

# Board of Zoning Appeals

March 15, 2017

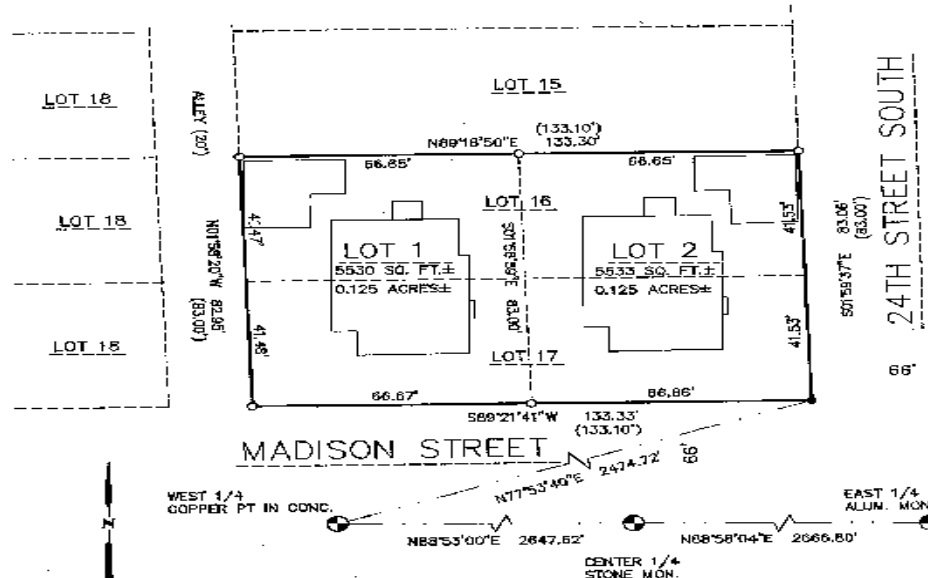
7:00 pm

# 2319 Madison St.

- The owner is proposing to split a lot zoned R-1.
- Municipal code section 115-142(c) (2) states that every lot in the single family residence district not of record on Sept. 15<sup>th</sup> 1966 shall have an area of not less than 7200 square ft.
- The owner proposes an area of 5530 square feet for lot 1, and an area of 5533 square feet for lot 2.
- For this project to proceed as proposed the board would have to grant a 2 variances 1) A variance of 1670 square feet for lot 1. 2) A variance of 1667 square feet for lot 2.

# 2319 Madison St.

**CERTIFIED SURVEY MAP No.**  
ALL OF LOT 16 AND 17 OF CARGILL AND HYDES ADDITION TO THE CITY OF LA CROSSE, LOCATED IN THE SE 1/4 NW 1/4 OF SECTION 4, TOWNSHIP 15 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.



BASIS FOR BEARINGS  
SOUTH LINE OF THE  
NW 1/4 OF SECTION  
4, T15N, R7W,  
ASSUMED TO BEAR  
AS SHOWN.

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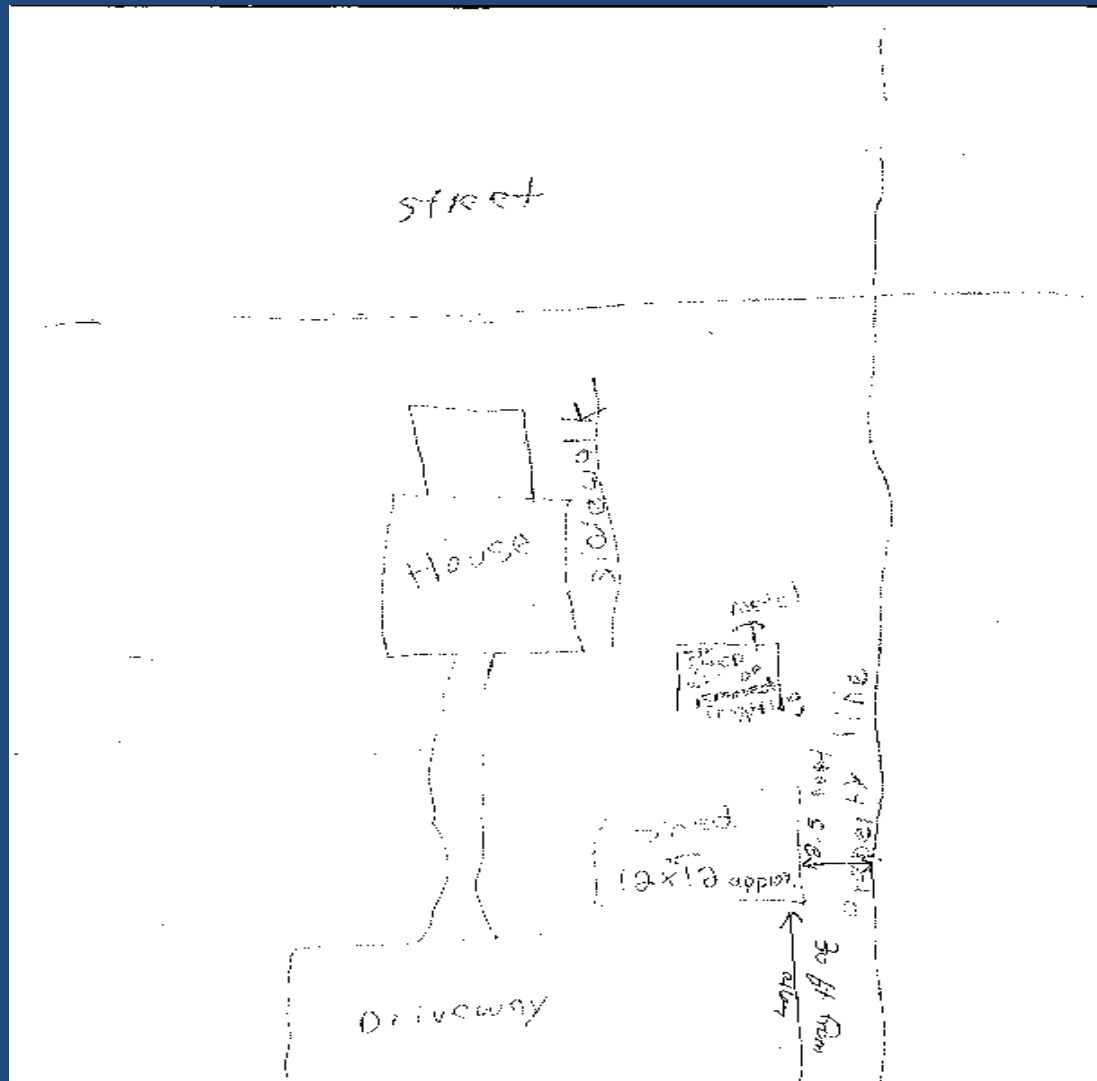
# 2319 Madison St..



# 1815 Prospect St.

- The owner has applied for a permit to allow a non-permitted previously constructed 144 square foot yard shed to remain as is.
- Municipal code 115-390 (2)(c) states that the maximum allowed area of a yard shed is 120 square ft.
- For this yard shed to remain as is the board will have to grant a variance of 24 square ft. to the 120 sq. ft. maximum allowed area for a yard shed.

# 1815 Prospect St.





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# 3332 Commerce St.

- The owner has applied for a permit to install a monument sign with an electronic message unit that does not comply with the height, area or location regulations for a monument sign or the area and location regulations for an electronic message unit sign.
- Municipal code 111-84 states that the size of the monument sign is limited to 60 sq. ft. the height of the sign is limited to 14 ft. and limits monument signs to 1 sign for every 200 lineal ft. of street frontage.
- Municipal code 111-95(b)(1) limits the size of EMU message centers to 22 square ft.
- Municipal code table 111-95(b) states that emu signs shall be a minimum of 200 lineal ft. from a residential district zoning line and shall not be visible from a from a residence or residential zoning district line.

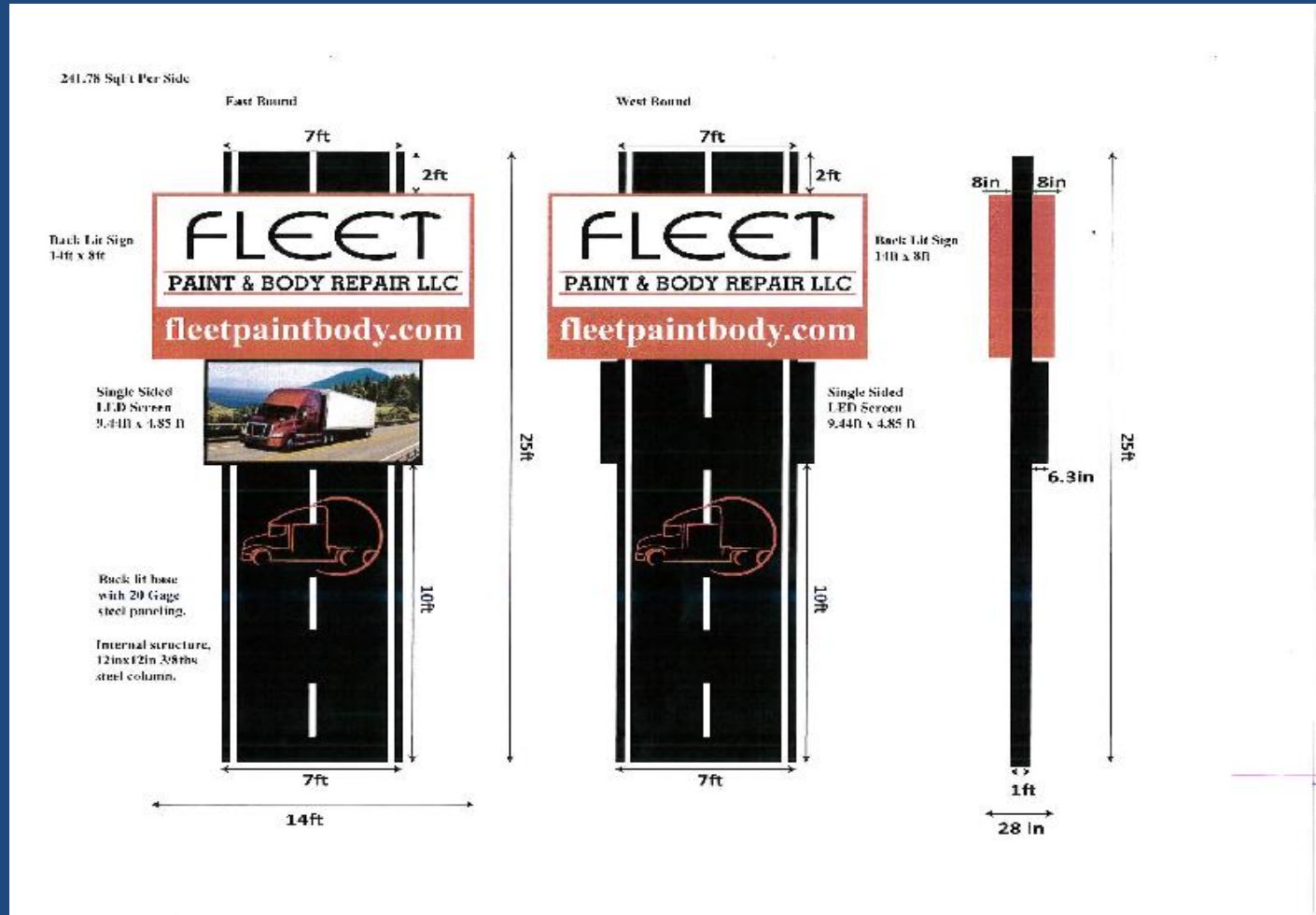
# 3332 Commerce St.

- The proposed sign would be the second monument sign located on a property with one street frontage less than 200 feet, with a total height of 25 feet and a total area of 196 square feet.
- The proposed electronic message unit portion of the sign is visible from a residentially zoned property and has an area of 46 square feet.

# 3332 Commerce St.

- The board will have to grant 5 variances for this project to proceed as proposed. (1 A variance of 11 feet to the 14 foot height limitation. 2) A variance of 136 square feet to the 60 square foot size limitation. 3) A variance of 24 square feet to the 22 square foot size limitation for EMU signs. 4) A variance to allow the EMU sign to be seen from a residence or a residentially zoned property. 5) A variance to allow an additional monument sign on a lot not having over 200 lineal feet of street frontage.

# 3332 Commerce St.







# 3332 Commerce St.



# 2006 Weston St.

- The owner is proposing an addition to the south side of the church located at 2006 Weston St.
- Municipal code 115-393 (c) states that when the intensity of use of a non-residential building is increased by the addition of seating capacity, dwelling units, storage or other units of measurement in this chapter. The parking facilities shall be increased for the intensity of use.
- The required off street parking for this facility would be 222 spaces.
- The owner is proposing 66 off street parking spaces.
- For this project to proceed as proposed the board will need to grant a variance of 156 off street parking spaces to the required 222.

# 2006 Weston St.





# 2006 Weston St.



PROPOSED

JUNE 2017

