

Board of Zoning Appeals Variance Application

(To be completed by City Clerk or Zoning Staff)

City of La Crosse, Wisconsin

Application No.: 2512

Filing Fee: 250.00

Date Filed: 7/3/18

Date Paid: 7/3/18

Application Complete: Yes X No _____ Reviewed By dm (Initial)

(To be completed by the applicant)

Application Deadline: By 5:00 PM the first Wednesday of every month.

Building Permit Application Deadline: 10 Calendar Days prior to first Wednesday of every month for the Inspection Department to provide review. Any building permit submitted after deadline must wait until the following Board of Zoning Appeals meeting.

	Owner / Agent	Contractor
Name	<u>Austin Sievert</u>	
Address	<u>1423 20th St S</u>	
Phone	<u>608-720-8996</u>	

Legal Description: H L Taylor's ADDN Lot 5 Block 8, City of La Crosse, Wis.

Tax Parcel Number: 17-40067-140

Lot Dimensions and Area: 44.1 x 150 feet. = 6,615 sq. ft.

Zoning District: 2849, 4

A variance is a relaxation of a standard in a land use ordinance. The Board of Zoning Appeals decides variances. The Board is a quasi-judicial body because it functions like a court. The Board's job is not to compromise ordinance provisions for a property owner's convenience but to apply legal criteria provided in state laws and the local ordinance to a specific fact situation. Variances are meant to be an infrequent remedy where an ordinance imposes a unique and substantial burden. The burden of proof falls on the variance applicant.

Process:

At the time of application, you will be asked to:

- **Complete an application** form and timely submit it with a non-refundable fee as required in La Crosse Municipal Code § 115-60; Failure to complete any section of the application form will result in rejection of the application. If additional space is needed, please attach additional pages.
- **Provide detailed plans** describing your lot and project (location, dimensions, and materials);
- **Provide a written statement** of verifiable facts showing that your project meets the legal criteria for a variance (Three-Step Test below); and
- **Stake out lot corners or lines**, the proposed building footprint and all other features of your property related to your request so that the Zoning Board and/or City staff may inspect the site.

CITY OF LA CROSSE, WI
General Billing - 157827 - 2018
005118-0019 Mark Pad... 07/03/2018 02:39PM
193925 - SIEWERT, AUSTIN

Payment Amount: 250.00

Following these steps, the Inspection Department must approve the application as to form and completeness and then the application and fee must be submitted to the City Clerk. The zoning agency will then provide notice of your request for a variance to the City of La Crosse's official newspaper noting the location and time of the required public hearing before the Zoning Board. Your neighbors and any affected state agency will also be notified. The burden will be on you as a property owner to provide information upon which the Board may base its decision. At the hearing, any party may appear in person or may be represented by an agent or attorney. If any of these requirements are not met or if you or your agent does not appear at the public hearing, the Board **must** deny your request for a variance and your fee will be forfeited.

Part A: General Information and Alternatives Analysis.

(To be completed by the applicant).

1. General Information.

Complete the questions in the general information section of the application to provide the necessary background information needed for the property at issue.

(a) Current use and improvements.

(b) Proposed Use.

New detached garage

(c) Description and date of any prior petition for variance, appeal, or special exception.

N/A

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(d) Description and location of all nonconforming structures and uses on the property.

2 car detached garage in backyard

(e) Ordinance standard from which variance is being sought (include code citation).

115.390 (1) d1

(f) Describe the variance requested.

Please allow for wall height to be 11ft from concrete slab

(g) Specify the reason for the request.

~~Walls were built with 10ft studs~~
Code was misinterpreted when describing wall height. 10ft studs were used to build walls and 8 inch block was used as foundation.

(h) Describe the effects on the **property** if the variance is not granted.

Entire structure will have to be taken down and rebuilt.

100

100

100

100

100

100

100

100

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100

2. Alternatives.

Describe alternatives to your proposal such as other locations, designs, and construction techniques. Attach a site map showing alternatives you considered in each category below.

- **Alternatives you considered that comply with existing standards.** If you find such an alternative, you can move forward with this option with a regular permit. If you reject compliant alternatives, provide the reasons why you rejected them.

Unfortunately, there are not any alternatives other than to tear down structure and rebuild.

- **Alternatives you considered that require a lesser variance.** If you reject such alternatives, provide the reasons why you rejected them.

Please see statement above.

Part B: Three-Step Test.

To qualify for a variance, applicants must demonstrate that their property meets the following three requirements:

1. Unique Property Limitation. *(To be completed by the applicant).*

Unique physical characteristics of the property such as steep slopes or wetlands that are not generally shared by other properties must prevent compliance with ordinance requirements. The circumstances or desires of an applicant (growing family, need for a larger garage, etc.) are not a factor in deciding variances. Nearby ordinance violations, prior variances, or lack of objections from neighbors do not provide a basis for granting a variance. Property limitations that prevent ordinance compliance and are common to a number of properties should be addressed by amending the ordinance.

You will be asked whether there exist any unique physical characteristics to your property that prevent compliance with the ordinance. You will be asked to show where these unique physical characteristics are located on your property by showing the boundaries of these features on a site map. If there is not a unique property limitation, a variance cannot be granted.

Do unique physical characteristics of your property prevent compliance with the ordinance?

- ☒ **Yes.** Where are they located on your property? In addition, please show the boundaries of these features on the site map that you used to describe alternatives you considered.

Structure is already framed and half sheathed with 10 ft studs. Structure does comply with 17ft height code

- ☐ **No.** A variance cannot be granted.

2. No Harm to Public Interest.

A variance may not be granted which results in harm to public interests or undermines the purpose(s) of the ordinance. In applying this test, the Zoning Board must consider the impacts of the proposal and the cumulative impacts of similar projects on the interests of the neighbors, the entire community, and the general public. These interests may be listed as objectives in the purpose statement of an ordinance and may include:

- *Public health, safety, and welfare*
- *Water quality*
- *Fish and wildlife habitat*
- *Natural scenic beauty*
- *Minimization of property damages*
- *Provision of efficient public facilities and utilities*
- *Achievement of eventual compliance for nonconforming uses, structures, and lots*
- *Any other public interest issue*

(a) Ordinance Purpose. (To be completed by zoning staff).

The Zoning Board must consider the purpose and intent of zoning codes when considering a variance request. As promulgated by the City of La Crosse Common Council, the purpose and intent of the La Crosse Zoning Code include, but is not limited to, the following:

§ 8-86	§ 101-58	§ 109-6
§ 115-3	§ 115-140	§ 115-141
§ 115-148	§ 115-156	§ 115-158
§ 115-211	§ 115-319	§ 115-437
§ 115-510	§ 115-548	§ 115-594

The failure of any particular city official to identify additional purpose and intent information on the application does not preclude the city official from raising the issue at the public hearing on the requested variance.

(b) Purpose(s) of Standard from which Variance is Requested. *(To be completed by zoning staff).*

The City of La Crosse Building Inspector, Code Enforcement Officer and any other officials may be aware of other reasons a particular ordinance standard is required. The city official(s) may list those reasons on this application. The failure of any particular city official to identify additional purpose information on this application does not preclude the city official from raising the issue at the public hearing on the requested variance.

(c) Analysis of Impacts. *(To be completed by applicant).*

Discuss impacts (e.g. increased runoff, eroding shoreline, etc.) that would result if the variance were granted. For each impact, describe potential mitigation measures and the extent to which they reduce the impacts (i.e. completely, somewhat, or marginally). Mitigation measures must address each impact with reasonable assurance that it will be reduced to an insignificant level in the short term, long term, and cumulatively.

Short-term impacts are those that occur through the completion of construction. Long-term impacts are those that occur after construction is completed. Cumulative impacts are those that would occur if a similar variance requested were granted for many properties. After completing the impact analysis, you will be asked to give your opinion whether granting the variance will harm the public interest.

(1) Short-term Impacts (through the completion of construction):

- Impact: _____
Mitigation measure(s): N/A
Extent to which mitigation reduces project impact: _____

- Impact: _____
Mitigation measure(s): _____
Extent to which mitigation reduces project impact: _____

(2) **Long-term Impacts** (after construction is completed):

- Impact: N/A
Mitigation measure(s):
Extent to which mitigation reduces project impact:

-
- Impact:
Mitigation measure(s):
Extent to which mitigation reduces project impact:

(3) **Cumulative Impacts** (what would happen if a similar variance request was granted for many properties?):

- Impact: N/A
Mitigation measure(s):
Extent to which mitigation reduces project impact:

-
- Impact:
Mitigation measure(s):
Extent to which mitigation reduces project impact:

Will granting the variance harm the public interest?

☐ **Yes.** A variance cannot be granted.

☒ **No.** Mitigation measures described above will be implemented to protect the public interest.

3. Unnecessary Hardship. *(To be completed by the applicant).*

The unique property limitation must create the unnecessary hardship. An applicant may not claim unnecessary hardship because of conditions that are self-imposed or created by a prior owner (for example, excavating a pond on a vacant lot and then arguing that there is no suitable location for a home). Courts have determined that economic or financial hardship does not justify a variance. When determining whether unnecessary hardship exists, the property as a whole is considered rather than a portion of the parcel.

You will be asked whether you are requesting an area variance or a use variance and to detail whether there exists an unnecessary hardship.

An **area variance** is a relaxation of lot area, density, height, frontage, setback, or other dimensional criterion. Unnecessary hardship exists when compliance with the strict letter of the area restrictions would unreasonably prevent the owner from using the property for a permitted purpose (i.e. leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome. The Zoning Board must consider the purpose of the zoning restriction, the zoning restriction's effect on the property, and the short-term, long-term, and cumulative effects of the variance on the neighborhood, the community, and on the public interests. This standard reflects the Wisconsin Supreme Court decisions in *State v. Waushara County Bd. Of Adjustment*, 2004 WI 56; and *State ex rel. Ziervogel v. Washington County Bd. of Adjustment*, 2004 WI 23.

A **use variance** is a relaxation of the zoning regulation on how the property is fundamentally used. A use variance allows property to be utilized in a manner not permitted by zoning regulations (i.e. an appropriate adaptive re-use of a school or church in a residential district). Unnecessary hardship exists only if the property owners show that they would have no reasonable or viable use of the property without the variance. Though not specifically restricted by statute or case law, a use variance is very rare because of the drastic effects it has on the neighborhood, the community, and the public interests. The Zoning Board must consider whether the owner has no reasonable return if the property is only used for the purpose allowed in zoning regulation, whether the plight of the owner is due to unique circumstances and not merely general conditions in the neighborhood, and whether the use sought to be authorized will alter the nature of the locality. See generally *State ex rel. Ziervogel v. Washington County Bd. of Adjustment*, 2004 WI 23.

Are you applying for an area variance or a use variance?



Area variance



Use variance

Is unnecessary hardship present?



Yes. Describe.

~~to comply with code~~ structure was completed framed by my grandpa and I ~~know~~ ~~and~~ and could have to be completely torn down to fix. Structure doesn't comply with 17ft maximum height.



No. A variance cannot be granted.

Part C: Additional Materials / Exhibits.

In order for the zoning staff to conduct evaluations, the applicant's site map, with a scale of not less than 1"=50', and other exhibits must show the following:

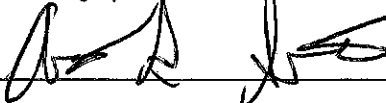
- ☐ Location of requested variance
- ☐ Property lines
- ☐ Ordinary high-water mark
- ☐ Flood plain and wetland boundaries
- ☐ Dimensions, locations, and setbacks of existing and proposed structures
- ☐ Utilities, roadways, driveways, off-street parking areas, and easements
- ☐ Existing highway access restrictions and existing proposed street, side and rear yards
- ☐ Location and type of erosion control measures
- ☐ Vegetation removal proposed
- ☐ Contour lines (2 ft. interval)
- ☐ Well and sanitary system
- ☐ Location and extent of filling/grading
- ☐ Any other construction related to your request
- ☐ Anticipated project start date
- ☐ Sign locations, dimensions, and other specifications
- ☐ Alternatives considered
- ☐ Location of unique property limitation
- ☐ Lot corners, lines, and footprints have been staked out
- ☐ Abutting street names and alleys
- ☐ Abutting property and land within 20 feet
- ☐ Indication of the direction "North"

Part D: Authorization to Examine

You **must complete and sign** the authorization for the City of La Crosse Board of Zoning Appeals and the Planning and Development Department to examine the property of the variance request.

I hereby authorize the City of La Crosse Board of Zoning and Appeals and the Planning and Development Department to inspect premises

At: 1423 20th St S
(Address where variance is sought)

Date: 7-2-18 Signature of Owner: 

Part E: Certification.

You **must sign your application**, certifying that it and any additional materials are accurate and do not contain any misrepresentations or omissions. An unsigned variance application will not be considered. You also must get the application notarized by a certified notary.

Submit completed application to: Board of Zoning Appeals
400 La Crosse St.
Clerks Office- 2nd Floor
La Crosse, Wisconsin 54601

Submit complete copy to: Chief Inspector
400 La Crosse St.
Building and Inspections Division, Fire Department
La Crosse, Wisconsin 54601

By signing below, I certify that I have received and reviewed all of the application materials. I further certify that all of my answers herein are true and accurate; I have not made any intentional misrepresentation or omission. I understand that if I intentionally misrepresented or omitted anything in this application that my application will be denied and any variance granted thereunder may be revoked.

Signed: (Applicant or Agent) _____

Date: 7-2-18

Signed: (Owner, if different from applicant) _____

Date: _____

THE APPLICANT OR AGENT

THE OWNER

By: _____

STATE OF WISCONSIN)

COUNTY OF LA CROSSE)

Personally came before me this 2nd day of July, 2015, the above named Austin Siewert to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Barbara J. Stone
Notary Public, La Crosse County, WI

My commission expires: 8-15-20

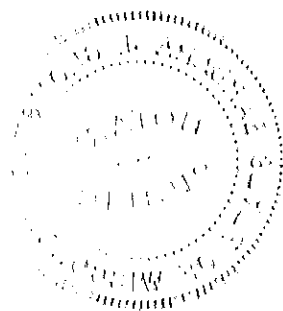
STATE OF WISCONSIN)

COUNTY OF LA CROSSE)

Personally came before me this _____ day of _____, 2015, the above named _____ to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, La Crosse County, WI

My commission expires: _____



1421 20TH ST S LA CROSSE

Parcel: 17-40062-140
 Internal ID: 34337
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.152
 Township: 15
 Range: 07
 Section: 09
 Qtr: NW-NW

Abbreviated Legal Description:

H L TAYLORS ADDN LOT 5 BLOCK 8 LOT SZ: 44.1 X 150

Property Addresses:

Street Address	City(Postal)
1421 20TH ST S	LA CROSSE
1423 20TH ST S	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
AUSTIN R SIEWERT	Owner	1423 20TH ST S	LA CROSSE	WI	54601

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
4	Book 4	N

Additional Information:

Code	Description	Taxation District
2012+ VOTING SUPERVISOR	2012+ Supervisor District 10	
2012 + VOTING WARDS	2012+ Ward 20	
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601	
Use	MOD DUPLEX	

Lottery Tax Information:

Lottery Credits Claimed: 0
 Lottery Credit Application Date:

Tax Information:**Billing Information:**

Bill Number: 9537

Billed To:

MATTHEW J SCHMITT
2109 CRAIG LN W
ONALASKA WI 54650

Total Tax: 3046.96

Payments Sch.

1-31-2018	761.74
3-31-2018	761.74
5-31-2018	761.74
7-31-2018	761.74

Tax Details:

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.863914979
Assessed:	23800	83500	107300	Mill Rate	0.029127112
Fair Market:	27500	96700	124200	School Credit:	237.20
Taxing Jurisdiction:		2016 Net Tax	2017 Net Tax	% of Change	
STATE OF WISCONSIN		\$ 19.8700	\$ 0.0000	-100.0000	
La Crosse County		\$ 428.8300	\$ 439.8400	2.6000	
Local Municipality		\$ 1318.5900	\$ 1296.6100	-1.7000	
LA CROSSE SCHOOL		\$ 1171.1600	\$ 1198.1500	2.3000	
WTC		\$ 183.6000	\$ 190.7500	3.9000	
Credits:					
	First Dollar Credit:		78.39		
	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:		3046.96		

Payments & Transactions

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date
Payment to Local Municipality	12/15/2017	640098	0	\$ 3046.96	12/2017
			Totals:	\$ 3046.96	

Assessment Information:

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
G1	Residential	2017	0.152	23800	83500	107300	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
652	22	0	12/17/1997	
717	572	952013	6/28/1984	Warranty Deed

Volume Number	Page Number	Document Number	Recorded Date	Type
752	483	972403	2/20/1986	Warranty Deed
779	626	987048	12/19/1986	JUDGMENT
0	0	1472254	4/19/2007	Warranty Deed
0	0	1709547	5/2/2018	Warranty Deed

Outstanding Taxes

There are no outstanding taxes for this property.

Permits Information:

Municipality: City of La Crosse
Property Address: 1421 20TH ST S

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

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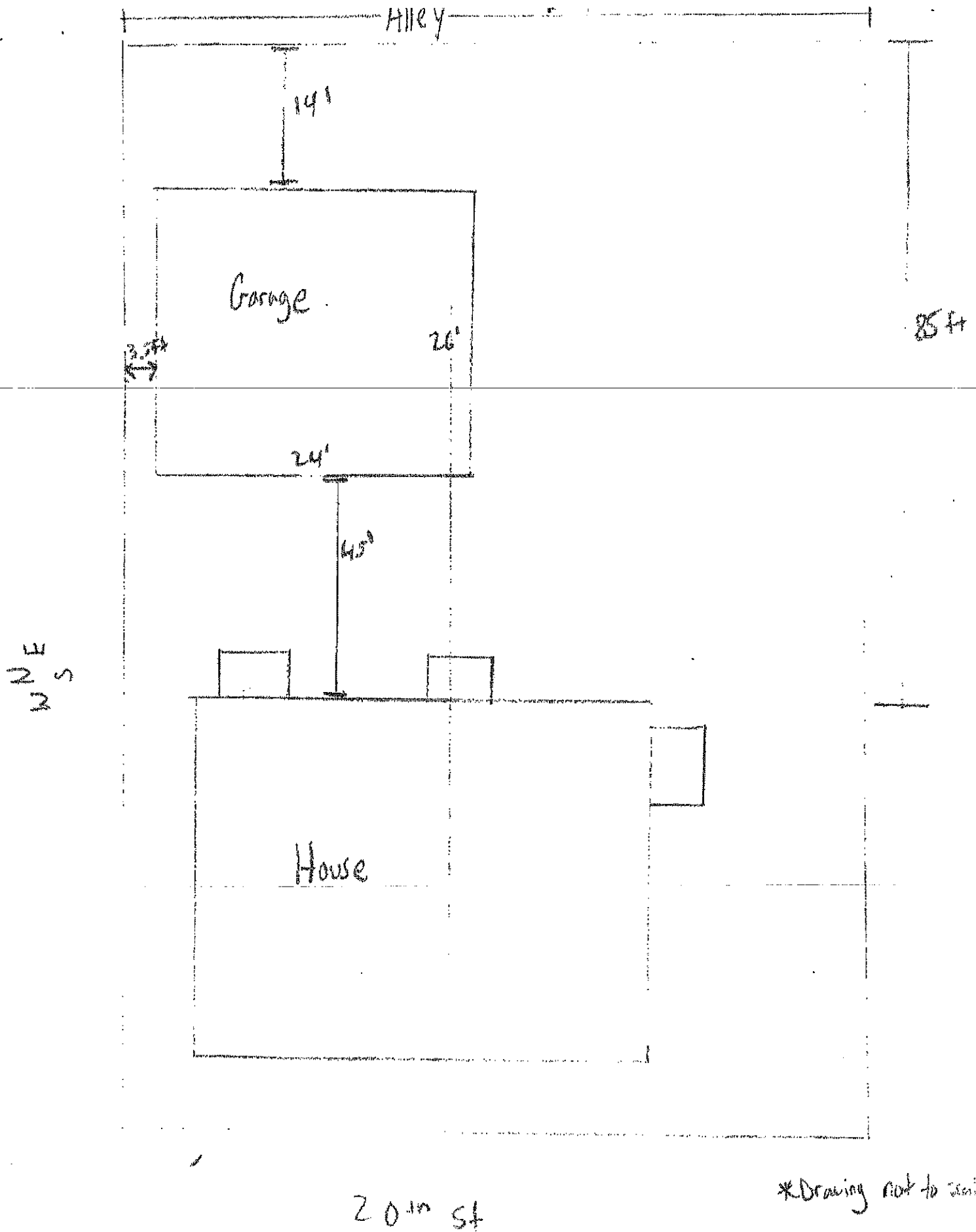
History Information:

Parent Parcel(s)

There are no parent parcels for this property.

Child Parcel(s)

There are no child parcels for this property.



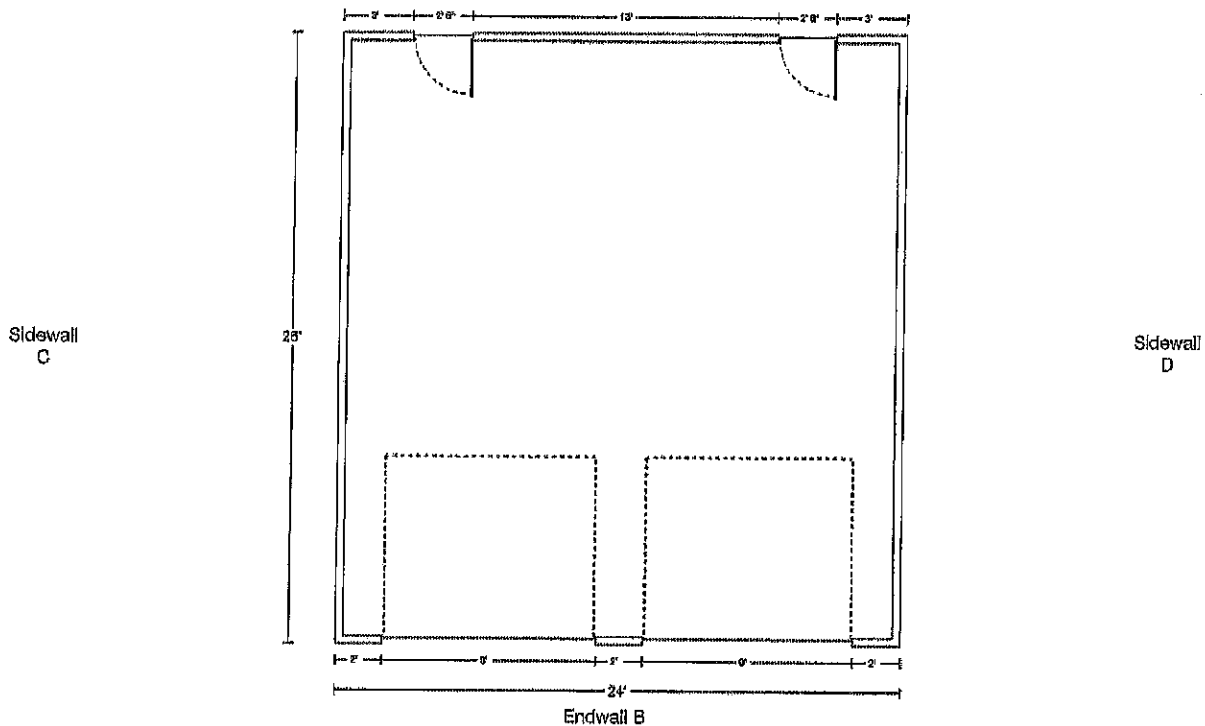


LA CROSSE, 223 LANG DR, LA CROSSE, WI, 608-782-0130

Garage Floor Plan

**Illustration may not depict all selections.

Endwall A



Design Name: Garage Design 24x26
Design ID: 301256177890
Estimate ID: 67554

Estimated Total Price: \$6873.62*

*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included. Price does not reflect mail-in rebates.

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

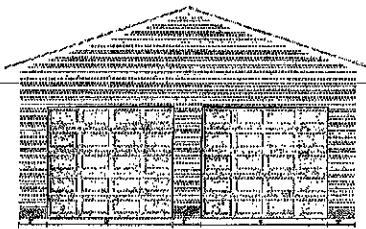
Design-It Center

MONARDS

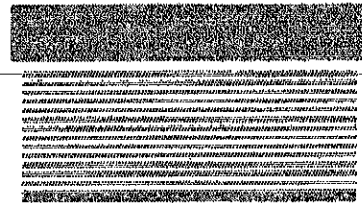
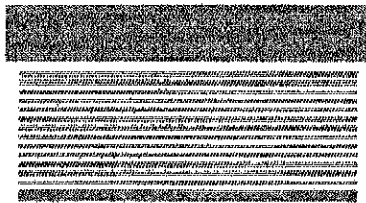
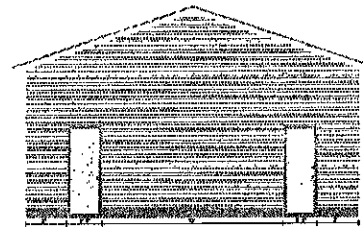
LA CROSSE, 223 LANG DR, LA CROSSE, WI, 608-782-0130

Wall Configurations

*Illustration may not depict all options selected.

**ENDWALL B**

(2) - Ideal Door® 5-Star 9' x 8' White Premium Insulated ...

**SIDEWALL D****SIDEWALL C****ENDWALL A**

(2) - Commander® Primed Steel Flush Prehung Entry Door

Design-It Center
GARAGE

Design Name: Garage Design 24x26

Design ID: 301256177890

Estimate ID: 67554



LA CROSSE, 223 LANG DR, LA CROSSE, WI, 608-782-0130

Design Summary

Here is a summary of all your customized selections.

Building Info:

- Truss Type: Common
- Pitch: 4/12 Pitch
- Framing Size: 2" x 4"
- Width: 24'
- Length: 26'
- Height: 10'
- Gable Overhang: 1'
- Eave Overhang: 1'
- Block Option: 1 Row
- Block Type: 8" Standard Concrete Construction Block
- Block Color: Gray

Wall Info:

- Siding Material Types: Vinyl
- Siding: ABCO® Cedar Creek™ Double 4"
- Siding Color: White
- House Wrap: Kimberly-Clark BLOCK-IT® 6'x75' House Wrap
- Gable Vents: None
- Gable Vent Color: NoColor
- Wall Sheathing: 7/16" x 4' x 8' OSB

Roof Info:

- Garage Roof Sheathing: 7/16" x 4' x 8' OSB
- Roofing Material Type: Architectural Shingle
- Roof Vents: None
- Roof Vent Color: NoColor
- Ridge Vent: Owens Corning® VentSure® 11-1/4" x 20' Shingle Over Ridge Vent
- Garage Roofing: Owens Corning® TruDefinition® Duration® Architectural Shingles (32.8 sq. ft.)
- Roofing Color: Amber
- Roof Underlayment: #15 Felt Roofing Underlayment 3' x 144' (432 sq. ft.)
- Ice and Water Barrier: Owens Corning® WeatherLook® G Granulated Self-Sealing Ice and Water Barrier 3' x 66.7' (200 sq. ft.)
- Garage Fascia: 6" x 12' Aluminum Rustic Fascia
- Fascia Color: White
- Garage Soffit: 12" x 12' Aluminum Vented Soffit
- Soffit Color: White

Openings:

- Ideal Door® 5-Star 9' x 8' White Premium Insulated Garage Door: 2
- Commander® Primed Steel Flush Prehung Entry Door: 2

Additional Options:

- Wall Finish: None
- Truss Fastener: FastenMaster® TimberLOK® 6/16" x 6" Hex Drive Black Hex Head Wood Screw - 50 Count
- Ceiling Finish: None
- Wall Insulation: None
- Ceiling Insulation: None

What's Next

Finalized your Garage design? Great! Now it's time to set-up shipping!



If you have already set up your shipping/delivery options, please disregard this section

Set Up Shipping

1. If you completed the order online, check your email for a confirmation receipt and follow the directions included in it.
2. Take this printout to the Menards store location you selected (shown above).
3. Find a team member from the Building Materials department and show them your receipt and this print-out
4. Set up a time and location for delivery.



Design Name: Garage Design 24x26

Design ID: 301255797588

Estimate ID: 87554



LA CROSSE, 223 LANG DR, LA CROSSE, WI, 608-782-0130

Design Material List

Please take this to your Building Materials Department at your local Menards store and ask about how you can get your materials.

SKU	Description	Quantity	Usage
1021101	2 x 4 x 8' Construction/Framing Lumber	4	Top Plate
1021114	2 x 4 x 10' Construction/Framing Lumber	111	Wall Stud
1021143	2 x 4 x 16' Construction/Framing Lumber	4	Gable Overhang Framing
1021143	2 x 4 x 16' Construction/Framing Lumber	24	Top Plate
1021143	2 x 4 x 16' Construction/Framing Lumber	8	Lateral Brace
1021758	2 x 6 x 8' Construction/Framing Lumber	2	Entry Door Gable Header
1021774	2 x 6 x 12' Construction/Framing Lumber	10	Fascia Framing
1022155	2 x 12 x 10' #2 & Better Construction/Framing Lumber	4	Overhead Door Gable Header
1110850	2 x 4 x 16' Ground Contact AC2® Green Pressure Treated Lumber	5	Bottom Plate
1242728	7/16 x 4 x 8 OSB	24	Roof Sheathing
1242728	7/16 x 4 x 8 OSB	32	Wall Sheathing
1461004	ABTCCO® 1/2" Vinyl Starter Strip	9	Vinyl Starter
1461211	Cedar Creek™ Double 4" x 12' 6" White Vinyl Siding	124	Siding
1461486	ABTCCO® 10' White Outside Corner Trim	4	Outside Corner
1461509	ABTCCO® 5/8" White Vinyl J-Channel	16	J-Trim
1461512	ABTCCO® 10' White Undersill Trim	6	Undersill
1474949	Owens Corning® VentSure® 11-1/4" x 20' Shingle Over Ridge Vent	2	Ridge Vent
1511789	#15 Felt Roofing Underlayment 3' x 144' (432 sq. ft.)	2	Roof Felt
1511827	Owens Corning® WeatherLook® G Granulated Self-Sealing Ice and Water Barrier 3' x 66.7" (200 sq. ft.)	2	Ice & Water Barrier
1511910	Owens Corning Starter Strip Plus Shingles (106 lin. ft. per bundle)	1	Shingle Starter
1512361	Owens Corning® ProEdge® Hip and Ridge Shingles (33.7 lin. ft.)	1	Hip and Ridge Shingles
1513187	Owens Corning® TruDefinition® Duration® Limited Lifetime Warranty Architectural Shingles (32.8 sq. ft.)	25	Shingles
1571398	12' Aluminum Style D Roof Edging	10	Roof Edge
1571403	Sell Even White 12' Aluminum F-Channel	9	Soffit J-Trim
1571470	Sell Even White 12" X 12' Aluminum Vented Soffit	9	Soffit
1571567	Sell Even White 6" x 12' Aluminum Rustic Fascia	10	Fascia
1571666	Grip Fast® 1-1/4" White Aluminum Trim Nail - 1/4 lb. Box	1	Fascia Fasteners
1611602	Plymouth Foam 3-1/2" x 50' Foam Sill Sealer	2	Sill Seal
1612996	Kimberly-Clark BLOCK-IT® 9' x 75' House Wrap	2	House Wrap
1613222	Intertape Polymer Group 1.88 inches wide x 54.6 yards long Red Sheathing Tape	1	House Wrap Tape
1794360	8 x 8 x 16 Standard Concrete Block	62	Concrete Block



Design Name: Garage Design 24x26

Design ID: 301256177890

Estimate ID: 67554



LA CROSSE, 223 LANG DR, LA CROSSE, WI, 608-782-0130

SKU	Description	Quantity	Usage
1871306	24-0-0 Common 4.0/12	12	Truss
1871322	24-0-0 End Truss 4.0/12	2	End Truss
2082186	Grip Fast® 1-1/4" Electro-Galvanized Coll Roofing Nails - 7,200 Count	1	Roofing Nails
2218722	Kwikset® Tylo Satin Chrome Entry Knob	2	Service Door Lock
2271316	USP Structural Connectors 7/16" Steel Plywood Clips - 25 ct.	4	Roof Sheathing Clips
2271617	USP Structural Connectors 24" O.C. Multi-Unit Truss Spacer	6	Truss Spacer
2293672	Grip Fast® 1-1/2" Vinyl Siding Nail - 2 lb. Box	2	Siding Fasteners
2296347	Grip Fast® 2-1/2" 8D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box	7	Sheathing Fasteners
2296363	Grip Fast® 3-1/2" 16D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box	6	Framing Nails
2300042	FastenMaster® TimberLOK® 5/16" x 6" Hex Drive Black Hex Head Wood Screw - 50 Count	1	Truss Fastener
4141017	Commander® 30" W x 80" H Primed Steel Flush Prehung Entry Door - Left Inswing	2	Service Door
4171635	Royal® Building Products 7/16" x 2" x 9' White PVC Garage Door Stop	4	Door Stop Vertical
4171635	Royal® Building Products 7/16" x 2" x 9' White PVC Garage Door Stop	2	Door Stop Horizontal
4179381	Royal® Building Products 1 1/16" x 5-13/16" x 10' White PVC Jamb Trim	4	Jamb Trim Vertical
4179381	Royal® Building Products 1 1/16" x 5-13/16" x 10' White PVC Jamb Trim	2	Jamb Trim Horizontal
4179734	Royal® Building Products 1-1/4" x 2" x 10' White PVC Brickmould	4	Brick Moulding Vertical
4179734	Royal® Building Products 1-1/4" x 2" x 10' White PVC Brickmould	2	Brick Moulding Horizontal
4251075	Ideal Door® Keyed Lockset Kit for Residential Overhead Garage Door	2	Overhead Door Lock
4254687	Ideal Door® Traditional White 9' x 8' Steel Panel Better Construction (R-Value 6.5) Garage Door	2	Overhead Door
4334208	Nelson 8" Pine Shims - 8-pack	1	Opening Shim



Design Name: Garage Design 24x26

Design ID: 301258177890

Estimate ID: 67554

Midwest Manufacturing								Truss: C11024																																											
Address 1 Address 2 City, State Zip								JobName: RESSTOCK Date: 02/22/17 09:25:42 Page: 1 of 1																																											
SPAN 24-0-0	PITCH 4/12	QTY 1	OHL 2-0-0	OHR 2-0-0	CANT L 0-0-0	CANT R 0-0-0	FLYS 1	SPACING 24 in	WT/PLY 73 lbs																																										
All plates shown to be Eagle 20 unless otherwise noted.																																																			
Loading (psf) TCDL: 48 Snow/Fall: 4260 TCDL: 10 BCCL: 0 ECCL: 10		General Bldg Code: IRC 2015 TPI 1-2007 Exp Mbr Increase: Yes Lumber D.O.L.: 115 %		CSI Summary TC: 0.79 (1-2) BC: 0.99 (3-1) Web: 0.60 (3-3)		Deflection Max TL: 0.43 in Max LL: 0.28 in Max RL: 0.11 in		L/ (loc) Allowed L/653 L/992 L/240																																											
Reaction Summary <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>JT</th> <th>Brk Combo</th> <th>Brk Width</th> <th>Roll Brk Width</th> <th>Max React</th> <th>Max Crav Uplift</th> <th>Max MWFRS Uplift</th> <th>Max C&C Uplift</th> <th>Max Uplift</th> <th>Max Horz</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1</td> <td>3.5 in</td> <td>2.66 in</td> <td>1,695 lbs</td> <td>-</td> <td>-</td> <td>-276 lbs</td> <td>-276 lbs</td> <td>7 lbs</td> </tr> <tr> <td>5</td> <td>1</td> <td>3.5 in</td> <td>2.66 in</td> <td>1,695 lbs</td> <td>-</td> <td>-</td> <td>-276 lbs</td> <td>-276 lbs</td> <td>-</td> </tr> </tbody> </table>										JT	Brk Combo	Brk Width	Roll Brk Width	Max React	Max Crav Uplift	Max MWFRS Uplift	Max C&C Uplift	Max Uplift	Max Horz	1	1	3.5 in	2.66 in	1,695 lbs	-	-	-276 lbs	-276 lbs	7 lbs	5	1	3.5 in	2.66 in	1,695 lbs	-	-	-276 lbs	-276 lbs	-												
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Material Summary TC: SPF #2 2 x 4 BC: SPF #2 2 x 4 Webs: SPF Stud 2 x 3					Bracing Summary TC Bracing: Sheathed or Purlins at 2-6-0, Purlin design by Others BC Bracing: Sheathed or Purlins at 10-0-0, Purlin design by Others																																														
Loads Summary 1) This truss has been designed for the effects of balanced and unbalanced snow loads for hip/gables in accordance with ASCE7-10 with the following user defined input: 60 psf ground snow load, Return Category B, Exposure Category Fully Exposed (C _e = 0.9), Risk Category II (I = 1.00), Thermal Condition Cold ventilated (C _t = 1.1), DOL = 1.15, Unventilated. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads. 2) This truss has been designed to account for the effects of ice dams forming at the eaves. 3) This truss has been designed for the effects of wind loads in accordance with ASCE7-10 with the following user defined input: 115 mph (Factor=0), Exposure B, Enclosed, Gable/End, Risk Category II, Overall Bldg Dims 25 ft x 60 ft, h = 15 ft, End Zone Truss, Both end webs considered, DOL = 1.60 4) Minimum storage pile lengths have been applied in accordance with IRC 301.5																																																			
Member Forces Summary <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">TC</th> <th colspan="2">BC</th> <th colspan="2">Web</th> </tr> <tr> <th>Member ID</th> <th>Force (lbs)</th> <th>Member ID</th> <th>Force (lbs)</th> <th>Member ID</th> <th>Force (lbs)</th> </tr> </thead> <tbody> <tr> <td>1-2</td> <td>0.788</td> <td>3-4</td> <td>0.777</td> <td>1-4</td> <td>0.777</td> </tr> <tr> <td>2-3</td> <td>0.777</td> <td>4-5</td> <td>0.788</td> <td>4-5</td> <td>0.788</td> </tr> <tr> <td>3-4</td> <td>0.930</td> <td>5-6</td> <td>0.974</td> <td>5-6</td> <td>0.974</td> </tr> <tr> <td>4-5</td> <td>0.304</td> <td>6-7</td> <td>0.398</td> <td>6-7</td> <td>0.398</td> </tr> <tr> <td>5-6</td> <td>0.398</td> <td>7-8</td> <td>0.304</td> <td>7-8</td> <td>0.304</td> </tr> </tbody> </table>										TC		BC		Web		Member ID	Force (lbs)	Member ID	Force (lbs)	Member ID	Force (lbs)	1-2	0.788	3-4	0.777	1-4	0.777	2-3	0.777	4-5	0.788	4-5	0.788	3-4	0.930	5-6	0.974	5-6	0.974	4-5	0.304	6-7	0.398	6-7	0.398	5-6	0.398	7-8	0.304	7-8	0.304
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JSI Summary 1 = 0.85, 2 = 0.59, 3 = 0.88, 4 = 0.59, 5 = 0.85, 6 = 0.72, 7 = 0.97, and 8 = 0.72																																																			
Notes 1) Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer. 2) When this truss has been chosen for quality assurance inspection, the Double Polygon Method per TPI 1-2007/Chapter 3 shall be used. 3) The fabrication tolerance for this roof truss is 0 % (C _q = 1.00). 4) Brace bottom chord with approved bracing or purlins per Bracing Summary. 5) Creep has been considered in the analysis of this truss. 6) Listed wind uplift reactions based on MWFRS & C&C loading.																																																			
ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING ANY TRUSS BASED UPON THIS TRUSS DESIGN DRAWING ARE INSTRUCTED TO REFER TO ALL OF THE INSTRUCTIONS, LIMITATIONS AND QUALIFICATIONS SET FORTH IN THE EAGLE METAL PRODUCTS DESIGN NOTES ISSUED WITH THIS DESIGN AND AVAILABLE FROM EAGLE UPON REQUEST. DESIGN VALID ONLY WHEN EAGLE METAL CONNECTORS ARE USED.								TrueBuild® Software v5.5.2.240 Eagle Metal Products Tulsa, TX 74134																																											

Midwest Manufacturing Address 1 Address 2 City, State Zip								Truss: C11124 JobName: RES STOCK ENDS Date: 02/22/17 09:35:29 Page: 1 of 1	
SPAN 24-0-0	PITCH 4/12	QTY 1	OHL 2-0-0	OHR 2-0-0	CANT L 0-0-0	CANT R 0-0-0	PLYS 1	SPACING 24 in	WGT/PLY 82 lbs

All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf) TCDL: 42 Snow(Psf): 42/60 TCCL: 10 BCCL: 0 BCDL: 10	General Bldg Code: IRC 2012 TPI 1-2007 Rep. Mbr. Increase: No Lumber D.O.L.: 115 %	CSI Summary TG: 0.77 (11-22) BC: 0.10 (11-12) Wab: 0.09 (5-17)	Deflection Vert TL: 0.01 in Vert LL: 0 in Horiz TL: 0 in	L/ (loc) L/999 L/999 12	Allowed L/180 L/240
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Reaction Summary						
Brig Combo	Brig Width	Max React	Ave React	Max Grav Uplift	Max MWPRS Uplift	Max C&C Uplift
		590 lbs	166 plf	-34 lbs	-7 lbs	-149 lbs

Material Summary		Bracing Summary	
TC	SFP #2 2 x 4	TG Bracing	Sheathed on Purlins at 6'-3-0, Purlin design by Others.
BC	SFP #2 2 x 4	BC Bracing	Sheathed on Purlins at 10'-0-0, Purlin design by Others.
Wabs	SFP Stud 2 x 4		

Loads Summary

1) This truss has been designed for the effects of balanced and unbalanced snow loads for hips/gables in accordance with ASCE7 - 10 with the following user defined inputs: 60 psf ground snow load, Exposure Category B, Exposure Category Fully Exposed (Ce = 0.9), Risk Category II (I = 1.00), Thermal Condition: Cold ventilated (Ct = 1.1), DOL = 1.15. Ventilated. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.

2) This truss has been designed to account for the effects of ice dams forming at the eaves.

3) This truss has been designed for the effects of wind loads in accordance with ASCE7 - 10 with the following user defined inputs: 115 mph (Factored), Exposure B, Enclosed, Gable/Hip, Risk Category II, Overall Bldg Dims 25 ft x 60 ft, h = 15 ft, End Zone Truss, Both end webs considered. DOL = 1.60.

Member Forces Summary			
This is a design summary. Member ID, max GSI, max wind force, max creep, max Ed (different from max wind force). Only forces greater than 300lbs are shown in this table.			
TC	BC	Wabs	
1-20	0.068	-310 lbs	
10-12	0.069	-310 lbs	

JSI Summary

1 = 0.48, 2 = 0.76, 3 = 0.53, 4 = 0.55, 5 = 0.53, 6 = 0.47, 7 = 0.55, 8 = 0.55, 9 = 0.53, 10 = 0.76, 11 = 0.48, 12 = 0.78, 13 = 0.57, 14 = 0.57, 15 = 0.57, 16 = 0.19, 17 = 0.57, 18 = 0.57, 19 = 0.57, and 20 = 0.79

Notes

- 1) Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
- 2) Gable requires continuous bottom chord bracing.
- 3) Gable webs placed at 24" OC, U.N.O.
- 4) Attach gable webs with 1x6 20ga plates, U.N.O.
- 5) Bracing slowness is for in-place requirements. For true-to-place requirements, refer to RCSI-H3 published by the SBCA.
- 6) When this truss has been chosen for quality assurance inspection, the Double Polygon Method per TPI 1-2007 Chapter 3 shall be used.
- 7) The fabrication tolerance for this set of truss is 10 % (Cq = 0.90).
- 8) Creep has been considered in the analysis of this truss.
- 9) Due to negative reactions in gravity load cases, special connections in the bearing surface at joints 12, 20 may need to be considered.
- 10) Listed wind uplift reactions based on MWPRS & C&C loading.

ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING ANY TRUSS BASED UPON THIS TRUSS DESIGN DRAWING ARE INSTRUCTED TO REFER TO ALL OF THE INSTRUCTIONS, LIMITATIONS AND QUALIFICATIONS SET FORTH IN THE EAGLE METAL PRODUCTS DESIGN NOTES ISSUED WITH THIS DESIGN AND AVAILABLE FROM EAGLE UPON REQUEST. DESIGN VALID ONLY WHEN EAGLE METAL CONNECTORS ARE USED.	TrueBuild® Software v5.5.2.240 Eagle Metal Products Dallas, TX 75234
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5/9/2018

Garage Designer

(Part of Ply 4 for Applicants)

Cautionary Statement To Owners Obtaining Building Permits

101.65(lr) of the Wisconsin Statutes requires municipalities that enforce the Uniform Dwelling Code to provide an owner who applies for a building permit with a statement advising the owner that:

If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under s. 101.654 (2) (a), the following consequences might occur:

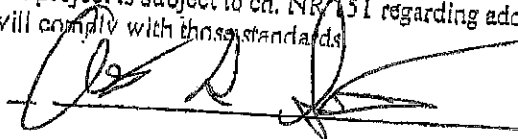
(a) The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under the building permit or that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

(b) The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the one- and two- family dwelling code or an ordinance enacted under sub. (1) (a), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

Additional Responsibilities for Owners of Projects Disturbing More One or More Acre of Soil

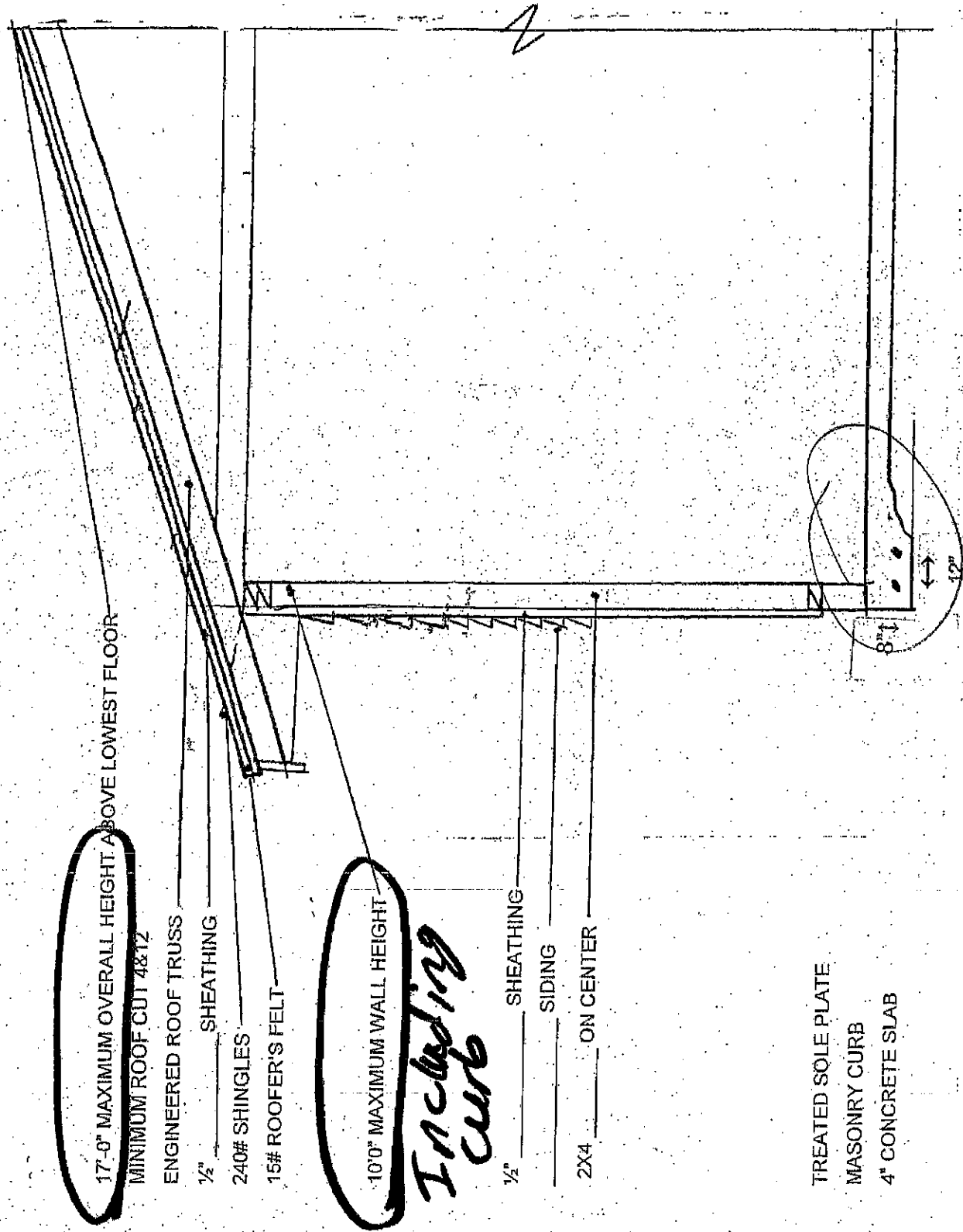
I understand that this project is subject to ch. NR 1151 regarding additional erosion-control and stormwater management and will comply with those standards.

Owner's Signature:



Date: 05-09-18

DETACHED GARAGE OR SHED SECTION PLAN



OWNER NAME _____

ADDRESS _____

DETACHED GARAGE Scale: 1/2" = 1'-0"

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.

