$

Permit Fee: _____

\$

Record Maintenance Fee: _____

\$

Other: _____

\$

TOTAL: _____

\$

Received By: _____

Check No: _____

It is hereby agreed between the applicant, as owner, owner's agent or servant, and the City of La Crosse that for and in consideration for the premises and of the permit to construct, erect, alter, move, raze, or install and the occupancy of a building or property as above described, to be issued and granted by Fire Prevention and Building Safety of the City of La Crosse, that the work thereon will be done in accordance with the descriptions set forth in this statement, and as more fully described in the specifications and plans herewith filed; and it is further agreed to construct, erect, alter, move, raze or install and occupy in strict compliance with the ordinances of the City of La Crosse, and to obey any and all lawful orders of Fire Prevention and Building Safety of the City of La Crosse and State of Wisconsin laws relating to the construction, alteration, repairs, removal and safety buildings and other structures and permanent building equipment.

PLEASE MAKE CHECKS PAYABLE TO: CITY OF LA CROSSE TREASURER

(PRINT) AGENT/CONTRACTOR NAME _____ DATE _____

(SIGN) AGENT/CONTRACTOR NAME _____ DATE _____

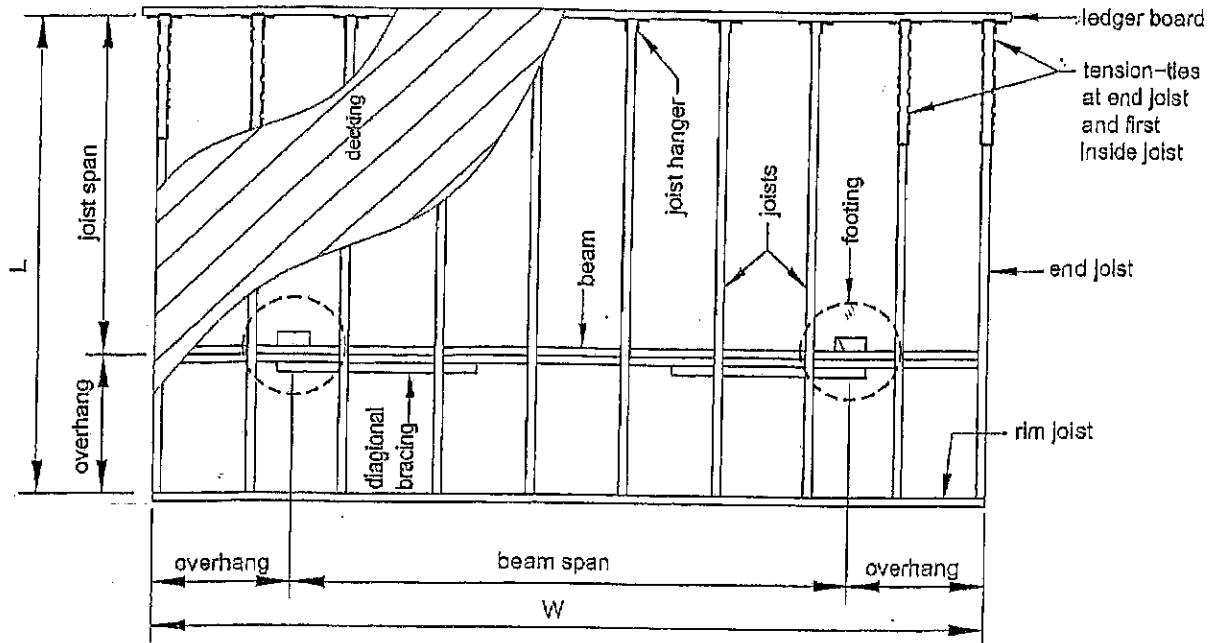
(PRINT) OWNER NAME _____ DATE _____

(SIGN) OWNER NAME _____ DATE _____

DO NOT CONCEAL ANY WORK WITHOUT FIRST RECEIVING INSPECTOR APPROVAL.

IT IS THE OWNER'S RESPONSIBILITY TO SEE THAT INSPECTION REQUESTS ARE CALLED IN TO THE INSPECTOR.

Figure 35
TYPICAL DECK FRAMING PLAN



Decking: ☐ 2x4 ☐ 2x6 ☐ five-quarter board ☒ wood-plastic composite (per ASTM D 7032)
☐ Other decking, evaluation report number: _____

Joists: size: ☐ 2x6 ☐ 2x8 ☐ 2x10 ☐ 2x12 spacing: ☐ 12 in. ☒ 16 in. ☐ 24 in.

joist span dimension: 6 ft. - 0 in.

overhang: ☐ Yes ☐ No overhang dimension: _____ ft. - _____ in.

rim joist: ☐ 2x6 ☐ 2x8 ☐ 2x10 ☐ 2x12

Beam(s): NA number of piles: ☐ 2 ☐ 3 size: ☐ 2x6 ☐ 2x8 ☐ 2x10 ☐ 2x12

overhang: ☐ Yes ☐ No overhang dimension: _____ ft. - _____ in.

Posts: size: ☒ 4x4 ☐ 4x6 ☐ 6x6 height: _____ ft. - _____ in.

Footings: NA size: _____ in. ☐ square ☐ round thickness: _____ in. EXISTING

Ledger: NA ledger board size: ☐ 2x8 ☐ 2x10 ☐ 2x12 ☐ Not applicable (free-standing deck)

fastener: ☐ Through bolt

☐ Lag screw

☐ Wood screw

☐ Expansion anchor

☐ Adhesive anchor

FASTENED TO CONCRETE STEPS - (EXISTING)

Lateral support: NA

☐ Tension-tie

☐ Diagonal bracing, size:

☐ 2x

(not permitted for free-standing deck)

FASTENED TO

EXISTING CONCRETE

Deck size: L = 6 ft. - 0 in. W = 10 ft. - 0 in.

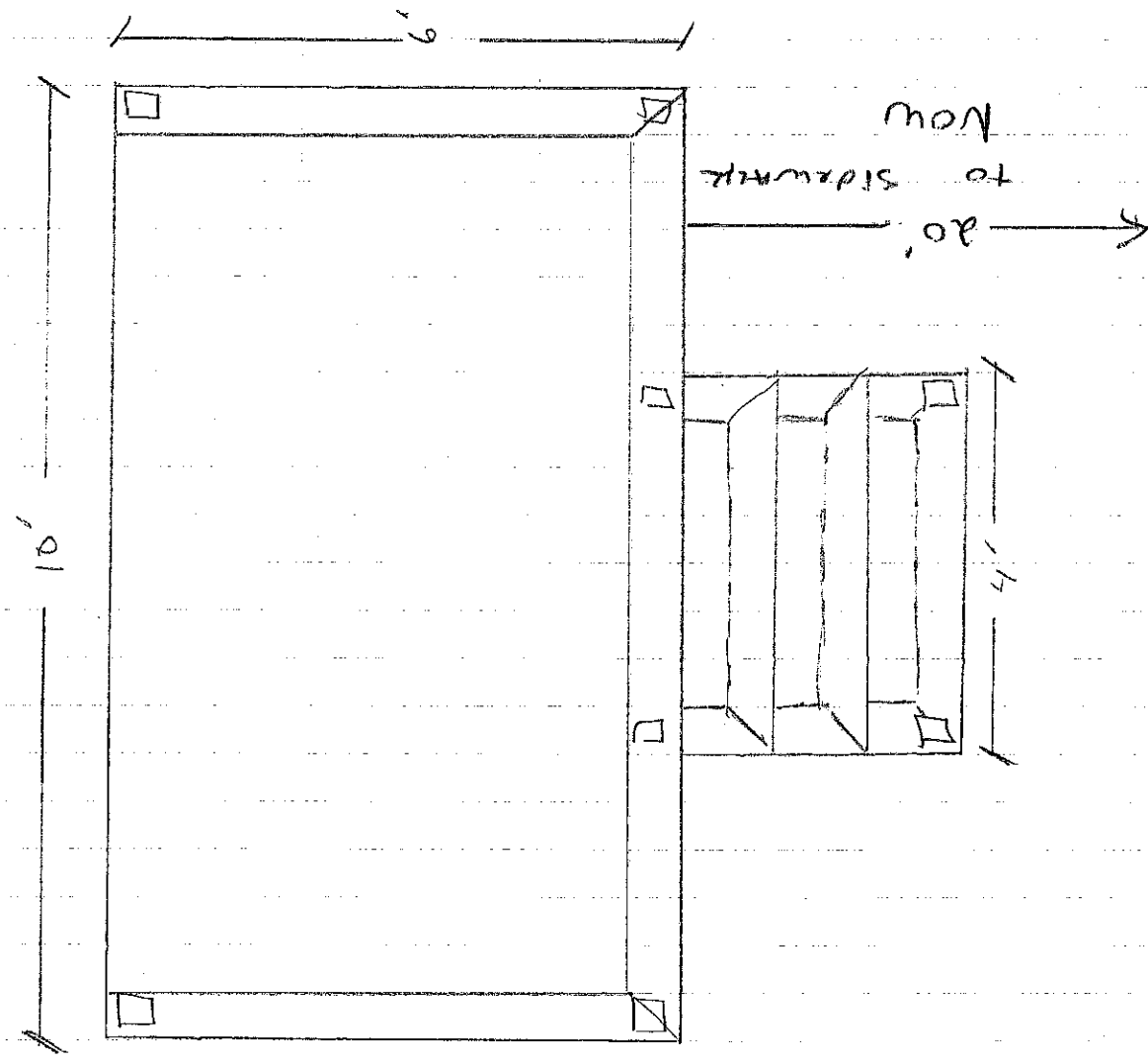
Guards: "Height" - Guards shall extend to at least 36 inches above the floor or to the underside of a stair handrail complying with s.SPS 321.04 (3) (b). Measurement shall be taken from the hard structural surface beneath any finish material to the top of the guard.

"Opening size" - Guards shall be constructed to prevent the through-passage of a sphere with a diameter of 4 3/8 inches, when applying a force of 4 pounds.

Backyard
TAX ID →

STEVE & Becky 13 AMBER
858-395-0834
2126 Winnebago St LAX

NOTE: COVER
EXISTING STOOP



- TO DO:
- 1 → STAIN PLYWOOD BLACK TO COVER SIDE OF STEPS.
 - 2 → PUT LATTICE OVER PLYWOOD. MAKE SURE IT CAN EXPAND AND CONTRACT.
 - 3 → 4x4 POST SKEVES. Band JOIST WRAP.
 - 4 → PICTURE FRAME DECK AND STEPS

MOUNT TO EXISTING CEMENT STEPS WHICH ARE ON A FOOTER

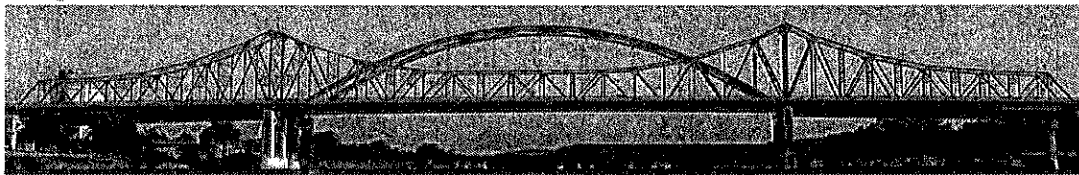
BOARD OF ZONING APPEALS

STANDARDS FOR AREA VARIANCE

- ☐ 1. The proposed variance is not contrary to the public interest. The purpose statement of the ordinance and related statutes must be reviewed in order to identify the public interest. Variances must observe the spirit of the ordinance, secure public safety and welfare and do substantial justice. In considering effects of a variance on public interests, broad community and even statewide interests should be examined; the public interest standard is not confined to scrutiny of impacts on neighbors or residents in the vicinity of a project.
- ☐ 2. The property has a special or unique condition. The property must have unique or physical features which prevent compliance with the ordinance. The circumstances of an applicant, such as growing family or need for a larger garage, are not legitimate factors in meeting this standard. Property limitations that prevent ordinance compliance and that are not unique but common to a number of properties should be addressed by amendment of the ordinance.
- ☐ 3. The special condition of the property creates an unnecessary hardship:
 - A. Unnecessary hardship means unnecessarily burdensome, considering the purpose of the ordinance.
 - B. Unnecessary hardship may not be self created. An applicant may not claim hardship because of conditions which are self-imposed. Examples include claiming hardship for a substandard lot after having sold off portions that would have allowed building in compliance and claiming hardship where construction was commenced without required permits in violation of ordinance standards.
 - C. Financial hardship is not a deciding factor. Economic loss or financial hardship does not justify a variance.



La Crosse County

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2126 WINNEBAGO ST LA CROSSE

Parcel: 17-30159-30 Internal ID: 32465
 Municipality: City of La Crosse Record Status: Current

Print View

Parcel Information:

Parcel: 17-30159-30
 Internal ID: 32465
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.131
 Township: 15
 Range: 07
 Section: 04
 Qtr: NE-SW

Parcel

Taxes

Outstanding Taxes

Assessments

Deeds

Permits

History

Legal Description:

S W ANDERSONS THIRD ADDN LOT 9 BLOCK 3 LOT SZ: 40 X 142.7

Property Addresses:

<u>Street Address</u>	<u>City (Postal)</u>
2126 WINNEBAGO ST	LA CROSSE

Owners/Associations:

<u>Name</u>	<u>Relation</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
STEPHEN G BAMBER	Owner	2126 WINNEBAGO ST	LA CROSSE	WI	54601-5060
BECKI BAMBER	Owner	2126 WINNEBAGO ST	LA CROSSE	WI	54601-5060

Districts:

<u>Code</u>	<u>Description</u>	<u>Taxation District</u>
2849	LA CROSSE SCHOOL	Y
3	Book 3	N

Additional Information

<u>Category</u>	<u>Description</u>
2012+ VOTING SUPERVISOR	2012+ Supervisor District 7
2012 + VOTING WARDS	2012+ Ward 21
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	1 UNIT

Lottery Tax Information ⓘ

Lottery Credits Claimed: 1 on 10/24/2001
 Lottery Credit Application Date: 10/9/2001

La Crosse County Land Records Information
 (Ver: 2016.4.26.0)

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