



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



August 8, 2017

Dustin D Frost
 2522 13th Pl S
 La Crosse WI 54601

RE: An appeal regarding the requirement to provide a rear yard setback of 24 feet 6 inches at 2522 13th Pl S, La Crosse, Wisconsin.

Dear Dustin Frost:

We have received your building permit application for an addition to an existing garage 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 rear property line. We invite your attention to subchapter of the Code wherein it provides for the purpose of the law from which you are seeking a variance:

"115.3 INTERPRETATION, PURPOSE AND CONFLICT.

In interpreting and applying the provisions of this Chapter, they shall be held to be the minimum requirements for the promotion of the public health, safety, convenience, prosperity or general welfare."

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

115.142 (C) AREA REGULATIONS.

(1) Front Yard, Side Yard and Rear Yard. Front yard, side yard and rear yard regulations applicable in the Residence District shall apply to the Single Family Residence District.

115.143 (C) (4) Rear Yards.

On every lot in the residence district there shall be a rear yard having a depth of not less than twenty per cent (20%) of the depth of the lot, provided such rear yard need not exceed 30 feet in depth and shall not in any case be less than 15 feet in depth.

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 7 feet 6 inches to the 24 foot 6 inch rear yard setback requirement before a building permit could be issued for this project as proposed.

Sincerely,

Jon Molledahl
 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

2522 13TH PL S LA CROSSE

Parcel: 17-50015-50
 Internal ID: 35873
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.141
 Township: 15
 Range: 07
 Section: 08
 Qtr: SW-SE

Abbreviated Legal Description:

RIVER VIEW ADDITION LOT 5 BLOCK 1 LOT SZ: 50 X 122.8

Property Addresses:

Street Address	City(Postal)
2522 13TH PL S	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
DUSTIN D FROST	Owner	2522 13TH PL S	LA CROSSE	WI	54601-6308

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
5	Book 5	N

Additional Information:

Code	Description	Taxation District
2012+ VOTING SUPERVISOR	2012+ Supervisor District 11	
2012 + VOTING WARDS	2012+ Ward 22	
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601	
Use	1 UNIT	

Lottery Tax Information:

Lottery Credits Claimed:	1 on 3/21/2016
Lottery Credit Application Date:	10/16/2014

Tax Information:**Billing Information:**

Bill Number: 11448
 Billed To:

DUSTIN D FROST
2522 13TH PL S
LA CROSSE WI 54601-6308

Total Tax: 3148.26

Payments Sch.

1-31-2017	674.52
3-31-2017	824.58
5-31-2017	824.58
7-31-2017	824.58

Tax Details:

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.916569215
Assessed:	28300	87800	116100	Mill Rate	0.029096398
Fair Market:	30900	95800	126700	School Credit:	241.06
Taxing Jurisdiction:			2015 Net Tax	2016 Net Tax	% of Change
STATE OF WISCONSIN			\$ 21.0200	\$ 21.4900	2.2000
La Crosse County			\$ 454.7300	\$ 464.0000	2.0000
Local Municipality			\$ 1420.7200	\$ 1426.7300	0.4000
LA CROSSE SCHOOL			\$ 1289.8200	\$ 1267.2100	-1.8000
WTC			\$ 195.4000	\$ 198.6600	1.7000
Credits:					
	First Dollar Credit:			79.79	
	Lottery Credit:			150.04	
Additional Charges:					
	Special Assessment:			0.00	
	Special Charges:			0.00	
	Special Delinquent:			0.00	
	Managed Forest:			0.00	
	Private Forest:			0.00	
	Total Woodlands:			0.00	
	Grand Total:			3148.26	

Payments & Transactions

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date
Payment to Local Municipality	1/23/2017	572627	0	\$ 3148.26	1/2017
			Totals:	\$ 3148.26	

Assessment Information:

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
G1	Residential	2016	0.141	28300	87800	116100	5/12/2015

Deed Information:

The following documents are those that impact the transfer of ownership or the legal description of the parcel. There may be other documents on file with the Register of Deeds Office.

Volume Number	Page Number	Document Number	Recorded Date	Type
513	302	818166	4/21/1972	FINAL JUDGMENT
513	374	818226	4/25/1972	WD PRIOR 9-1-81
900	819	1054840	8/5/1991	Warranty Deed

Volume Number	Page Number	Document Number	Recorded Date	Type
0	0	1339725	1/20/2003	HT110
0	0	1397502	6/29/2004	Warranty Deed
0	0	1636144	2/24/2014	ORDER
0	0	1636156	2/25/2014	SHERIFF'S DEED

Outstanding Taxes

There are no outstanding taxes for this property.

Permits Information:

Municipality: City of La Crosse
Property Address: 2522 13TH PL S

Click on the permit number for additional details regarding the permit.

Description	Per. #	Applicant Name	Status	Status Date	Activity
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History Information:

Parent Parcel(s)

There are no parent parcels for this property.

Child Parcel(s)

There are no child parcels for this property.

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 the 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.
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