



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



January 10, 2017

University of Wisconsin-La Crosse
1725 State St.
La Crosse, Wisconsin 54601

RE: An appeal regarding the regulation that requires 7200 sq. ft. of lot area for each lot located at 2319 Madison St. La Crosse WI.

Dear University of Wisconsin-La Crosse:

We have received your building permit application to divide the current parcel into two separate parcels that does not meet the City of La Crosse (Code) regarding lot size required in a Residential (R1) zoned area.

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

115-142 (c) (2)

(2) Lot area.

Every lot in the Single Family Residence District not of record September 15, 1966, shall have an area of not less than 7,200 square feet.

Therefore, if upon consideration of all 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 ~~One Hundred Seventy Square Feet~~ for lot 1, and a variance of ~~One Hundred Sixty Seven Square Feet~~ to lot 2 for this project to proceed as proposed.

Sincerely,

Terry Thienes

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

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Application No: _____

Date: _____

Parcel No: _____

PROJECT**Project Address: 2319 Madison St.**

Building	<input type="checkbox"/>	Addition	<input type="checkbox"/>	Alteration/Remodel	<input checked="" type="checkbox"/>	Cost of Project: \$
Sign	<input type="checkbox"/>	Demolition	<input type="checkbox"/>	Intended Use of Land After Demolition:		

Description of Work:

Divide current property into 2 equal lots.**OWNER**

Name: University of Wisconsin - La Crosse

Address: 855 East Ave. N

City: La Crosse

State: WI

Zip Code: 54601-3742

Phone: 608/7858019

Cell:

Fax:

Email: dpearson@uwlax.edu**CONTRACTOR**

Name: Paragon Associates

Supervisor: Mike Kueny

Address: 632 Copeland Ave.

WIS/Cred/Qual:

City: La Crosse

State: WI

Zip Code: 54603

Phone: 608/7813110

Cell:

Fax:

Email: mikek@paragon-assoc.biz**PROPERTY**Zoning: **R-1 Single Family**Flood Plain: Yes ☐No: ☒Number of Dwelling Units: **2**Fire Limits: Yes ☐No: ☐Property Located In Archaeological District: Yes ☐No: ☒

Building Construction Type:

Occupancy type:

Level of Alteration (per IEBC):

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

DOUG PEARSON**1/11/17**

(PRINT) OWNER NAME

DATE

(SIGN) AGENT/CONTRACTOR NAME

DATE

Doug Pearson**1/11/17**

(SIGN) OWNER NAME

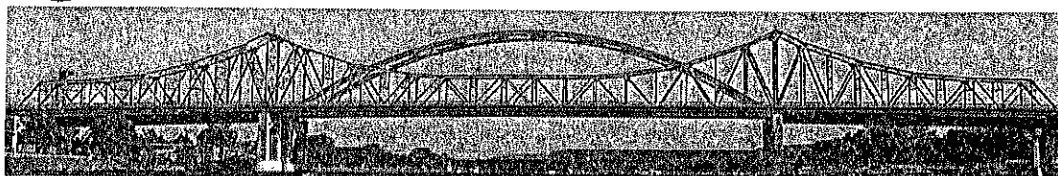
DATE

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.



La Crosse County

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2319 MADISON ST LA CROSSE

Print View

Parcel: 17-30151-80 Internal ID: 32378
 Municipality: City of La Crosse Record Status: Current

Parcel Information:

Parcel: 17-30151-80
 Internal ID: 32378
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.254
 Township: 15
 Range: 07
 Section: 04
 Qtr: SE-NW

Parcel**Taxes****Outstanding Taxes****Assessments****Deeds****Permits****History****Legal Description:**

CARGILL & HYDES ADDN LOTS 16 & 17 BLOCK 3 LOT SZ: 133.1 X 83

Property Addresses:

<u>Street Address</u>	<u>City(Postal)</u>
2319 MADISON 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>
BOARD OF REGENTS	Owner	1725 STATE ST	LA CROSSE	WI	54601-3742

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 4
2012 + VOTING WARDS	2012+ Ward 9
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601

Lottery Tax Information

Lottery Credits Claimed: 0
 Lottery Credit Application Date:

La Crosse County Land Records Information
 (Ver: 2016.9.28.0)

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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.