



Fire Prevention and Building Safety

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Ken Gilliam, Fire Chief



November 7, 2018

RMJ Investments, LLC. (Ryan Leum)
5665 Meir Ct.
La Crosse WI 54601

RE: An appeal regarding the requirement to provide a 25 foot set back from the front property line at 2118 19th Street South La Crosse, Wisconsin.

Dear Mr. Leum,

We have received the permit application an attached entry deck and stair that has already been constructed 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 front property line and the requirement to limit accessory structures to the rear or side yard.

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

Sec. 115-143. - R-2 Residence District Regulations.

(c) Area regulations.

(2) *Front yards.* On every lot in the Residence District, there shall be a front yard having a depth of not less than 25 feet, provided that where lots comprising 40 percent or more of the frontage on one side of a block are developed with buildings, the required front yard depth shall be the average of the front yard depths of the two adjacent main buildings, or if there is only one adjacent main building the front yard depth of said main building shall govern; provided further that this regulation shall not be so interpreted as to require a front yard depth of more than 25 feet in any case. The entire front yard shall be graded and sodded or seeded in a manner which will produce an acceptable lawn excepting such areas as may be required for driveways and walks.

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 to the required 25 foot setback to the front property for this project to remain built.

Sincerely,


Jon Molledahl
Building Inspector

CITY OF LA CROSSE

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