



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



September 19, 2019

La Crosse County
212 6th St. N.
La Crosse, Wisconsin 54601

RE: An appeal regarding the requirement to provide a vision clearance triangle in 4 locations at 300 4th St. N.

Dear La Crosse County:

We have received your building permit application to place 4 monument signs located at 300 4th St. N. 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 4 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

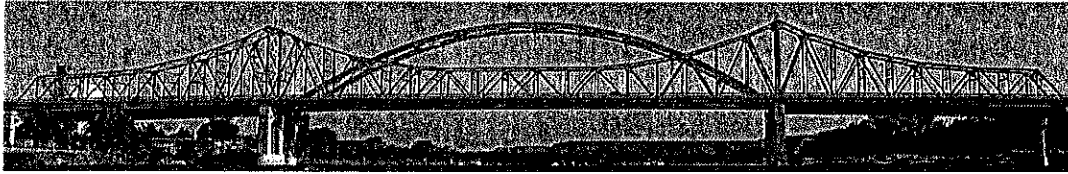
BOARD OF ZONING APPEALS

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

[Home](#) | [Help](#) | [Links](#)

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

300 4TH ST N LA CROSSE

Parcel: 17-20320-10 Internal ID: 69898
 Municipality: City of La Crosse Record Status: Current

Print View

Parcel Information:

Parcel: 17-20320-10
 Internal ID: 69898
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 2.742
 Township: 16
 Range: 07
 Section: 31

Parcel

Taxes

Outstanding Taxes

Assessments

Deeds

Permits

History

Legal Description:

CERTIFIED SURVEY MAP NO. 2 VOL 4 DOC NO. 996413 LOTS 1 & 2 & PRT LOT 1 BLOCK 31 TOWN OF LA CROSSE COM MOST NLY COR LOT 1 BLOCK 31 TOWN OF LA CROSSE BEING INTER SELY LN N 4TH ST & SWLY LN PINE ST S27D27M39SW 28.7FT ALG SELY LN N 4TH ST TO POB S27D27M39SW 9.58FT ALG SELY LN N 4TH ST E 86.2FT TO INTER SLY R/W LN PINE ST N63D38M21SW 19.14FT ALG SWLY LN PINE ST W 64.63FT TO SELY LN N 4TH ST & POB & INCL PRT GOVERNMENT LOT 4 SEC 31-16-7 & PRT SW-SW SEC 32-16-7 BEING PRT VAC PINE ST LYG SELY OF SE R/W 4TH ST & WLY OF W R/W 6TH ST EX THAT PRT VAC IN V732 P702 & EX THAT PRT VAC IN V782 P996 & EX THAT PRT LYG NE OF NELY LN LOT 1 BLK 31 OF PLAT OF TOWN OF LACROSSE & SW OF A LN LOCATED 5FT SW OF C/L OF VAC PINE ST SUBJ TO PLE IN DOC NO. 1683484 & IN DOC NO. 1708463

Property Addresses:

Street Address	City (Postal)
300 4TH ST N	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
2	Book 2	N
DBS	DOWNTOWN BUSINESS STUDY	N
0026	La Crosse TIF 6	N

Additional Information

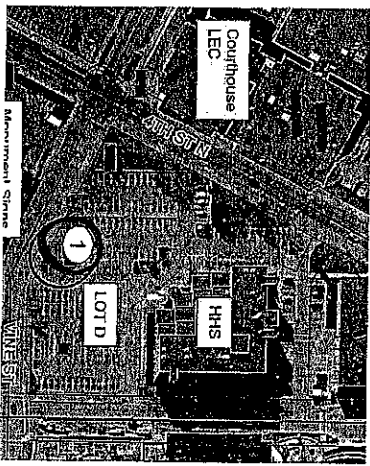
Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 6
2012 + VOTING WARDS	2012+ Ward 7
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601

Lottery Tax Information ⓘ

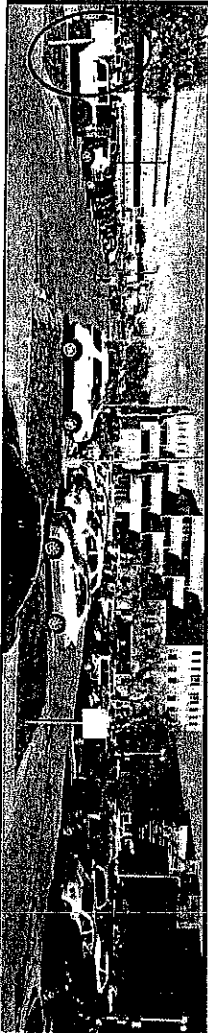
Lottery Credits Claimed: 0
 Lottery Credit Application Date:

La Crosse County LOT D at HEALTH & HUMAN / 300 4TH STREET NORTH
(1) D/F Monument Sign to be installed on Vine St (replacing existing sign)

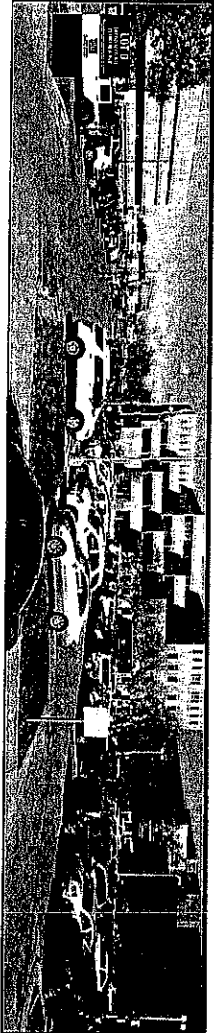
Aerial Map



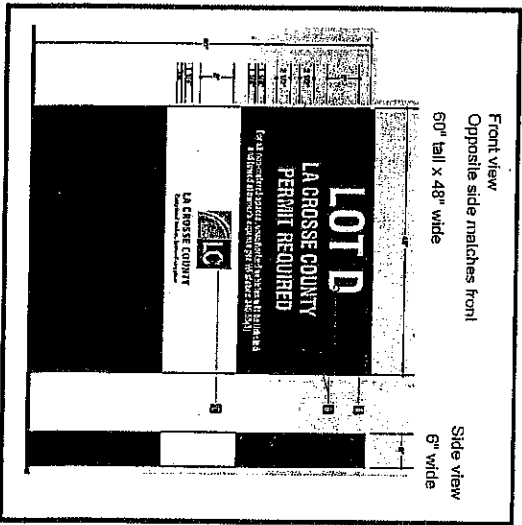
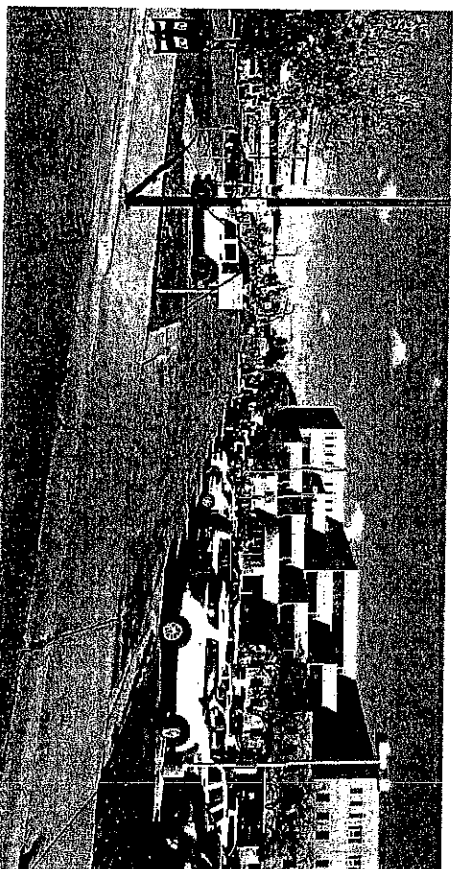
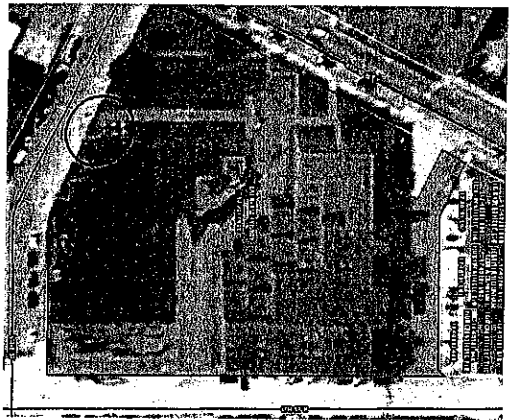
Existing sign



Proposed sign

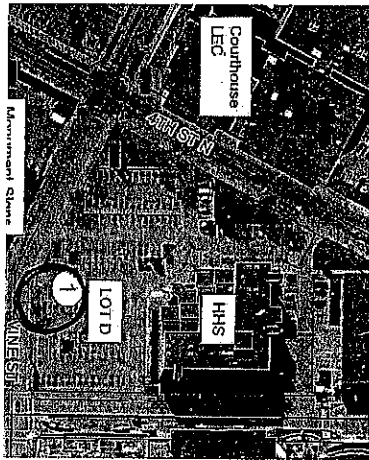


Corner vision triangle view

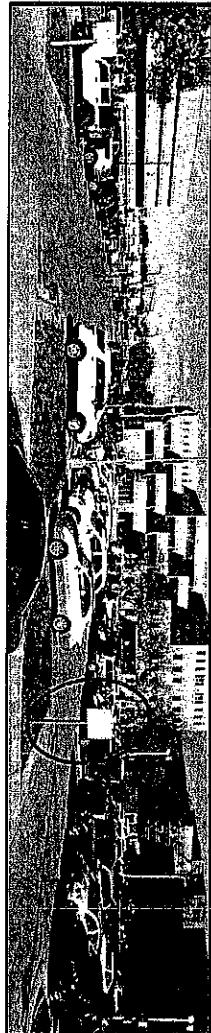


La Crosse County LOT D at HEALTH & HUMAN / 300 4TH STREET NORTH
 (1) D/F Monument Sign to be installed on Vine St (replacing existing sign)

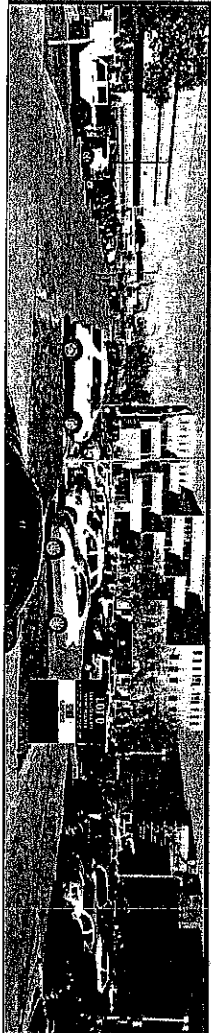
Aerial Map



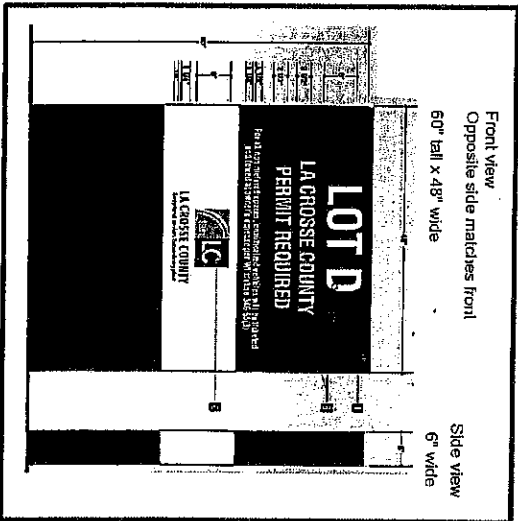
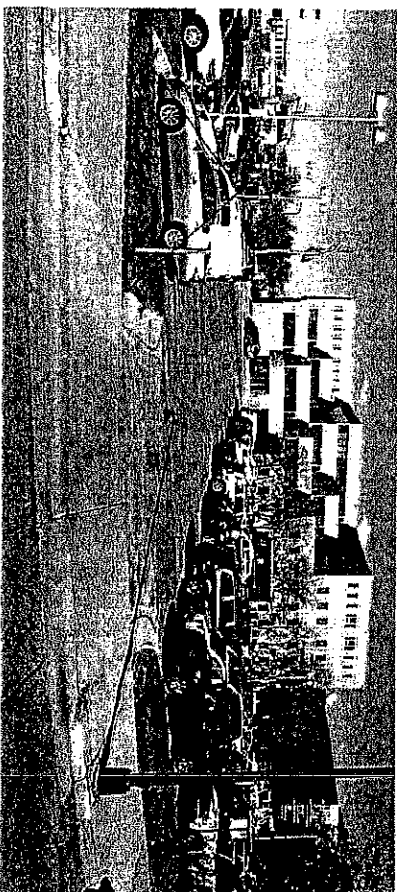
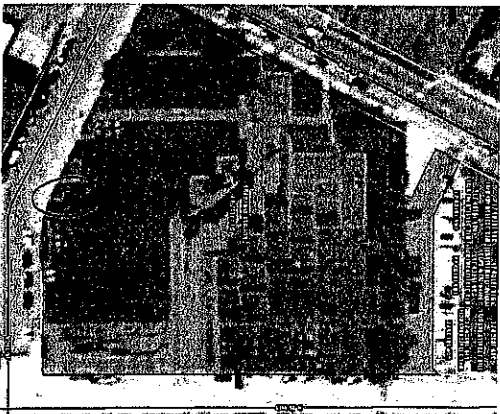
Existing sign



Proposed sign

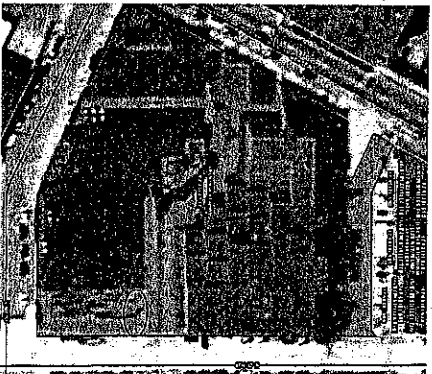
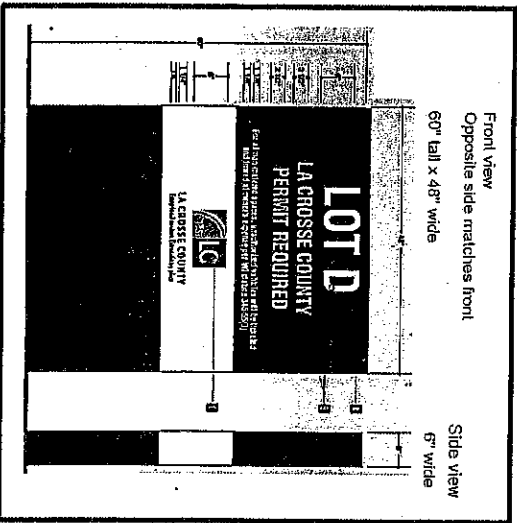
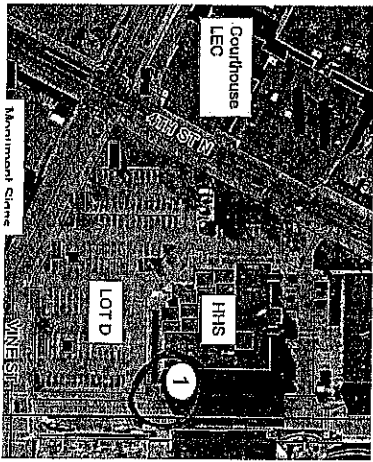


Corner vision triangle view



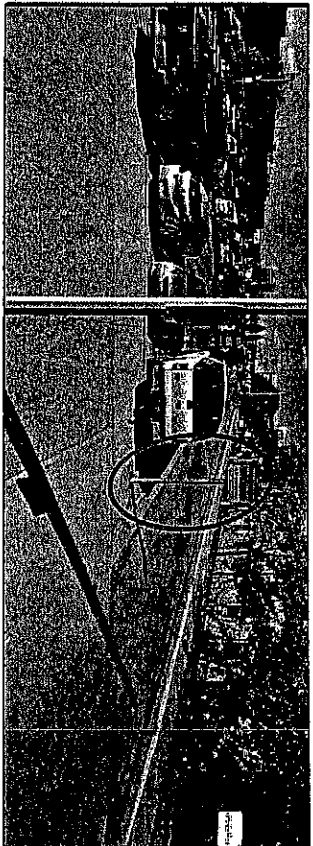
La Crosse County LOT D at HEALTH & HUMAN / 300 4TH STREET NORTH
 (1) D/F Monument Sign to be installed on Vine St (replacing existing sign)

Aerial Map

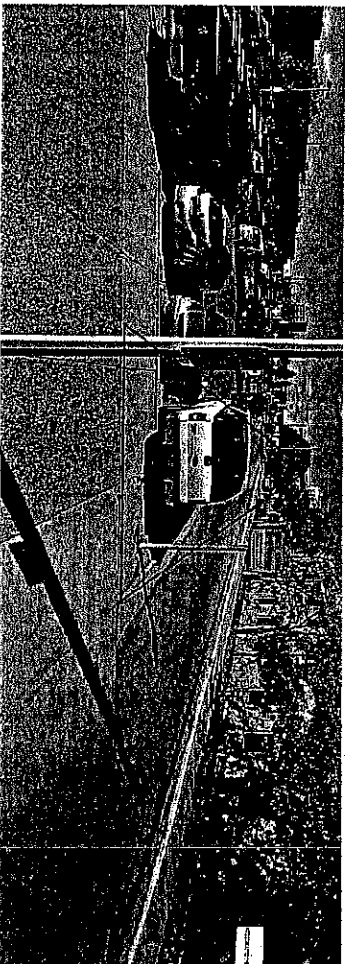
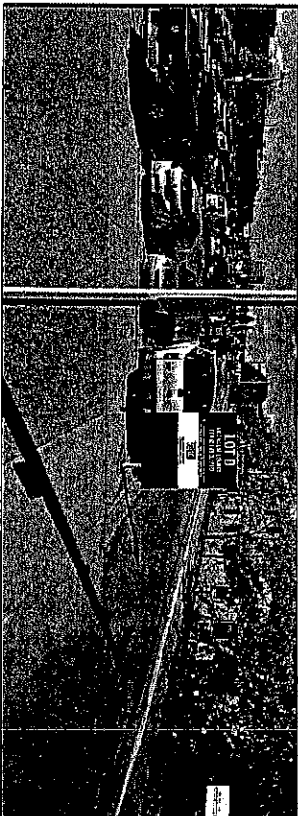


Corner vision triangle view

Existing sign

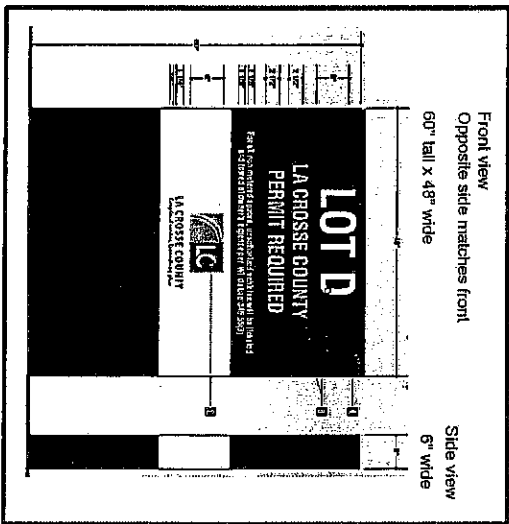
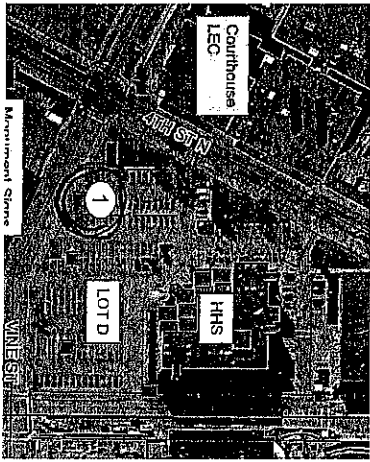


Proposed sign



La Crosse County LOT D at HEALTH & HUMAN / 300 4TH STREET NORTH
 (1) D/F Monument Sign to be installed on Vine St (replacing existing sign)

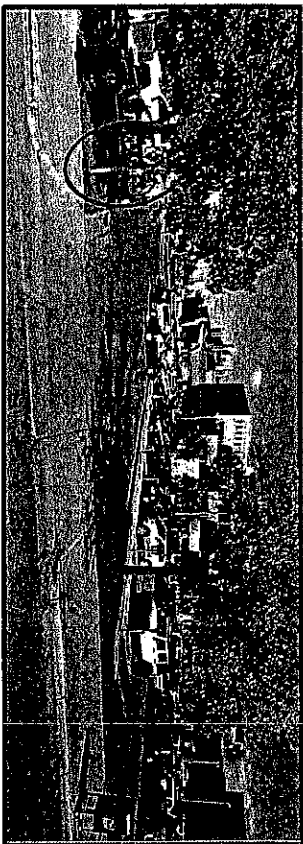
Aerial Map



Corner vision triangle view



Existing sign



Proposed sign

