



July 18, 2018

City of La Crosse Fire Prevention and Building Safety  
Mr. Craig Snyder  
400 La Crosse St.  
La Crosse, WI 54601

Re: Variance request for 901 George Street and 1109 St. James Street

Dear Mr. Snyder:

Please accept our application for petition for a variance review for the capping of water and sewer lines at 901 George and 1109 St. James St. Specifically, we're requesting a variance from La Crosse City Ordinance 103-229 (c), which reads:

*"Demolition permits. When a building is to be razed, the water and sewer laterals shall be cut off and capped with approved fittings, inside and within ten feet of property line, before the structure is removed. The demolition permit, as prescribed in [section 103-34](#), shall not be issued until the plumbing inspection is made and measurements taken."*

In preparation for our Garden Terrace Apartments affordable housing development, located around the corner at 733 Kane Street and 833 Kane Street, Impact Seven is working to demolish the two homes located respectively at 901 George Street and 1109 St. James St. Once demoed, the vacated land will provide space to stockpile soils removed from the Kane Street project site. Most of the stockpiled soils will be used for final grading of the new Kane Street buildings. Some of the top soil will be left on the George/St. James Street site, as those properties are scheduled to be acquired by the City of La Crosse and incorporated in the Kane St. Community Gardens, located immediately adjacent to the north.

Mr. David Harter -- the owner of Harter Trucking, our demo contractor -- called yesterday to report that while excavating the sewer and water lines for capping off at the George/St. James properties, that he hit ground water about 3' below the surface. Mr. Harter reported that the water didn't seep into the excavation pit, but gushed in. The elevated ground water will prevent him from reasonably finishing the dig and capping off the lines 'within ten feet of the property line,' as required by Ordinance 103-229.

We're requesting a variance, to allow Mr. Harter to cap the lines off at the foundation or some other reasonable place determined by him, but outside of the 10' boundary defined by the Ordinance.



"This institution is an equal opportunity provider and employer"



We respectfully request the Board's review of our petition and approval of our variance request. If issued, Mr. Harter will be able to complete this excavation; the houses at the George/St. James sites can be demoed; an area for topsoil from the Kane St. sites can be cleared; and construction can begin on our 50-unit, multi-family apartment building and community center.

Thank you for your time and consideration. Please don't hesitate to reach me at 608-405-9064 or [michael.carlson@impactseven.org](mailto:michael.carlson@impactseven.org) with any questions or requests for more information.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Michael Carlson', with a long horizontal flourish extending to the right.

Michael Carlson  
Director of Real Estate Development



**City of La Crosse  
Fire Prevention and Building Safety**

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[inspection@cityoflacrosse.org](mailto:inspection@cityoflacrosse.org)



**CITY OF LA CROSSE  
APPLICATION FOR PETITION FOR VARIANCE REVIEW**

This application must be completed and returned with the Petition for Variance Review. A **\$100.00 Petition for Variance Review Fee** shall be required for processing. The check should be made payable to the City of La Crosse Treasurer. The application and check should be returned to:

La Crosse Fire Department 726 5<sup>th</sup> Ave S La Crosse WI 54601 Phone 608-789-7260 FAX 608-789-7270

Name of Applicant (Organization): IMPACT SEVEN, INC

Address: 2961 DECKER DRIVE

City: RICE LAKE

State: WI Zip Code: 54868

Telephone Number: 608-405-9064

I understand and agree to complete with all of the provisions of this application and the requirements of the issuing authority, and certify that all the above information is accurate.

Signature of Applicant (or Agent): 

MICHAEL CARLSON, FOR IMPACT SEVEN

Date: 7/17/2018

RE: PETITION FOR VARIANCE FROM 10' REQUIREMENT DEFINED IN 103-229(c)

The Petition for Variance Review application submitted on the date and at the location shown on this application shall be reviewed by the La Crosse Fire Department and a formal Position Statement will be issued to the above Applicant (Organization).

Signature of the Fire Chief: \_\_\_\_\_

Date: \_\_\_\_\_

Return this form with the appropriate fee to:

Fire Prevention Bureau, La Crosse Fire Department, 726 5<sup>th</sup> Ave S, La Crosse, WI 54601