



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



May 1, 2017

Dan Moen
923 16th St. S.
La Crosse, Wisconsin 54601

RE: An appeal regarding the regulation that requires 7200 sq. ft. of lot area and 30 ft. of street frontage for each lot located at 923/925 16th St. La Crosse WI.

Dear Dan Moen:

We have received your application to divide the current parcel into two separate parcels that does not meet the City of La Crosse (Code) regarding lot size and street frontage 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) 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.

115-143 (e)

Every lot shall front or abut for a distance of at least 30 feet on a public street.

CITY OF LA CROSSE

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The owner proposes Lot 1 with area of 4,577 square feet, and Lot 2 with an area of 5,837 square feet with a street frontage of 16.44 feet.

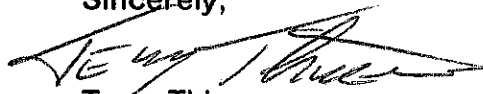
Therefore, if upon consideration of all the facts surrounding this appeal in a public hearing, the Board of Zoning Appeals determines that this appeal meets all of the criteria established by the Legislature of the State of Wisconsin, as interpreted by the Supreme Court of the State of Wisconsin for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

A variance of 2,623 square feet to Lot 1.

A variance of 1,363 square feet to Lot 2.

A variance of 13.44 feet to Lot 2.

Sincerely,



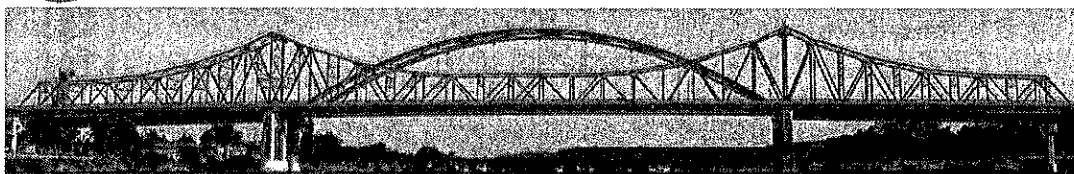
Terry Thienes

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La Crosse County

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923 16TH ST S LA CROSSE

Parcel: 17-30222-130 Internal ID: 33201
 Municipality: City of La Crosse Record Status: Current

Print View

Parcel Information:

Parcel: 17-30222-130
 Internal ID: 33201
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.238
 Township: 15
 Range: 07
 Section: 05
 Qtr: NE-SE

Parcel

Taxes

Outstanding Taxes

Assessments

Deeds

Permits

History

Legal Description:

E S B VAILS ADDITION N 86 1/2FT LOTS 7 & 8 BLOCK Q LOT SZ: 86.5 X 120

Property Addresses:

<u>Street Address</u>	<u>City (Postal)</u>
923 16TH ST S	LA CROSSE
925 16TH ST S	LA CROSSE

Owners/Associations:

<u>Name</u>	<u>Relation</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
DANIEL R SR MOEN	Owner	W5670 COUNTY ROAD F	LA CROSSE	WI	54601

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 19
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	2 HOUSES ON 1 LOT

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.