



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



8/28/19

LP & ASSOCIATES
PO BOX 1402
LA CROSSE, WI. 54602

RE: An appeal regarding the requirement to provide a rear yard setback of 6 feet at 414 Cameron Ave. La Crosse, Wisconsin.

Dear Lewis Parish:

We have received your building permit application for garage addition to your existing 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 rear property line. We invite your attention to subchapter of the Code wherein it provides for the purpose of the law from which you are seeking a variance:

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

Sec. 115-151. - Commercial District

(2) *Rear yards.* On every lot in the Commercial District, there shall be a rear yard having a depth of not less than nine feet; provided, however, that each story of a building used in any part for dwelling purposes shall be provided with a rear yard having a depth of not less than 20 feet. **A residential attached or detached garage is permitted in the C-2 Commercial Zoning District on lots that are smaller than 7,200 square feet provided that there is not an existing garage on the lot or parcel and the commercial building has residential dwellings. The size of an attached garage cannot be larger than the footprint square footage of the principal building or structure and a detached garage cannot be larger than 600 square feet. Said garage is required to meet the side yard setbacks under this chapter and cannot be in the front yard setback. There must be a minimum of a six-foot rear yard setback for an attached or detached garage and the location of the garage and setbacks must be approved by the City of La Crosse Fire Department.**

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 (4'-0") to the (6') foot rear yard setback requirement before a building permit could be issued for this project as proposed because there is presently only (2') from the back of the building to the rear yard lot line.

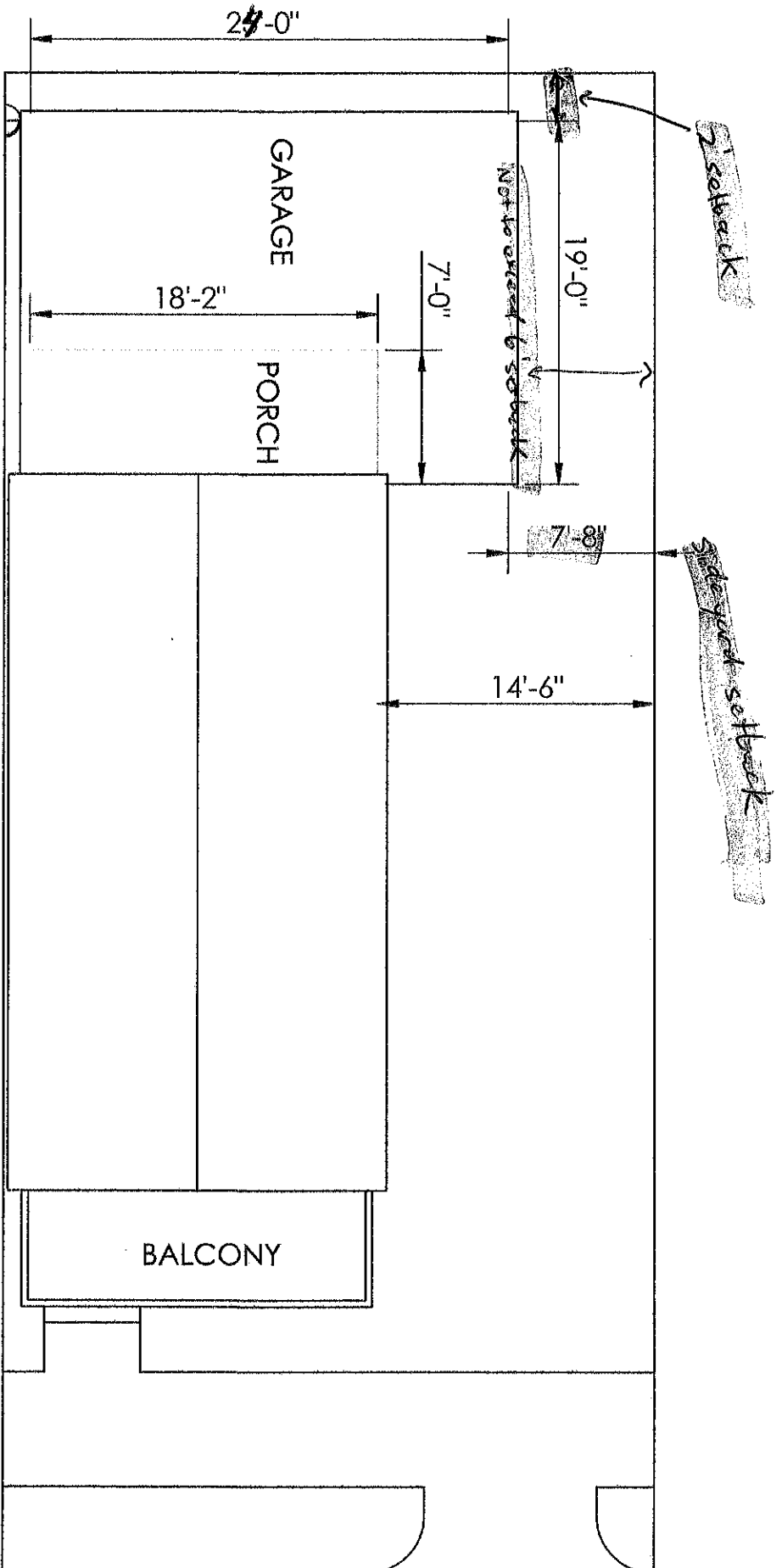
Sincerely, Eddie Young Building Inspector

CITY OF LA CROSSE

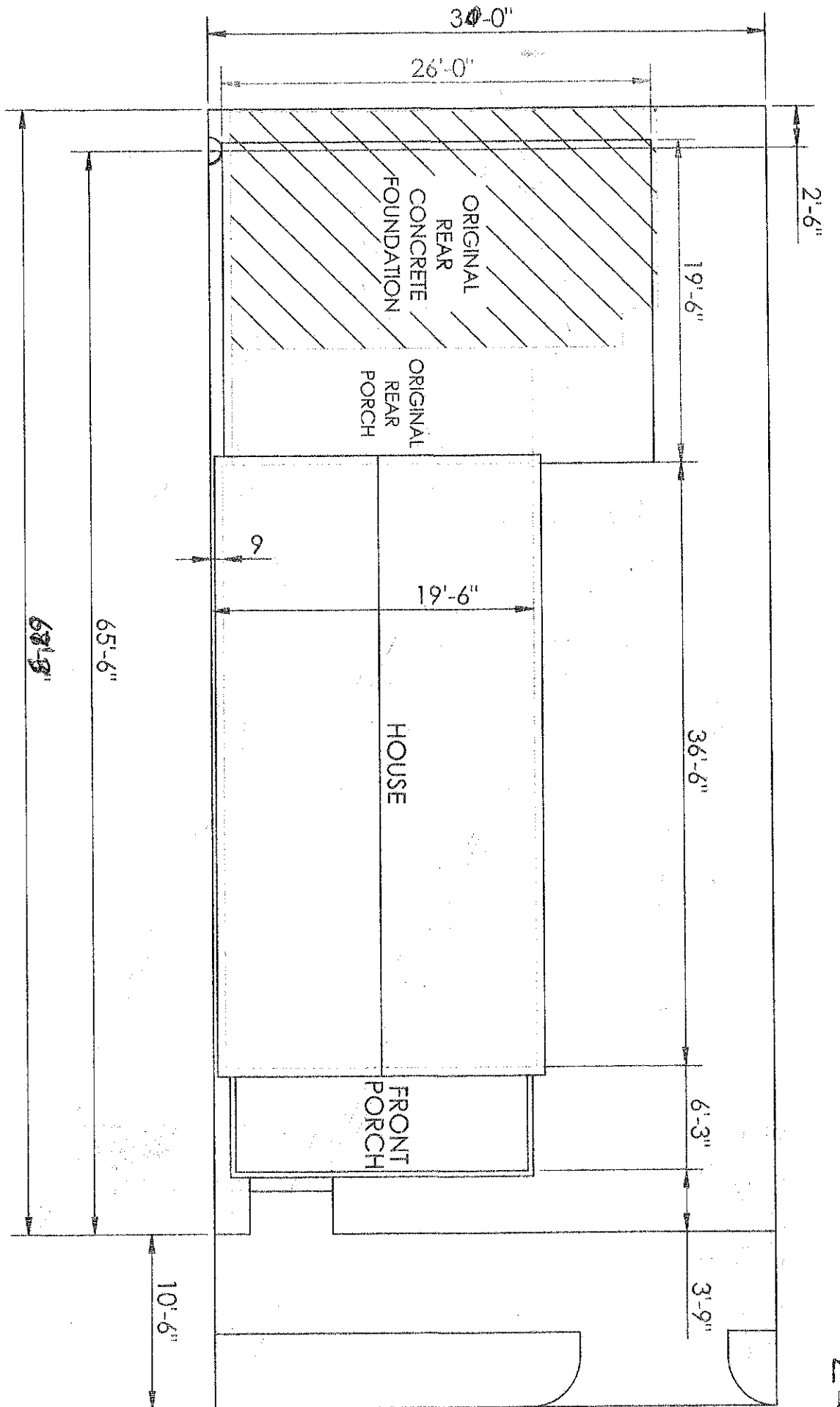
Third Floor-City Hall, 400 La Crosse Street, La Crosse, Wisconsin 54601
Phone 608/789-7530 Fax 608/789-7589

"Proposed"

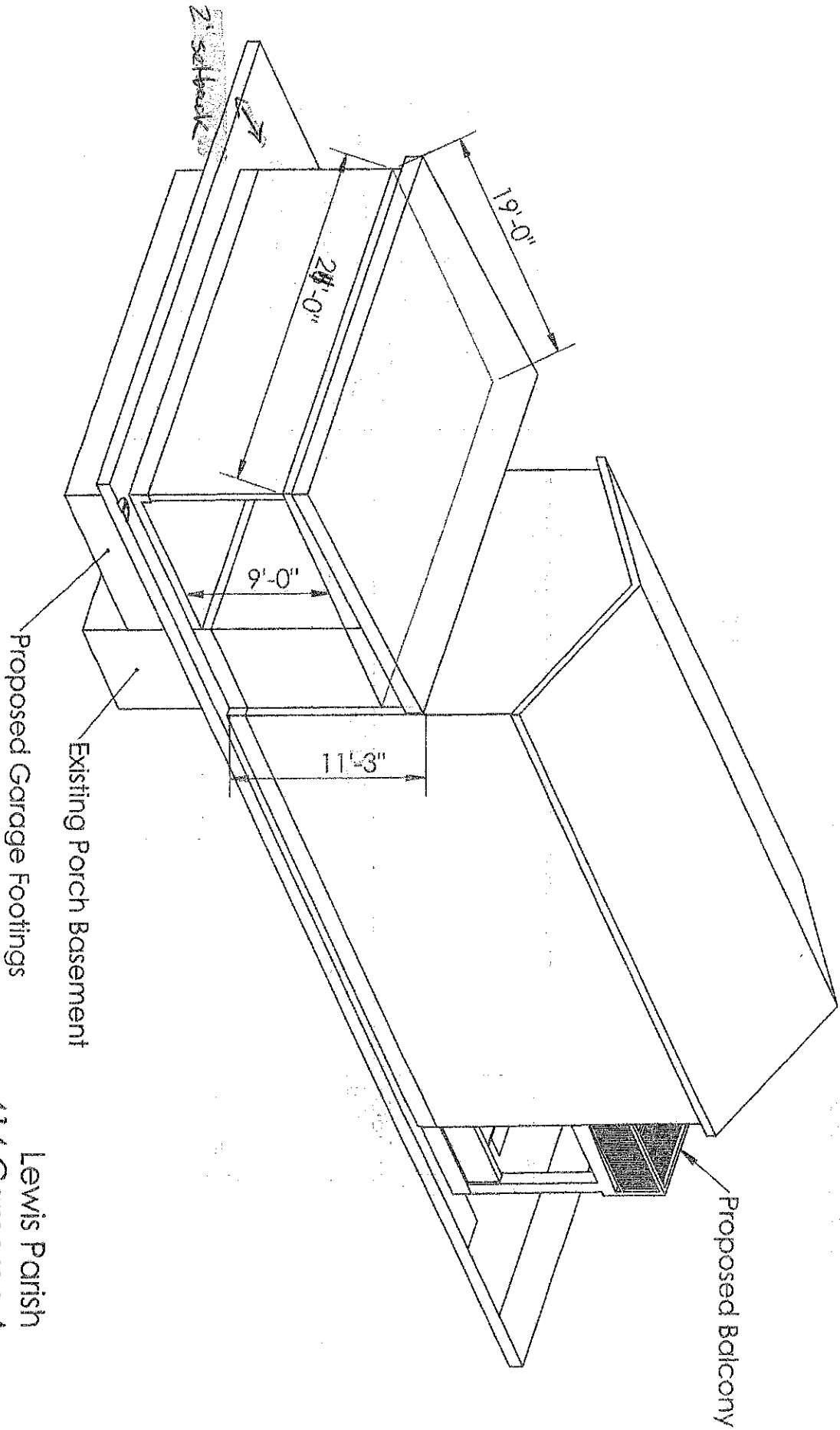
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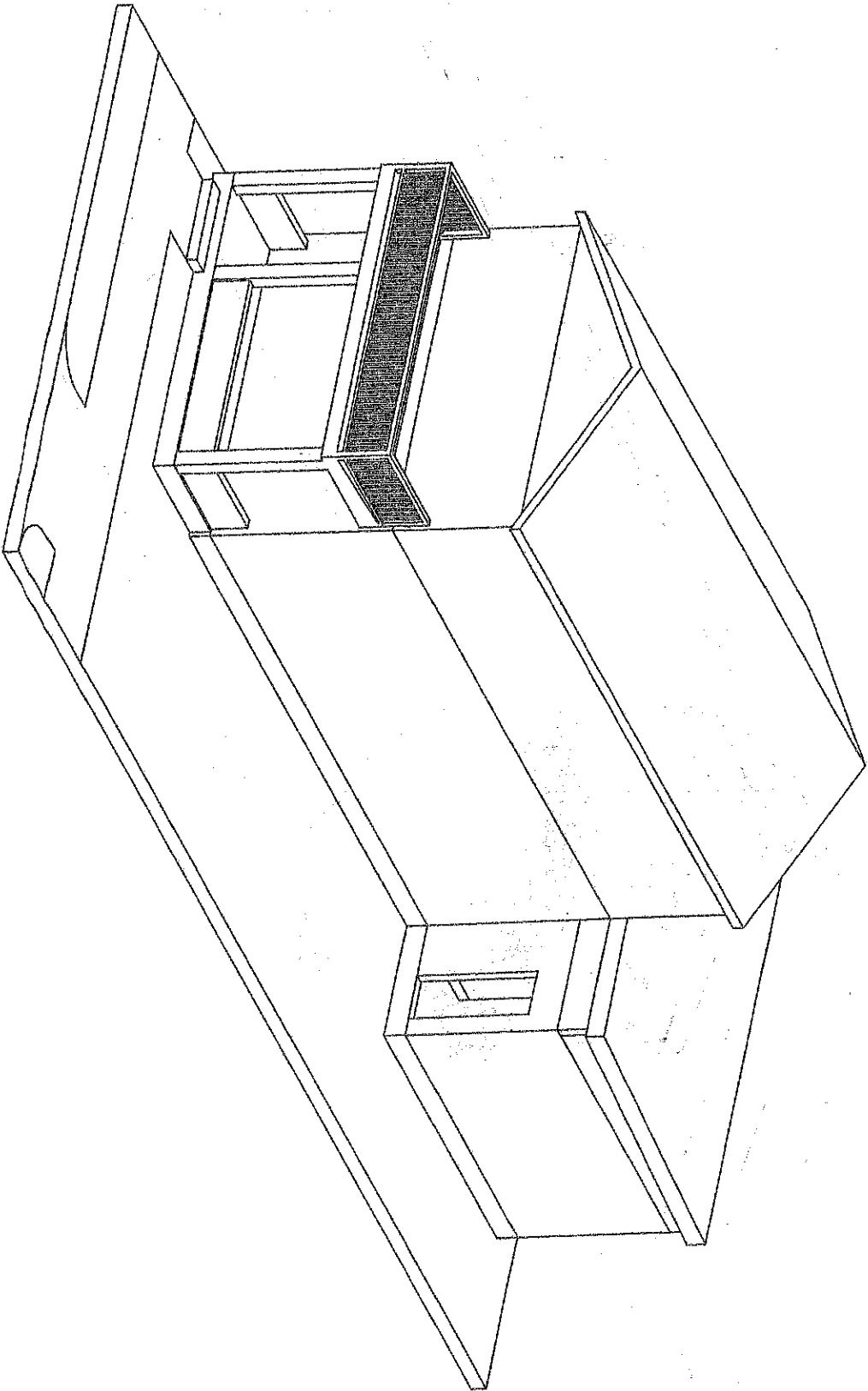
Lewis Parish
414 Cameron Ave.
LP & Associates, LLC



Lewis Parish
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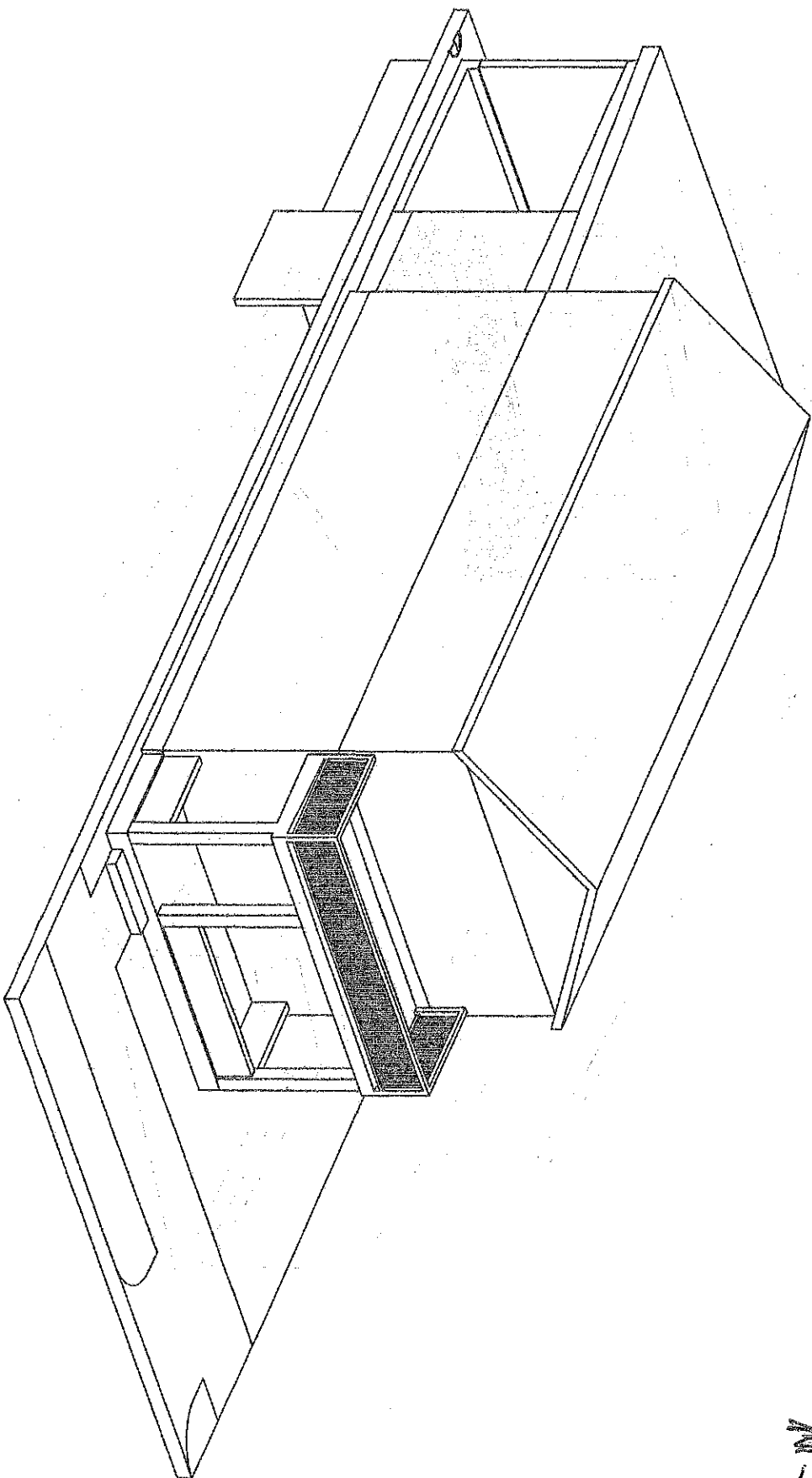
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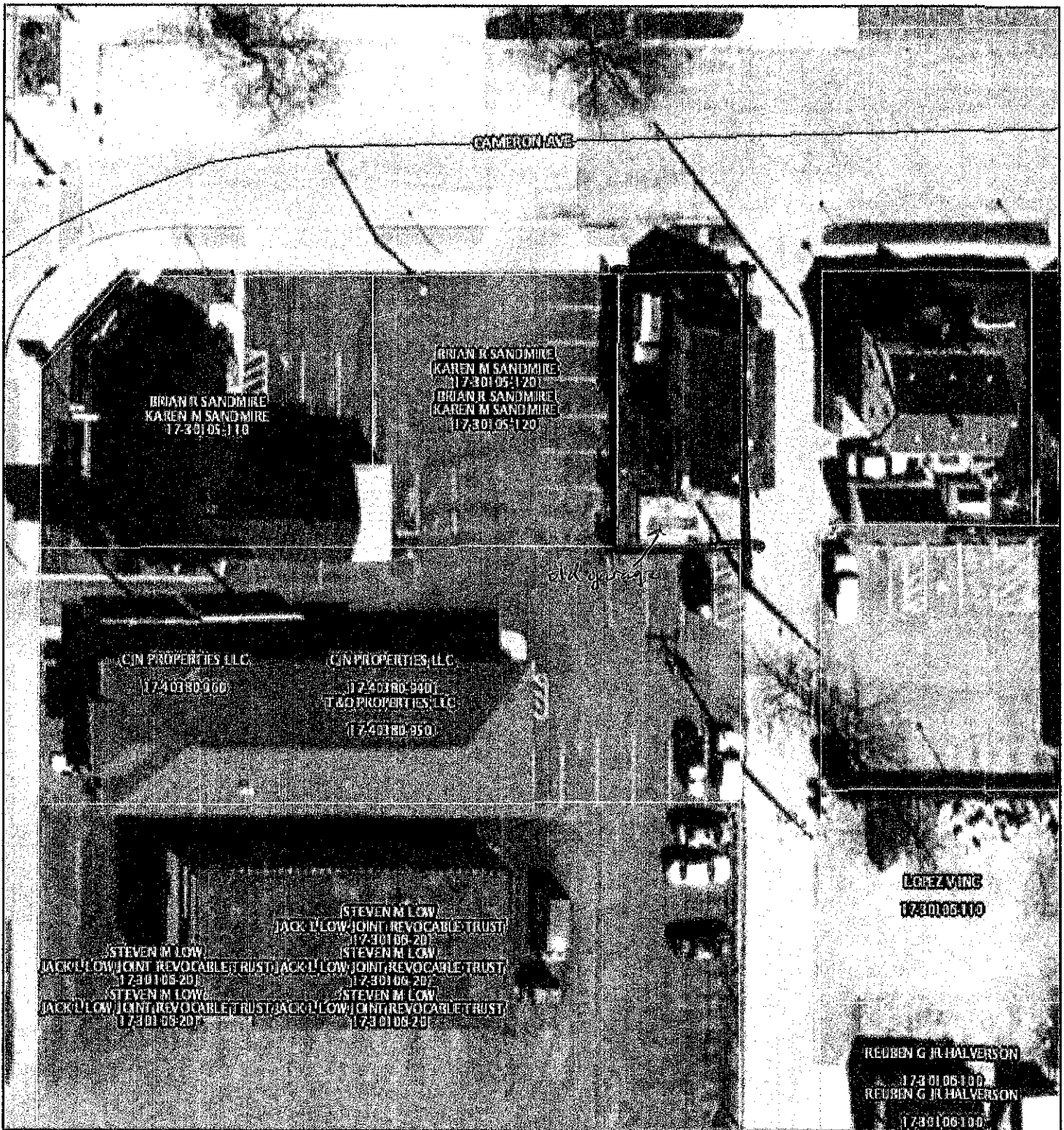
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Lewis Parish
414 Cameron Ave.
LP & Associates, LLC

N
Y



Lewis Parish
414 Cameron Ave.
LP & Associates, LLC



8/23/2019, 1:35:02 PM

1:579

Railroad Center Lines

Owner Label

Burlington Northern Santa Fe

County Boundaries

CP Rail

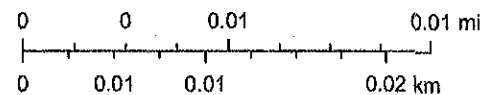
City and Village Limits

Spur Track

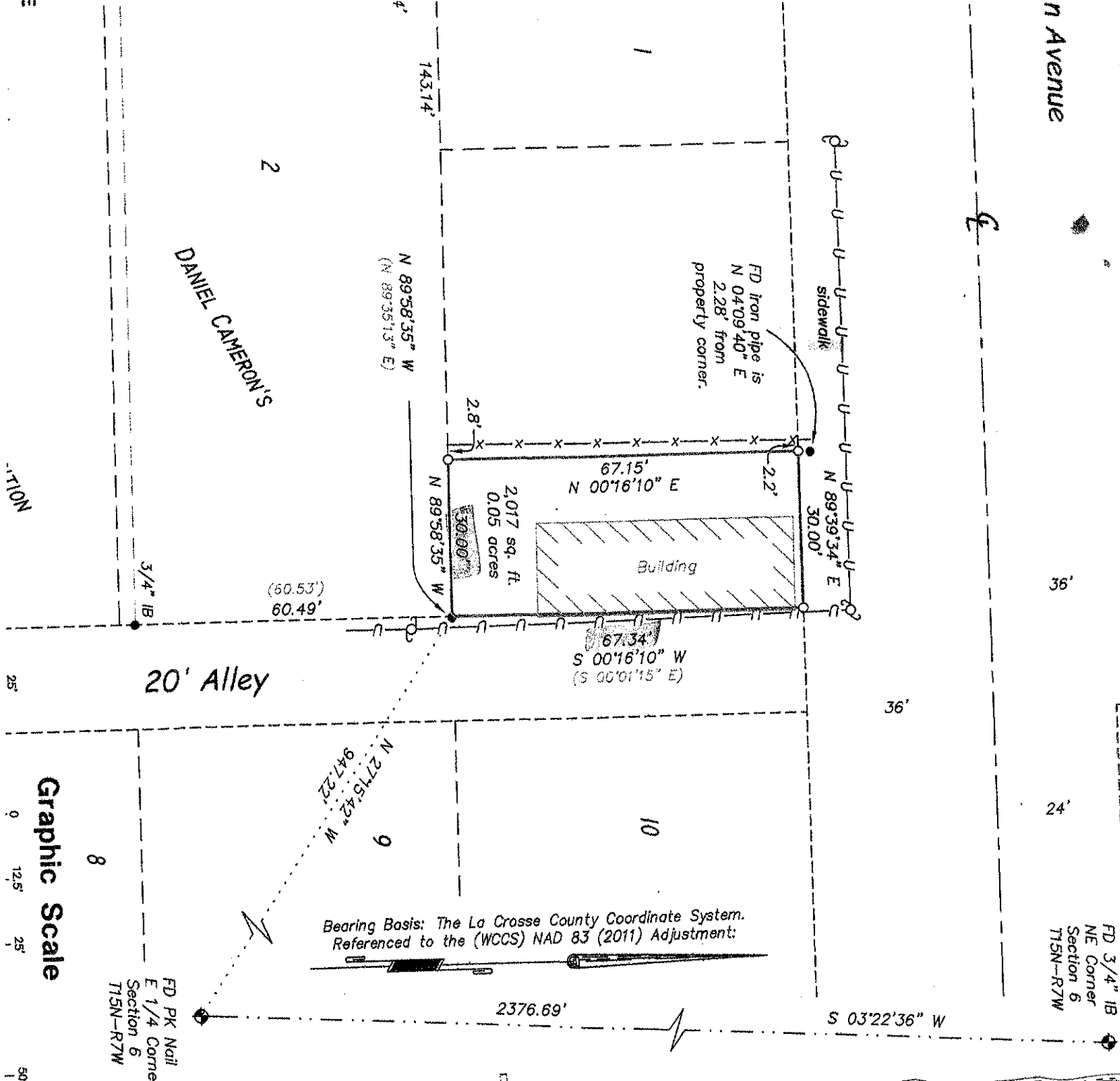
County & Town Roads

Parcels

Federal & State Roads



La Crosse County, WI, La Crosse County



Graphic Scale

SURVEY FOR									
LP & Associates									
1, Block 28, Daniel Cameron's Add., the SE-NE, Section 6, T15N-R7W, a Crosse, La Crosse County, WI 414 Cameron Avenue	<table border="1"> <tr> <td>DRAWN BY:</td> <td>DATE:</td> </tr> <tr> <td>TS CF</td> <td>5/15/2019</td> </tr> <tr> <td>REVISED BY:</td> <td>DATE:</td> </tr> <tr> <td>SCALE:</td> <td>1" = 25'</td> </tr> </table>	DRAWN BY:	DATE:	TS CF	5/15/2019	REVISED BY:	DATE:	SCALE:	1" = 25'
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S-7545	RC LF								

C R
L S

**Coulee Region
Land Surveyors**

917 SOUTH 4TH STREET - P.O. BOX 1954
LA CROSSE, WISCONSIN 54601

PHONE (608) 784-1614 FAX (608) 784-1408
www.couleeregionlandsurveyors.com

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

414 CAMERON AVE LA CROSSE

Parcel: 17-30105-130
Municipality: City of La Crosse

Internal ID: 31816
Record Status: Current

 Print View

Parcel Information:

Parcel: 17-30105-130
Internal ID: 31816
Municipality: City of La Crosse
Record Status: Current
On Current Tax Roll: Yes
Total Acreage: 0.047
Township: 15
Range: 07
Section: 06

[Parcel](#)

[Taxes](#)

[Outstanding Taxes](#)

[Assessments](#)

[Deeds](#)

[Permits](#)

[History](#)

Legal Description:

DANIEL CAMERONS ADDITION E 30FT LOT 1 BLOCK 28 LOT SZ: 30 X 65.66

Property Addresses:

Street Address
414 CAMERON AVE

City (Postal)
LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
UP & ASSOCIATES LLC	Owner	PO BOX 1402	LA CROSSE	WI	54602-1402

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
3	Block 3	N
CDZ	Community Development Zone	N
0031	La Crosse TIF 11	N

Additional Information

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.