



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



10/1/2019

WHP Construction, LLC
Shawn Ward
W7190 Heram RD
Holmen, Wisconsin 54636

RE: An appeal regarding the requirement to provide a 5' side yard setback at 1218 6th ST. S. La Crosse, Wisconsin.

Dear Mr. Ward:

We have received your building permit application for a new single-family home that is to be constructed at 1218 6th ST. S. 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 side property lines.

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

- Sec. 115-143 (c) (3) (b) Side yards.
 - b. On any lot having a width of less than 44 feet, and of record on August 27, 1938, the width of no side yard shall be less than that heretofore prescribed less one-fourth foot for each foot said lot is less than 44 feet in width, provided further, however, that no side yard shall be less than four feet in width in any case.

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 two feet to the required 5 foot setback on the north side yard for this project to proceed as proposed.

Sincerely,

Jon Molledahl
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

1218 6TH ST S LA CROSSE

Parcel: 17-30011-10
Internal ID: 30734
Municipality: City of La Crosse
Record Status: Current
On Current Tax Roll: Yes
Total Acreage: 0.129
Township: 15
Range: 07
Section: 05

Abbreviated Legal Description:

E.S. SMITH'S ADDITION N 40FT LOT 136 BLOCK 12 SUBJ TO RESTR IN DOC NO. 1708760 & SUBJ TO RESTR IN DOC NO. 1713225 LOT SZ: 40 X 140

Property Addresses:

Street Address City(Postal)
1218 6TH ST S LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
WHP CONSTRUCTION LLC	Owner	W7190 HERAM RD	HOLMEN	WI	54636

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
3	Book 3	N

Additional Information:

Code	Description	Taxation District
2012+ VOTING SUPERVISOR	2012+ Supervisor District 9	
2012 + VOTING WARDS	2012+ Ward 16	
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601	
Use	1 UNIT	

Lottery Tax Information:

Lottery Credits Claimed: 1 on 10/27/1999
Lottery Credit Application Date: 8/26/1999

Tax Information:

Billing Information:

Bill Number: 6191

Billed To: CITY OF LACROSSE
400 LA CROSSE ST
LA CROSSE WI 54601

Total Tax: 2203.83

Payments Sch.	
1-31-2019	407.76
3-31-2019	598.69
5-31-2019	598.69
7-31-2019	598.69

Tax Details:

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.835940276
Assessed:	9800	75000	84800	Mill Rate	0.029166859
Fair Market:	11700	89700	101400	School Credit:	188.06
Taxing Jurisdiction:			2017 Net Tax	2018 Net Tax	% of Change
STATE OF WISCONSIN			\$ 0.0000	\$ 0.0000	0.0000
La Crosse County			\$ 347.6100	\$ 349.9600	0.7000
Local Municipality			\$ 1024.7200	\$ 1021.5900	-0.3000

Credits:

First Dollar Credit:	78.61
Lottery Credit:	190.92

Additional Charges:

Special Assessment:	0.00
Special Charges:	0.00
Special Delinquent:	0.00
Managed Forest:	0.00
Private Forest:	0.00
Total Woodlands:	0.00

Grand Total: 2203.83

Taxing Jurisdiction:	2017 Net Tax	2018 Net Tax	% of Change
LA CROSSE SCHOOL	\$ 946.9000	\$ 950.0600	0.3000
WTC	\$ 150.7500	\$ 151.7500	0.7000

Credits:	
First Dollar Credit:	78.61
Lottery Credit:	190.92
Additional Charges:	
Special Assessment:	0.00
Special Charges:	0.00
Special Delinquent:	0.00
Managed Forest:	0.00
Private Forest:	0.00
Total Woodlands:	0.00
Grand Total:	2203.83

Payments & Transactions

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date
Payment to Local Municipality	1/31/2019	739011	0	\$ 2203.83	1/2019
			Totals:	\$ 2203.83	

Assessment Information:

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
G1	Residential	2018	0.000	9800	75000	84800	4/18/2013

Deed Information:

The following documents are those that impact the transfer of ownership or the legal description of the parcel. There may be other documents on file with the Register of Deeds Office.

Volume Number	Page Number	Document Number	Recorded Date	Type
880	685	1044023	11/11/1990	PERSONAL REP'S DEED
995	590	1095104	7/12/1993	Warranty Deed
0	0	1409697	12/2/2004	Warranty Deed
0	0	1708781	4/13/2018	Warranty Deed
0	0	1729113	7/15/2019	Warranty Deed

Outstanding Taxes

There are no outstanding taxes for this property.

Permits Information:

Municipality: City of La Crosse
Property Address: 1218 6TH ST S

Click on the permit number for additional details regarding the permit.

Description	Per. #	Applicant Name	Status	Status Date	Activity
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History Information:

Parent Parcel(s)

There are no parent parcels for this property.

Child Parcel(s)

There are no child parcels for this property.

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.