



# 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](mailto:inspection@cityoflacrosse.org)

Ken Gilliam, Fire Chief



April 22<sup>nd</sup>, 2019

Munson Realty, INC.  
1400 Pine St.  
La Crosse WI. 54601

RE: An appeal regarding the requirement to provide an 16' 0" front yard setback at 505 11<sup>th</sup> St. N. La Crosse, Wisconsin.

Dear Munson Realty,

We have received your proposal to construct a new three unit apartment building 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.

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

115-146 (c) (1)  
Front yards.

On every lot in the Multiple Dwelling District there shall be a front yard having a depth of not less than 20 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 20 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 2'0" to the required 16'0" front yard setback for this project to proceed as proposed.

Sincerely,

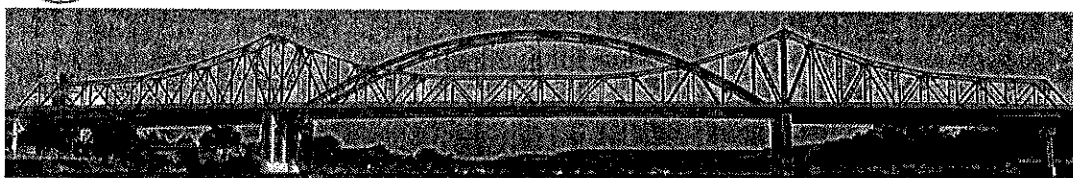
Brent Thielen  
Building Inspector

## CITY OF LA CROSSE

Third Floor-City Hall, 400 La Crosse Street, La Crosse, Wisconsin 54601  
Phone 608/789-7530 Fax 608/789-7589



La Crosse County

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## 505 11TH ST N LA CROSSE

Parcel: 17-20157-70 Internal ID: 29354  
 Municipality: City of La Crosse Record Status: Current

Print View

## Parcel Information:

Parcel: 17-20157-70  
 Internal ID: 29354  
 Municipality: City of La Crosse  
 Record Status: Current  
 On Current Tax Roll: Yes  
 Total Acreage: 0.194  
 Township: 16  
 Range: 07  
 Section: 32  
 Qtr: NE-SW

## Parcel

## Taxes

## Outstanding Taxes

## Assessments

## Deeds

## Permits

## History

## Legal Description:

T BURNS HS DURAND ST SMITH & FM RUBLEES ADDITION LOT 12 BLOCK 23 LOT  
 SZ: 57.79X145.75

## Property Addresses:

Street Address	City (Postal)
505 11TH ST N	LA CROSSE

## Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
SOUTH PROPERTIES LLC	Owner	3215 GEORGE ST #3	LA CROSSE	WI	54603

## Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
2	Book 2	N

## Additional Information

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 6
2012 + VOTING WARDS	2012+ Ward 7
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	OLDER DUPLEX

## Lottery Tax Information ⓘ

Lottery Credits Claimed: 0  
 Lottery Credit Application Date:

La Crosse County Land Records Information  
 (Ver: 2019.3.7.0)

[Site Disclaimer](#)

54601

## BUILDING AREA: 3

OCCUPANCY: R-2

OCCUPANCY: R-2

CONSTRUCTION: TYPE  
UNPROTECTED

NEPA 13R FIRE SP  
REQUIRED FOR TH  
SPRINKLER NOTES

**SMOKE DETECTOR  
RESIDENTIAL IN  
SLEEPING AREA;  
MUST BE DIRECT  
ELECTRICAL SYS**

1-HOUR. SEPARAT  
UNITS PER SPS 36

1-HOUR SEPARATI  
BETWEEN RESIDE

NOTE:

ALL FOOTING SIZE  
DRAWINGS ARE B/  
OF MIN. 2,000 PSF  
OWNER & CONTRA/  
TO POURING CONCI

**GENERAL NOT**

**-GENERAL CONTRACT CONDITIONS OF THE ;  
NOTIFY THE ARCHITE.  
DISCREPANCIES PRIC  
WORK.**

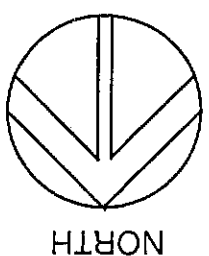
-ALL DIMENSIONS ARE  
UNLESS NOTED OTHE

-ALL HOT WATER HEAT  
SEALED COMBUSTION

-ALL SPACE HEATING COMBUSTION TYPE.

**-OWNER TO PROVIDE DESIGN PRIOR TO OCCUPANCY**

**-OWNER TO PROVIDE SPRINKLER SYSTEM, DETECTION.**



# SITE PLAN

SCALE: 1/16" = 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 the 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 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.