



# La Crosse Fire Department

## Division of Community Risk Management

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<http://www.cityoflacrosse.org/your-government/departments/fire-department>



5/1/23

James and Sylvia Trowbridge  
2330 Mississippi St.  
La Crosse, WI 54601

RE: An appeal regarding the requirement to provide a 25' set back from the front property line at 2330 Mississippi St., La Crosse, Wisconsin.

Dear James & Sylvia Trowbridge,

We have received the permit application to construct an attached garage 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 front property line.

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

Sec. 115-142. - R-1 Single Family Residence District Regulations.

(2)

Front yards. On every lot in the Residence District, there shall be **a front yard having a depth of not less than 25 feet**, provided that where lots comprising 40 percent or more of the frontage on one side of a block are developed with buildings, the required front yard depth shall be the average of the front yard depths of the two adjacent main buildings, or if there is only one adjacent main building the front yard depth of said main building shall govern; provided further that this regulation shall not be so interpreted as to require a front yard depth of more than 25 feet in any case. The entire front yard shall be graded and sodded or seeded in a manner which will produce an acceptable lawn excepting such

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 6' to the required 25' front yard set for this project to proceed as proposed.

Sincerely,

Eddie Young  
Building Inspector

## 2330 MISSISSIPPI ST LA CROSSE

Parcel	17-30163-40	Internal ID	32522
Municipality	City of La Crosse	Record Status	Current



## Parcel Information:

Parcel:	17-30163-40
Internal ID:	32522
Municipality:	City of La Crosse
Record Status:	Current
On Current Tax Roll:	Yes
Total Acreage:	0.116
Township:	15
Range:	07
Section:	04

## Legal Description:

S W ANDERSONS THIRD ADDN W 4FT OF N 115FT LOT 1 &amp; N 115FT LOT 2 BLOCK 6 LOT SZ: 44 X 115

## Property Addresses:

<u>Street Address</u>	<u>City/Postal</u>
2330 MISSISSIPPI ST	LA CROSSE

## Owners/Associations:

<u>Name</u>	<u>Relation</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
JAMES A TROWBRIDGE	Owner	2330 MISSISSIPPI ST	LA CROSSE	WI	54601-5106
SYLVIA TROWBRIDGE	Owner	2330 MISSISSIPPI ST	LA CROSSE	WI	54601-5106

## Districts:

<u>Code</u>	<u>Description</u>	<u>Taxation District</u>
2849	LA CROSSE SCHOOL	Y
3	Block 3	N

## Additional Information

<u>Category</u>	<u>Description</u>
2020+ VOTING SUPERVISOR	2020+ Supervisor District 7
2020+ VOTING WARDS	2020+ Ward 18
Use	1 UNIT

## Lottery Tax Information ⓘ

## **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.