



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



September 5, 2017

John Graff
1520 Cedar DR
La Crescent, MN 55947

RE: An appeal of the regulation limiting residential accessory structures to a maximum size of seven hundred thirty five (735) square feet at 1515/1517 Weston St. La Crosse WI.

Dear John Graff;

We have received your building permit application to add a single stall open carport to the existing garage at 1515/1517 Weston St., the plan you have submitted *does not* meet the maximum size limitation set forth in the Municipal Code of Ordinances of the City of La Crosse (Code). We invite your attention to subchapter 15.33 of the Code wherein it provides for the purpose of the law from which you are seeking a variance:

"15.33 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 subparagraph of the Code:

15.25 (B) (3)

In all residential zoning districts the aggregate building area of all detached accessory buildings shall not exceed thirty-five percent (35%) of the area of the rear yard of the parcel upon which they are to be built, up to a maximum 1,000 square feet of aggregate area of detached accessory buildings, provided however, that the maximum aggregate area of all residential accessory buildings shall in no case exceed the gross finished floor area of the dwelling unit, excluding unfinished basement areas, to which they are accessory. Such detached residential accessory buildings may be placed in the rear, or side yard when not in conflict with any other requirement of this code. Detached accessory buildings in the rear yard shall maintain minimum rear yard and side yard set backs of two feet including roof line. A garage shall be constructed of similar building materials and shall be similar in appearance as the principal structure. For purposes of this section, a shed no larger than 120 square feet is permitted as an accessory structure but shall also count toward the 35 percent coverage allotment and the 1,000 square foot maximum building footprint. (Ord. #3563 - 6/8/95, #3729 - 8/14/97, #3856 - 9/9/99, #3869 - 11/11/99 & Am. Ord. #4302 - 11/10/05))

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

CITY OF LA CROSSE

Third Floor-City Hall, 400 La Crosse Street, La Crosse, Wisconsin 54601
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variances, the Board of Zoning Appeals would have to grant a variance of one hundred five (105) square feet to the seven hundred thirty five(735) square feet maximum allowable area of detached residential accessory buildings before a building permit could be issued for this project as proposed.

Sincerely,

A handwritten signature in black ink, appearing to read "Jon Molledahl", written over a horizontal line.

Jon Molledahl
District 4 Building Inspector

CITY OF LA CROSSE

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BUILDING PERMIT APPLICATION

Fire Prevention and Building Safety

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Ken Gilliam, Fire Chief

Application No: _____

Date: _____

Parcel No: _____

PROJECT

Project Address: ^x1515-1517 - WESTON - ST - LACROSSE - WI

Building <input checked="" type="checkbox"/>	Addition <input checked="" type="checkbox"/>	Alteration/Remodel <input type="checkbox"/>	Cost of Project: \$ 6,000
Sign <input type="checkbox"/>	Demolition <input type="checkbox"/>	Intended Use of Land After Demolition:	

Description of Work:

car port

OWNER

Name: JOHN GRAF

Address: 1520 CEDAR - DRIVE

City: LA-CRESCENT

State: MN

Zip Code: 55947

Phone: 608-895-8622

Cell: 608-397-0547

Fax: _____

Email: JOHN.GRAF@ACEGROUP.CC

CONTRACTOR

Name: SCHWAN

WARD

Supervisor: _____

Address: _____

WIS/Cred/Qual: _____

City: _____

State: _____

Zip Code: _____

Phone: _____

Cell: _____

Fax: _____

Email: _____

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 IEBC): _____

Architect/Engineer Name: _____

Architect/Engineer Phone: _____

RECEIVED
AUG 29 2017
BUILDING & INSPECTIONS
DEPT

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

JOHN GRAF

8-29-17

(PRINT) OWNER NAME

DATE

(SIGN) AGENT/CONTRACTOR NAME

DATE

John Graf

8-29-17

(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.



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RE-ROOFING APPLICATION SHEET

Address: 1515-1517 WESTON - ST

Roof slope: 1 1/2" per ft

Underlayment type: SYNTHETIC-FELT

Flashing type: STEEL

Roofing material: RUBBER

Removing existing roofing material: NO

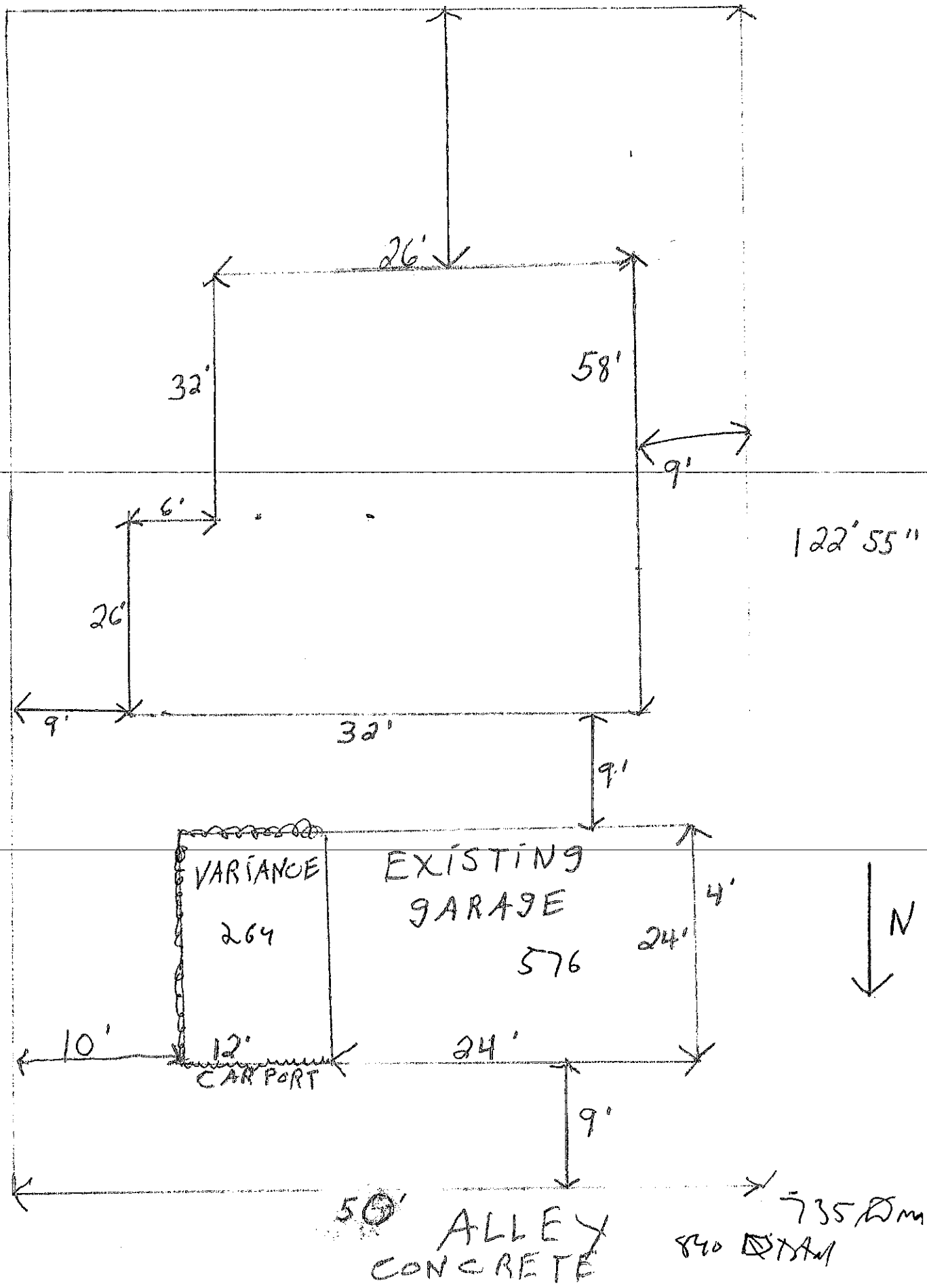
Applying over existing roofing material: NO

Number of existing layers of roofing material: 0

Roof deck material applied: OSB 1/2

1517 WESTON
CAR PORT VARIANCE

WESTON STREET JOHN GRAF
NOT TO SCALE



1517 WESTON
CARPORT - GARAGE
VARIANCE

SECTION PLAN
12' 1"-12" PITCH

JOHN GRAF

EXISTING
ROOF
CUT RAFTER OFF

1/2" PLYWOOD
AND - RUBBER
ROOF

2-
2" X 12"
HEADER

2" X 6"
1' ON \varnothing

NAILED ON
PLATE
ADD-JOIST
HANGERS

6" X 6"
TREATED
POST

EXISTING
GARAGE - WALL

LAWN

48"

48"

4" SLAB WITH
SLOPE TOWARDS - ALLEY

4-POST FOR
22' ROOF
NO SIDE WALLS

1517 WESTON ST LA CROSSE

Parcel:	17-50041-30
Internal ID:	36166
Municipality:	City of La Crosse
Record Status:	Current
On Current Tax Roll:	Yes
Total Acreage:	0.141
Township:	15
Range:	07
Section:	08
Qtr:	SE-NE

Abbreviated Legal Description:

GALLAGHERS ADDITION LOT 16 LOT SZ: 50 X 122.55

Property Addresses:

Street Address	City(Postal)
1517 WESTON ST	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
JOHN T GRAF FAMILY TRUST	Owner	1520 CEDAR DR	LA CRESCENT	MN	55947
JUDITH M GRAF FAMILY TRUST	Owner	1520 CEDAR DR	LA CRESCENT	MN	55947

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 10	
2012 + VOTING WARDS	2012+ Ward 23	
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601	
Use	OLDER DUPLEX	

Lottery Tax Information:

Lottery Credits Claimed:	0
Lottery Credit Application Date:	

Tax Information:**Billing Information:**

Bill Number:	11726
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Billed To:

JOHN T, JUDITH M
GRAF FAMILY TRUST
1520 CEDAR DR
LA CRESCENT MN 55947

Total Tax: 3801.68

Payments Sch.

1-31-2017	950.42
3-31-2017	950.42
5-31-2017	950.42
7-31-2017	950.42

Tax Details:

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.916569215
Assessed:	27100	106300	133400	Mill Rate	0.029096398
Fair Market:	29600	116000	145600	School Credit:	276.98
Taxing Jurisdiction:			2015 Net Tax	2016 Net Tax	% of Change
STATE OF WISCONSIN			\$ 24.1500	\$ 24.7000	2.3000
La Crosse County			\$ 522.4900	\$ 533.1400	2.0000
Local Municipality			\$ 1632.4100	\$ 1639.3300	0.4000
LA CROSSE SCHOOL			\$ 1482.0200	\$ 1456.0400	-1.8000
WTC			\$ 224.5200	\$ 228.2600	1.7000
Credits:					
			First Dollar Credit:	79.79	
			Lottery Credit:	0.00	
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:	3801.68	

Payments & Transactions

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date
Payment to Local Municipality	12/16/2016	556665	0	\$ 3801.68	12/2016
			Totals:	\$ 3801.68	

Assessment Information:

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
G1	Residential	2016	0.000	27100	106300	133400	4/21/2011

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
618	418	889043	10/11/1978	HT110
1049	845	1117119	5/27/1994	Quit Claim Deed

Volume Number	Page Number	Document Number	Recorded Date	Type
0	0	1409863	12/6/2004	Warranty Deed
0	0	1547547	4/9/2010	Warranty Deed
0	0	1667527	12/11/2015	Warranty Deed

Outstanding Taxes

There are no outstanding taxes for this property.

Permits Information:

Municipality: City of La Crosse
Property Address: 1517 WESTON ST

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 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.
