

Board of Zoning Appeals

DECEMBER 15TH, 2025

4:00 PM

Requirements for granting a variance

- Unnecessary Hardship
- Hardship Due to Unique Property Limitations
- No Harm to Public Interests

946 Division St.

- The applicants have applied for a permit to construct a new foundation to move an existing house to a property that does not meet the required minimum rear yard setback. The proposed dwelling is setback 10'6" from the rear yard property line.

Municipal Code **Sec. 115-148. - Washburn Neighborhood Residential District.**

(3)*Rear yards.* On every lot in the residence district, there shall be a rear yard having a depth of not less than 20 percent of the depth of the lot, provided such rear yard need not exceed 30 feet in depth and shall not in any case be less than 15 feet in depth.

- A variance of 4'6" feet would need to be granted for this project to proceed as proposed.

DIVISION ST

940

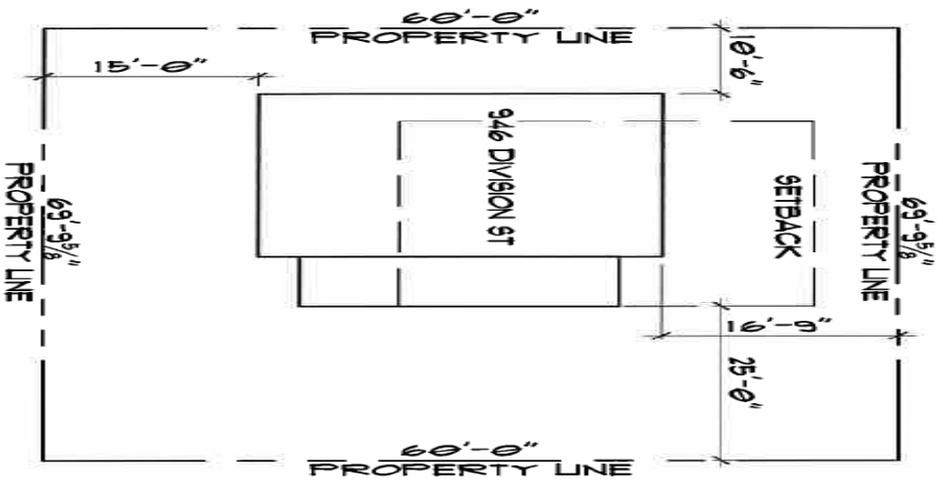
30052-30

30052-100

30052-90

10TH ST-S





D I V I S I O N S T R E E T

10TH STREET SOUTH



1 SITE PLAN
A2 1" = 20'

HABITAT FOR HUMANITY
LA CROSSE, WI

PREPARED BY
REVIEW SET
DATED
15 NOV 2005

DEBRA J. KEES
KEES ARCHITECTURE LLC
ARCHITECTURAL DESIGN
LA CROSSE, WI
608-785-8843
K@ARCHITECTURE@GMAIL.COM
WWW.KESARCHITECTURE.COM

ATTENTION: THE ARCHITECT
HEREIN IS NOT A LICENSED
PROFESSIONAL ARCHITECT
UNLESS SO INDICATED BY THE
TEXT OF THIS PLAN.

PROJECT NO.

PROJECT NAME

DATE

SCALE

DATE

NO. 5
A2





526

HERITAGE MOVERS

800-732-4505

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800-732-4505



946 Division St.

- Unnecessary Hardship. This is a self created hardship as the owner knew the size of the dwelling that would be moved to this location and did not account for the size of the existing lot.
- Hardship Due to Unique Property Limitations. This is a “half lot” and is smaller than most of the lots in the City.
- No Harm to Public Interests. There is no harm to the public interest as this would be moving an existing dwelling to a new location.

This variance should not be granted.

Board of Zoning Appeals

- This presentation shall be added to the minutes of this meeting.