



Community Risk Management

400 La Crosse St., La Crosse, WI 54601 • (608) 789-7530 • Fax: (608) 789-7589
<http://www.cityoflacrosse.org> inspection@cityoflacrosse.org



10/20/20

School District of La Crosse
807 East Ave. S.
La Crosse, Wisconsin 54601

RE: An appeal regarding the requirement to provide a vision clearance triangle at North/East corner of the property at 1111 7th St. S. La Crosse Wisconsin

Dear School District of La Crosse:

We have received your building permit application for a school addition at this address that does 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.

115-157 (d) VISION CLEARANCE.

The vision clearance requirements for this district shall be the same as those required for the Local Business district.

115-149 (d) VISION CLEARANCE.

The vision clearance of this district shall not be less than 10 feet, determined by measuring 10 feet each way from the corner lot at the street intersection on each street lot line provided, however, upon review by the City Traffic Engineer and approval by the Board of Public Works, a vision clearance of less than 10 feet may be approved for high density residential properties located in the Central Business District defined as the area between Cameron Avenue, the Mississippi River, the La Crosse River and Seventh Street once it has been reviewed by the City Traffic Engineer and approved by the Board of Public Works. (Am. Ord. #4200 – 11/11/04)

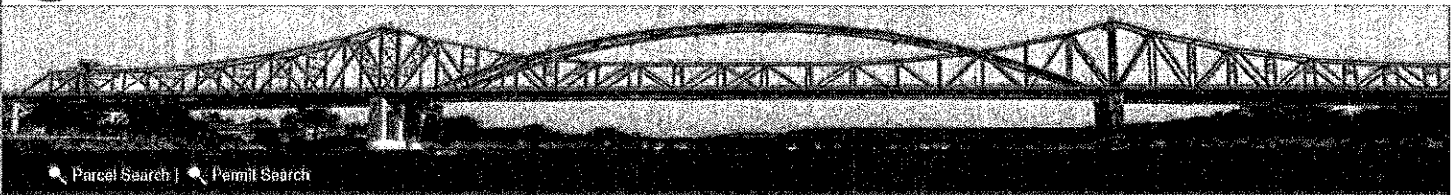
Therefore, if upon consideration of all of the facts surrounding this appeal in a public hearing, the Board of Zoning Appeals determines that this appeal meets all of the criteria established by the Legislature of the State of Wisconsin, as interpreted by the Supreme Court of the State of Wisconsin for the granting of variances, the Board of Zoning Appeals would have to grant a variance of ten feet to the ten foot vision clearance requirement at the intersection of the public sidewalks on the north/east corner of this property.

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



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

1111 7TH ST S LA CROSSE

Parcel:	17-30008-10	Internal ID:	30691
Municipality:	City of La Crosse	Record Status:	Current



Parcel Information:

Parcel:	17-30008-10
Internal ID:	30691
Municipality:	City of La Crosse
Record Status:	Current
On Current Tax Roll:	Yes
Total Acreage:	2.053
Township:	15
Range:	07
Section:	05

Legal Description:

E.S. SMITH'S ADDITION LOTS 73 TO 84 BLOCK 7

Property Addresses:

<u>Street Address:</u>	<u>City (Postal):</u>
1111 7TH ST S	LA CROSSE

Owners/Associations:

<u>Name</u>	<u>Relation</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
SCHOOL DISTRICT OF LA CROSSE	Owner	807 EAST AVE S	LA CROSSE	WI	54601-4992
C/O BUILDINGS & GROUNDS	In Care Of	807 EAST AVE S	LA CROSSE	WI	54601

Districts:

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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.