



Fire Prevention and Building Safety

400 La Crosse St., La Crosse, WI 54601 • (608) 789-7530 • Fax: (608) 789-7589
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Gregg A. Cleveland, Fire Chief



February 21, 2017

Rev Brian D Konopa
Mary Mother of the Church
2006 Weston St
La Crosse WI 54601

Re: An appeal regarding the requirement to provide 222 parking spaces – 1 for each 5 seats in the sanctuary, 1 for every 150 square feet of the parish hall and 1 for every 2 employees at the lower level religious education center at 2006 Weston St, La Crosse, Wisconsin.

Dear Reverend Konopa,

We have received your building permit application for an addition of a parish hall, kitchen, religious education, lavatories and storage to the south side of the existing church. We invite your attention to the following subchapter of Municipal Code:

Sec. 115-393 Off-street parking. Par. (c)

- When the intensity of use of any nonresidential building, structure or premises is increased through the addition of dwelling units, storage, seating capacity or other units of measurement specified herein for required parking facilities, parking facilities as required herein shall be provided for such increase in intensity of use.

Based upon 115-393 (k)(1), and the occupancy and square footage of the building's occupied spaces, this building's use will be intensified; therefore the parking requirement is for 222 spaces. You are providing 66 spaces.

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 156 from the required two hundred twenty-two (222) spaces.

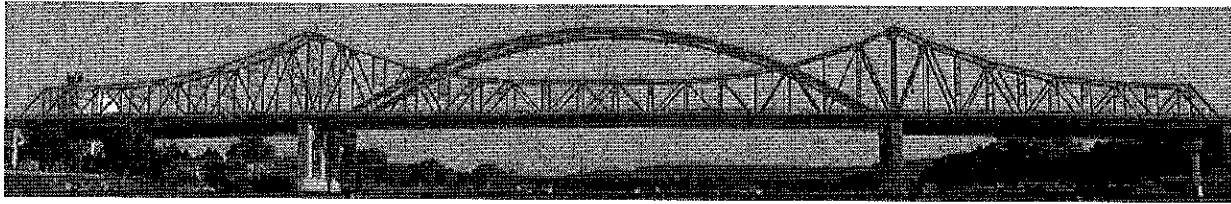
This variance will be contingent upon the church addition meeting all City of La Crosse Code of Ordinances.

Sincerely,

Barbara Benson
Department of Fire Prevention & Building Safety

CITY OF LA CROSSE

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


[Parcel Search](#) | [Permit Search](#)

2006 WESTON ST LA CROSSE

Print View

Parcel: 17-50294-60 Internal ID: 39075
 Municipality: City of La Crosse Record Status: Current

Parcel Information:

Parcel: 17-50294-60
 Internal ID: 39075
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 3.761
 Township: 15
 Range: 07
 Section: 09
 Qtr: NW-SW

Parcel

Taxes

Outstanding Taxes

Assessments

Deeds

Permits

History

Legal Description:

PRT NW-SW THE E 619.5FT OF W 995.25FT OF N 297.5FT EX PRT TAKEN FOR
 WESTON ST LOT SZ: IRR

Property Addresses:

<u>Street Address</u>	<u>City (Postal)</u>
2006 WESTON ST	LA CROSSE
2000 WESTON 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>
MARY MOTHER OF THE CHURCH PARISH	Owner	2006 WESTON ST	LA CROSSE	WI	54601-6526

Districts:

<u>Code</u>	<u>Description</u>	<u>Taxation District</u>
2849	LA CROSSE SCHOOL	Y
5	Book 5	N
0035	LA CROSSE TIF 15	N

Additional Information

<u>Category</u>	<u>Description</u>
2012+ VOTING SUPERVISOR	2012+ Supervisor District 10
2012 + VOTING WARDS	2012+ Ward 24
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	OLDER DUPLEX

Lottery Tax Information

Lottery Credits Claimed: 0
 Lottery Credit Application Date:

STANDARDS FOR USE 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 no reasonable use of the property. An applicant would have to demonstrate that none of the uses allowed as permitted or conditional uses in the current zoning district are feasible for the property in order to comply with this task. This circumstance is highly unlikely.
 - 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.