



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

Ken Gilliam, Fire Chief



5/23/2019

Bradley Wickersham
727 22nd St. N.
La Crosse WI 54601

RE: An appeal of the regulation limiting residential accessory structures to a maximum of 35% of the rear yard square footage.

Dear Bradley Wickersham,

We have received your building permit application to construct an addition and deck to a single family home that does not meet the minimum requirements set forth in the Municipal Code of Ordinances of the City of La Crosse (Code) regarding the maximum allowable size of detached accessory buildings.

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

115-390 (2)(c)

In all residential zoning districts the aggregate building area of all detached accessory buildings shall not exceed 35 percent of the area of the rear yard of the parcel upon which they are to be built, up to a maximum 1,000 square feet of aggregate area of detached accessory buildings; provided, however, that the maximum aggregate area of all residential accessory buildings shall in no case exceed the gross finished floor area of the dwelling unit, excluding unfinished basement areas, to which they are accessory. Such detached residential accessory buildings may be placed in the rear, or side yard when not in conflict with any other requirement of this Code.

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 33 square feet to the 989 square feet allowed before a building permit could be issued for this project as proposed.

Sincerely,

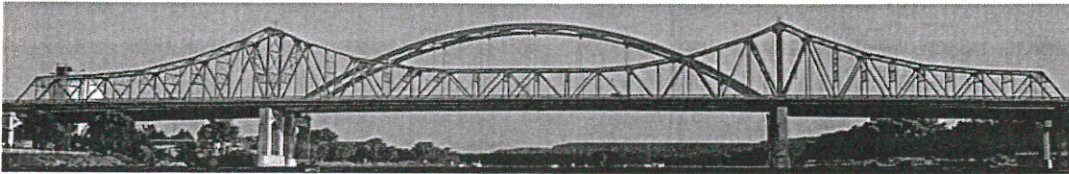
Brent Thielen
Building Inspector

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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727 22ND ST N LA CROSSE

Parcel: 17-20048-21 Internal ID: 49665
 Municipality: City of La Crosse Record Status: Current

Print View

Parcel Information:

Parcel: 17-20048-21
 Internal ID: 49665
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.170
 Township: 16
 Range: 07
 Section: 33
 Qtr: SE-NW

Parcel

Taxes

Outstanding Taxes

Assessments

Deeds

Permits

History

Legal Description:

CERTIFIED SURVEY MAP NO. 27 VOL 9 LOT 1 LOT SZ: 55.4 X 132

Property Addresses:

<u>Street Address</u>	<u>City (Postal)</u>
727 22ND ST N	LA CROSSE

Owners/Associations:

<u>Name</u>	<u>Relation</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
BRADLEY S WICKERSHAM	Owner	727 22ND ST N	LA CROSSE	WI	54601-3858
PAULA J WICKERSHAM	Owner	727 22ND ST N	LA CROSSE	WI	54601-3858

Districts:

<u>Code</u>	<u>Description</u>	<u>Taxation District</u>
2849	LA CROSSE SCHOOL	Y
2	Book 2	N

Additional Information

<u>Category</u>	<u>Description</u>
2012+ VOTING SUPERVISOR	2012+ Supervisor District 3
2012 + VOTING WARDS	2012+ Ward 6
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	1 UNIT

Lottery Tax Information ⓘ

Lottery Credits Claimed: 1 on 10/26/2001
 Lottery Credit Application Date: 10/9/2001

La Crosse County Land Records Information
 (Ver: 2019.3.7.0)

[Site Disclaimer](#)

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.

Job Name: Wickersham
Addition & Deck
Approx. SF: 266 SF
Address: 727 22nd St. N
La Crosse, WI 54601

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