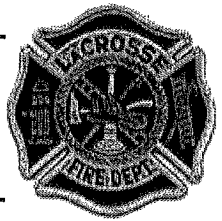




# Fire Prevention and Building Safety

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



September 19, 2019

La Crosse County  
212 6<sup>th</sup> St. N.  
La Crosse, Wisconsin 54601

RE: An appeal regarding the requirement to provide a vision clearance triangle in 3 locations at 333 Vine St.

Dear La Crosse County:

We have received your building permit application to place 3 monument signs located at 333 Vine St. that do not meet the minimum requirements set forth in the Municipal Code of Ordinances of the City of La Crosse (Code) regarding vision clearance triangles.

The code section you are appealing is located below.

111-11(b) *Vision triangles*. All signs shall be located so that they do not interfere with visibility at intersections or adversely affect pedestrian or traffic safety.

## 115.1 Definitions

*Vision clearance* means a triangular space at the street corner of a corner lot, or at the intersection of a public alley with a street, or within 15 feet of the point of intersection of a driveway in a front yard setback with a road right-of-way, or within 15 feet of the point of intersection of a driveway and an alley right-of-way unoccupied except as otherwise specifically authorized. Such space shall be determined by measuring from the point of intersection of the street lot lines along each street lot line, or street lot line and alley line, as the case may be, the distance required for the district in which the lot is located, forming a triangle by striking an imaginary line between said points of measurement.

In order for this project to proceed as proposed the Board of Zoning Appeals would have to grant a variance to allow monument signs to be placed in the corner vision triangles of a driveway at 3 separate locations of the parking lot.

Sincerely,

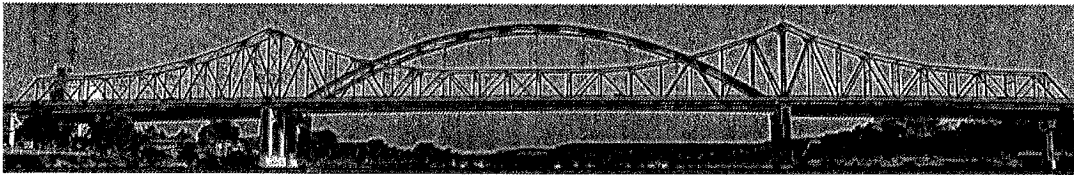
Brent Thielen  
Building Inspector

## 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

[Home](#) | [Help](#) | [Links](#)[Parcel Search](#) | [Permit Search](#)**300 3RD ST N LA CROSSE**

Parcel: 17-20020-80 Internal ID: 63599  
 Municipality: City of La Crosse Record Status: Current

Print View

**Parcel Information:**

Parcel: 17-20020-80  
 Internal ID: 63599  
 Municipality: City of La Crosse  
 Record Status: Current  
 On Current Tax Roll: Yes  
 Total Acreage: 4.525  
 Township: 16  
 Range: 07  
 Section: 31

**Parcel****Taxes****Outstanding Taxes****Assessments****Deeds****Permits****History****Legal Description:**

TOWN OF LA CROSSE LOTS 1-10 BLOCK 26 & ALL OF VAC ALLEY IN BLOCK 26 & ALL OF VAC PINE ST LYG BETWEEN BLOCKS 26 & 27 & LOTS 1-8 BLOCK 27 & ALL OF VAC ALLEY IN BLOCK 27 EX PRT LOTS 8-10 BLOCK 27 & E 10FT VAC ALLEY ADJ DESC AS FOLL BEG NW COR LOT 10 N62D40M20SW 10FT S28D 7M40SW 128.92FT S62D39M0SE 51.45FT N28D7M40SW 25.32FT S62D39M0SE 75.39FT TO W LN 4TH ST N8D5M20SE 45.75FT N 68.06FT TO S LN BADGER ST N62D40M20SW 69.13FT TO POB & EX THAT PRT TAKEN FOR 4TH ST R/W

**Property Addresses:**

Street Address	City (Postal)
300 3RD ST N	LA CROSSE
351 4TH ST N	LA CROSSE
410 3RD ST N	LA CROSSE
333 VINE ST	LA CROSSE

**Owners/Associations:**

Name	Relation	Mailing Address	City	State	Zip Code
LACROSSE COUNTY	Owner	212 6TH ST N RM 2400	LA CROSSE	WI	54601

**Districts:**

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
9010	City LAX Business Dist	N
2	Book 2	N
CDZ	Community Development Zone	N
DBS	DOWNTOWN BUSINESS STUDY	N
0026	La Crosse TIF 6	N

**Additional Information**

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

**Lottery Tax Information**

Lottery Credits Claimed: 0  
 Lottery Credit Application Date:

## **BOARD OF ZONING APPEALS**

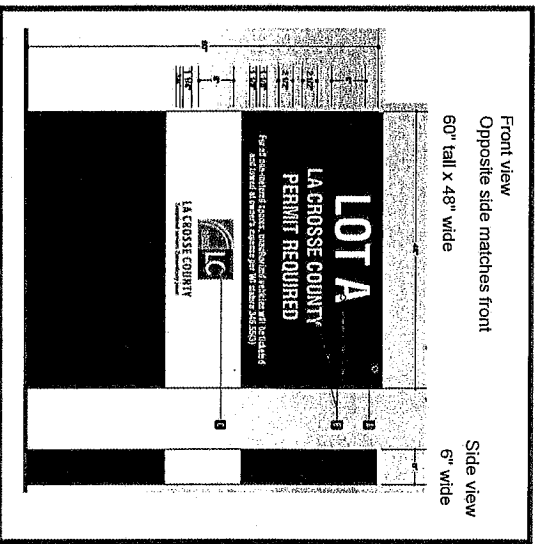
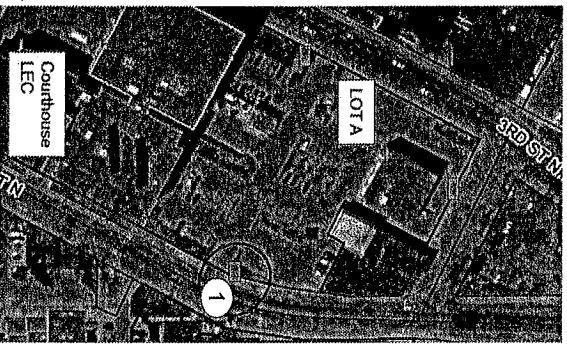
### **STANDARDS FOR AREA VARIANCE**

- ☐ 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.

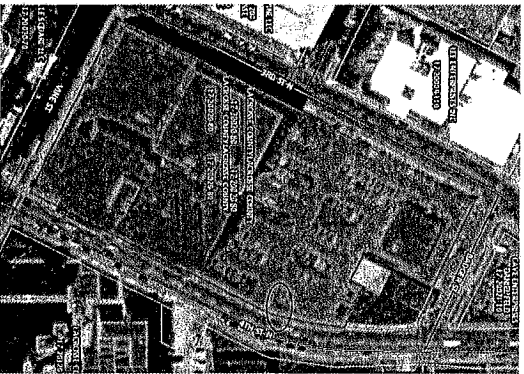
# La Crosse County LOT A on Courthouse property / 333 VINE STREET

## (1) D/F Monument Sign to be installed on 4th St N (replacing existing sign)

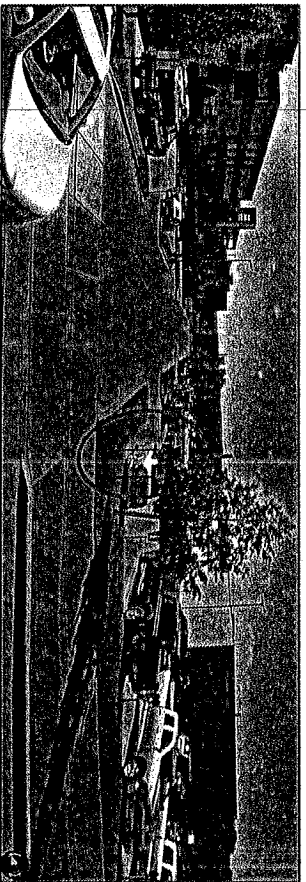
Aerial Map



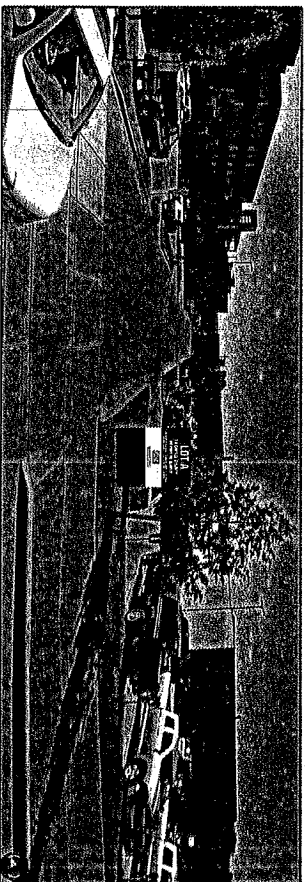
Corner vision triangle view



Existing sign

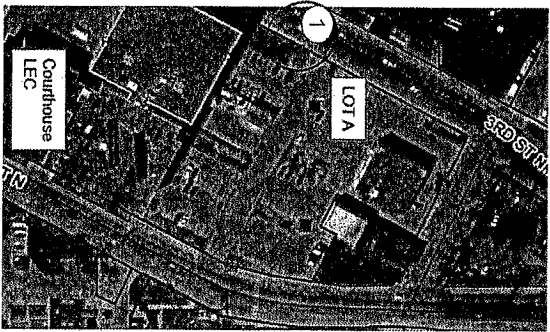


Proposed sign

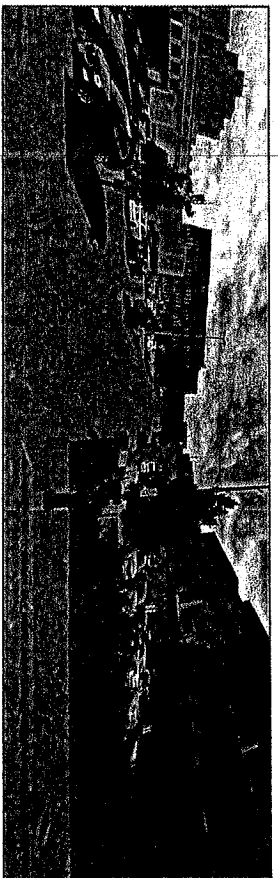


La Crosse County LOT A on Courthouse property / 333 VINE STREET  
 (1) D/F Monument Sign to be installed on 3rd St N (replacing existing sign)

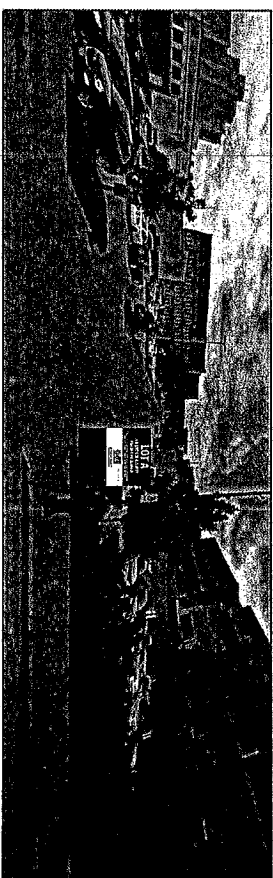
Aerial Map



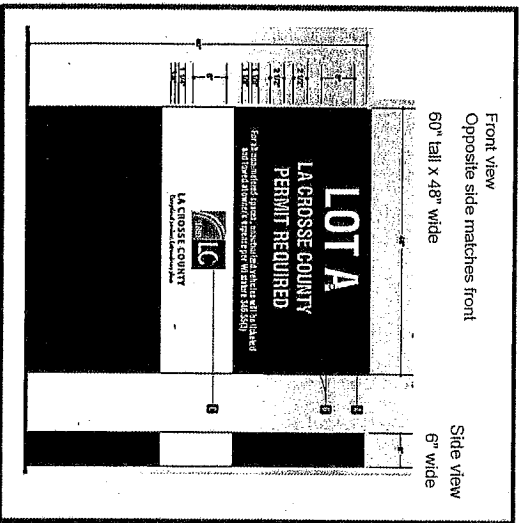
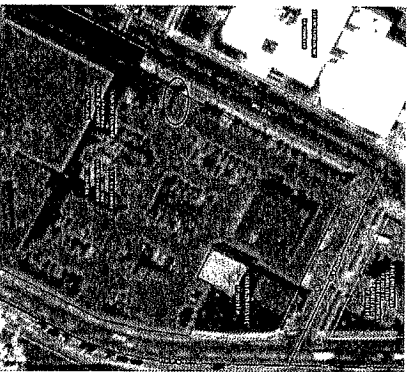
Existing location



Proposed sign location

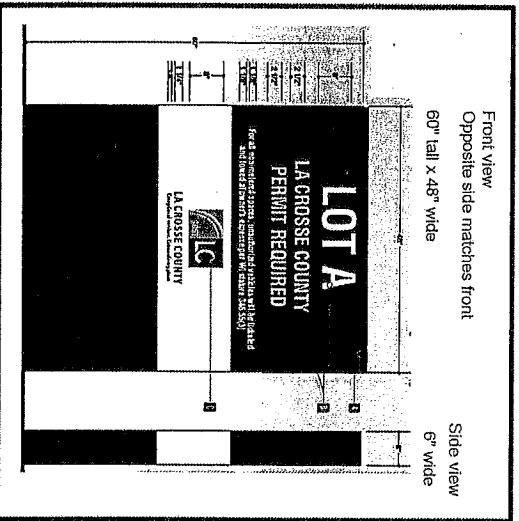
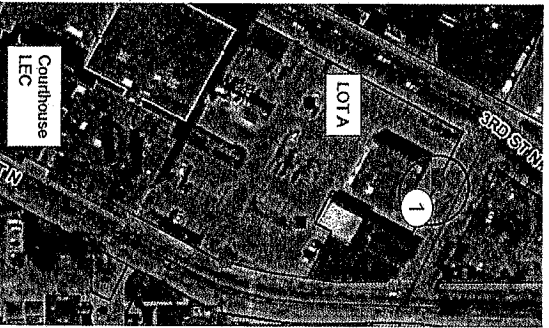


Corner vision triangle view

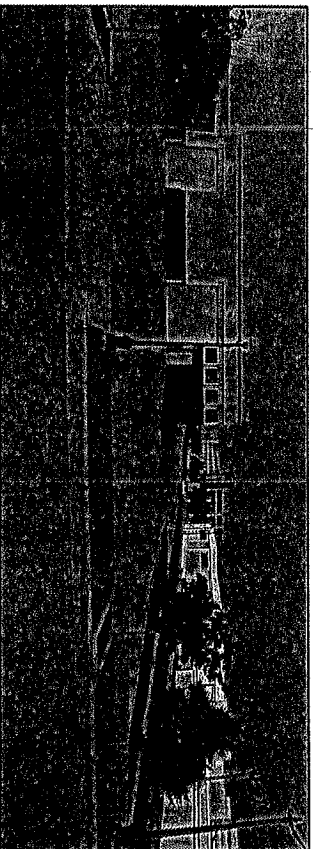


La Crosse County LOT A on Courthouse property / 333 VINE STREET  
 (1) D/F Monument Sign to be installed on Badger St

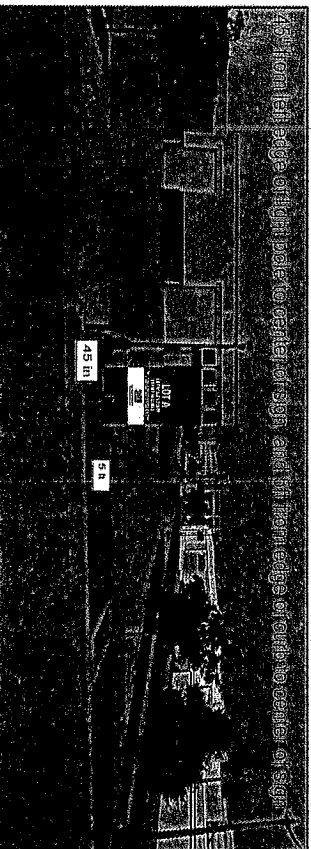
Aerial Map



Existing location



Proposed sign location



Corner vision triangle view

