



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



June 5, 2019

Nancy Kjos
1647 Charles St
La Crosse, WI 54603

RE: An appeal regarding the requirement to provide a 25' set back from the front property line at 1647 Charles St.

Dear Mrs. Kjos,

We have received the permit application to construct an attached deck that does not meet the minimum requirements set forth in the Municipal Code of Ordinances of the City of La Crosse regarding setbacks from the front property line.

The project as proposed is in direct violation of the following subparagraph of the Code:
Sec. 115-143 (c) (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.

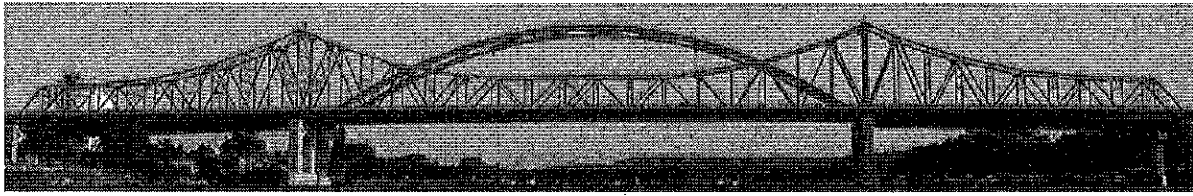
Therefore, if upon consideration of all of the facts surrounding this appeal in a public hearing, the Board of Zoning Appeals determines that this appeal meets all of the criteria established by the Legislature of the State of Wisconsin, as interpreted by the Supreme Court of the State of Wisconsin for the granting of variances, the Board of Zoning Appeals would have to grant a variance of 8' to the required 25' set back to the front property line for this project to proceed as proposed.

Sincerely,

Matthew Diehl
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


[Parcel Search](#) | [Permit Search](#)

1647 CHARLES ST LA CROSSE

Print View

Parcel: 17-10107-10 Internal ID: 24970
Municipality: City of La Crosse Record Status: Current

Parcel Information:

Parcel: 17-10107-10
Internal ID: 24970
Municipality: City of La Crosse
Record Status: Current
On Current Tax Roll: Yes
Total Acreage: 0.125
Township: 16
Range: 07
Section: 20
Qtr: NE-SW

Parcel

Taxes

Outstanding Taxes

Assessments

Deeds

Permits

History

Legal Description:

FIRST ADDITION TO P S DAVIDSONS ADDN LOT 21 BLOCK 14 EX N 15FT OF W 51FT & EX N 9FT OF E 89.08 FT LOT SZ: IRR

Property Addresses:

Street Address City (Postal)
1647 CHARLES ST LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
GERALD KJOS	Owner	1647 CHARLES ST	LA CROSSE	WI	54603-2197
NANCY KJOS	Owner	1647 CHARLES ST	LA CROSSE	WI	54603-2197

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
1	Book 1	N

Additional Information

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 1
2012 + VOTING WARDS	2012+ Ward 1
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54603
Use	1 UNIT

Lottery Tax Information

Lottery Credits Claimed: 1 on 10/8/2013
Lottery Credit Application Date: 10/2/2013

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.