



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

James Flottmeyer
400 La Crosse St.
La Crosse, WI 54601

RE: An appeal to allow barbed wire on top of an 8' high fence that was constructed at 2000 Marco RD. La Crosse, Wisconsin.

Dear James Flottmeyer:

We have received your building permit application for a fence already built that does not meet the minimum requirements set forth in the Municipal Code of Ordinances of the City of La Crosse (Code) regarding fences.

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

115-398(e)

Prohibited fences. No fence shall be constructed which is in a dangerous condition, or which conducts electricity or is designed to electrically shock or which uses barbed wire; provided, however, that barbed wire may be used in industrially zoned areas if the devices securing the barbed wire to the fence are ten feet above grade and project toward the fenced property and away from public area.

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 to allow a 8 foot high fence with barbed wire on top to be constructed at this address for this project as remain as built.

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

2000 MARCO DR LA CROSSE

Parcel: 17-50264-70
Internal ID: 69739
Municipality: City of La Crosse
Record Status: Current
On Current Tax Roll: Yes
Total Acreage: 110.820
Township: 15
Range: 07
Section: 07

Abbreviated Legal Description:

GOVERNMENT LOT 4 EX COM NE COR SEC 7 W 1625.5FT TO C/L MARCO DR S 717.46FT W 30FT TO POB S ALG W LN MARCO DR 221.62FT W 819.98FT S 678.38FT W 270.47FT N2D28ME 151.30FT N12D48M20SE 270.1FT N2D31M20SW 252.2FT N2D44ME 233.77FT E 1024.02FT TO POB & EX PRT TAKEN FOR MARCO DR IN V833 P500 SUBJ TO ESMT IN V1395 P273

Property Addresses:

Street Address	City(Postal)
2000 MARCO DR	LA CROSSE
2002 MARCO DR	LA CROSSE
1701 MARCO DR	LA CROSSE
1601 MARCO DR	LA CROSSE
2201 MARCO DR	LA CROSSE
1801 MARCO DR	LA CROSSE
1502 MARCO DR	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
CITY OF LACROSSE	Owner	400 LA CROSSE ST	LA CROSSE	WI	54601

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
5	Book 5	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	

Lottery Tax Information:

Lottery Credits Claimed: 0
Lottery Credit Application Date:

Tax Information:

Billing Information:

Bill Number: 0

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

Total Tax: 0.00

Payments Sch. 7-31-2019 0.00 0.00

Tax Details:

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.835940276
Assessed:	0	0	0	Mill Rate	0.000000000
Fair Market:	0	0	0	School Credit:	0.00
Taxing Jurisdiction:			2017 Net Tax	2018 Net Tax	% of Change
		Credits:			
		First Dollar Credit:		0.00	
		Lottery Credit:		0.00	
		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	

Taxing Jurisdiction:	Grand Total:	2017 Net Tax	2018 Net Tax	% of Change
			0.00	

Payments & Transactions

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date	C
			Totals:	\$ 0		

Assessment Information:

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
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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
0	0	1660395	7/23/2015	RESOLUTION

Outstanding Taxes

There are no outstanding taxes for this property.

Permits Information:

Municipality: City of La Crosse
 Property Address: 2000 MARCO DR

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)

The parcel(s) below were used to create the parcel currently being viewed.

Parcel Parent	Internal ID	Date
17-50264-70	38805	7/27/2015

Child Parcel(s)

The following parcel(s) were created from the parcel currently being viewed

Parcel Parent	Internal ID	Date
17-50264-70	72362	3/11/2019

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.