

December 18, 2020

Board of Building and Housing Appeals / David Reinhart,
400 LaCrosse St,
LaCrosse, WI 54601

I'm writing this letter to ask for a variance for a three bedroom home. I purchase a home at 2115 S. 16th St, LaCrosse, WI 54601 in July 2006, the home was listed as a 3 bedroom home and my tax bill for the last 14 years has indicated that it is a 3 bedroom home.

Two of the bedrooms are downstairs and like a lot of older homes in LaCrosse, the upstairs is one big bedroom with closets and a slanted ceiling.

There was a City Inspection done recently on the home and was indicated that the bedroom upstairs is no longer considered a 3 bedroom because of the height of the ceilings.

I have been operating in good faith and would like to get a variance for the upstairs bedroom to keep the home as a legal three bedroom home -Municipal Code Section 103-334. (4) states

Thank you for your consideration,

Corey Cox

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Address: 2115 S 16TH ST La Crosse, Wisconsin 54601-6462 **Taxed by:** La Crosse**MLS #:** 818193

Property Type: Single-Family
Status: Sold
Tax Key: 017050011090
County: La Crosse

List Price: \$119,900
Taxes: \$2,332
Tax Year: 2005

Bedrooms: 3
Total Bathrooms: 1
Total Full/Half Baths: 1 / 0
F/H Baths Main:
F/H Baths Upper:
F/H Baths Lower:
Garage Spaces: 1
Garage Type: Detached

Rooms: 7
Est. Total Sq. Ft.:
Est. Year Built:
Lot Description: 44 X 122
Zoning: RESD

Flood Plain: No
Conforming Use: Unknown

Occ. Permit Required: N
Days On Market: 105

Directions: LOSEY TO GREEN BAY LEFT ON 16TH**Coordinates:** 432N 1760W

School District: <u>La Crosse</u>			Name	Dim	Level	Name	Dim	Level
			Master Bedroom	11 x 12	Main	Living/Great Room	17 x 13	Main
			Bedroom 2	11 x 12	Main	Kitchen	13 x 12	Main
			Bedroom 3	19 x 10	Upper	Family Room	11 x 18	Lower

Type: Single Family**Lot Description:** Sidewalk**Style:** 1.5 Story**Architecture:** Bungalow**Driveway:** Parking Space; Alley Entrance**Outbuildings:** None**Exterior:** Vinyl**Roofing:** Composition**Basement:** Full**Heating Fuel:** Natural Gas**H/C Type:** Forced Air**Bath Description:** Full on Main**Documents:** Seller Condition**Appliances Incl.:** Oven/Range; Refrigerator; Washer; Dryer; Water Softener**Misc. Interior:** Smoke Detector**Water/Waste:** Municipal Water; Municipal Sewer**Municipality:** City**Estimated Age:** 61-100 Years**Est. Sq. Footage:** 1001-1250**Occupancy:** See Listing Broker

Remarks: CUTE SOUTHSIDE BUNGALOW! COZY HOME IN A GREAT LOCATION. FEATURES INCLUDE: NICE SIZED ROOMS, LOWER LEVEL FAMILY ROOM WITH A BAR, AND A GREAT 3 SEASON PORCH, THE MAJOR UPDATES HAVE ALREADY BEEN DONE INCLUDING ROOF, WINDOWS, SIDING, MOST FLOORING, FURNACE, AND WATER HEATER. CALL TO SEE THIS TURN KEY HOME! VERY MOTIVATED SELLERS! BRING OFFER!

Private Remarks: SELLER HAS NEVER USED WATER SOFTENER AND CAN NOT GUARANTEE THAT IT WORKS.

Showing Information: CLAL TEAM ASSIST 2 SELL @ 608-781-6120

Sub Agent Comm: 2.4 %**Excl. Agency Contract:** N**Broker Owned:** N**Buyer Agent Comm:** 2.4 %**Var. Comm.:** Y**Listing Date:** 03/10/2006**Limited/Unserviced:** No**Named Prospects:** N**Expiration Date:** 07/10/2006**Sold Price:** \$114,900**Closing Date:** 07/21/2006**Pending Date:** 06/22/2006**Terms of Sale:** Conventional

Listing Office: Assist 2 Sell Premium Choice Realty, LLC: 5257

Ph: 608-781-6120**Fax:** 608-781-6130**URL:** <http://www.sellhomeforyou.com>**Listing Agent:** Becky Chrisinger : I61245**Ph: Cell:****Fax:****Email:****LA Address:****LO License #:** 936503-91**LA License #:**

Selling Office: Assist 2 Sell Premium Choice Realty, LLC 5257 **Ph:** 608-781-6120

URL: <http://www.sellhomeforyou.com>**License #:** 936503-91**Selling Agent:** Kylee Skaar I66202 **Ph:****Email:****License #:**



Full Report

Property Location : 2115 16th St S

Owner:

Cox Corey L
Cox Jacqueline A
4333 Woodgate Ln N
Eagan, MN 55122

Owner Occupied:

Property Address:
2115 16th St S
La Crosse, WI 54601-6462

County: La Crosse

Taxed by: City Of La Crosse
Taxkey # 017050011090

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2019	Residential	\$ 27,200	\$ 95,000	\$ 122,200	21.834 ↑	0.123	0.920960166
2018	Residential	\$ 23,200	\$ 77,100	\$ 100,300	0.000 -	0.123	0.835940276
2017	Residential	\$ 23,200	\$ 77,100	\$ 100,300	0.000 -	0.123	0.863914979
2016	Residential	\$ 23,200	\$ 77,100	\$ 100,300	0.000 -	0.123	0.916569215
2015	Residential	\$ 23,200	\$ 77,100	\$ 100,300	0.000 -	0.123	0.937156002
2014	Residential	\$ 23,200	\$ 77,100	\$ 100,300	0.000 -	0.123	0.956124557
2013	Residential	\$ 23,200	\$ 77,100	\$ 100,300	3.189 ↑	0.123	0.983502763
2012	Residential	\$ 23,200	\$ 74,000	\$ 97,200	0.000 -	0.123	0.986122240
2011	Residential	\$ 23,200	\$ 74,000	\$ 97,200	0.000 -	0.123	0.986336072

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2019	\$3,134.39	\$78.25		\$3,056.14		\$389.05		\$3,445.19
2018	\$2,925.43	\$78.61		\$2,846.82		\$278.35		\$3,125.17
2017	\$2,921.44	\$78.39		\$2,843.05		\$320.88		\$3,163.93
2016	\$2,918.37	\$79.79		\$2,838.58		\$199.66		\$3,038.24
2015	\$2,921.47	\$80.38		\$2,841.09				\$3,083.29
2014	\$2,912.40	\$80.72		\$2,831.68				\$2,831.68
2013	\$2,999.94	\$82.52		\$2,917.42				\$2,917.42
2012	\$2,797.81	\$80.08		\$2,717.73				\$2,717.73
2011	\$2,798.13	\$82.81		\$2,715.32				\$2,715.32

Assessor

Building Square Feet :	1199	Year Built :	1948	Township :	15N
Bedrooms :	3	Year Remodeled :		Range :	7W
Full Baths :	1	Effective Year Built :	1976	Section :	8
Half Baths :		Air Conditioning :		Quarter :	
Total Rooms :	5	Fireplace :		Pool :	
Number of Stories :	1.50	Number of Units :	1	Attic :	Finished Area
Building Type :	Bungalow	Basement :		Full & Finish	
Exterior Wall :	Vinyl	Heat :		Forced Air	
Exterior Condition :		Garage :		Detached Garage	
Land Use :		School District :		2849 La Crosse	
Zoning :		Historic Designation :			

Legal Description

East Avenue Addition Lot 9 Block 2 Lot Sz: 44.08 X 121.97

Sales

Conveyance Date :	7/18/2006	Date Recorded :	7/24/2006	Value/Sale Price :	\$ 114,900.00
Grantor Name :	Olson Bbnjamin D	Transfer Fee :		\$ 344.70	
Grantee Name :	Cox Corey L And Jacqueline A	Document# :		1454503	
Conveyance Instrument :	Warranty / Condo Deed	Conveyance Type :	Sale Or Land Contract		

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing.
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Prepared by Kathy Johnson on Wednesday, January 06, 2021 12:02 PM.