

Board of Zoning Appeals

JUNE 17TH 2025

4:00 PM

Requirements for granting a variance

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

2546 7th St S

2546 7th St S

- The applicant has applied for a permit to put an addition onto a Single-Family Dwelling that does not meet the required front yard setback.
- Municipal Code Sec. 115-143(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.
- The two adjacent main buildings are setback over 25 feet.
- A variance of 14.5 feet would need to be granted for this project to proceed as proposed.



2-50

om out

20242-60

2534

20242-80

2540

20242-86

2546

20242-90

2575

20242-10

7TH ST-S

2564

2568

20242-110

20242-120

2574

20242-130

20243-10

2580

30 60ft

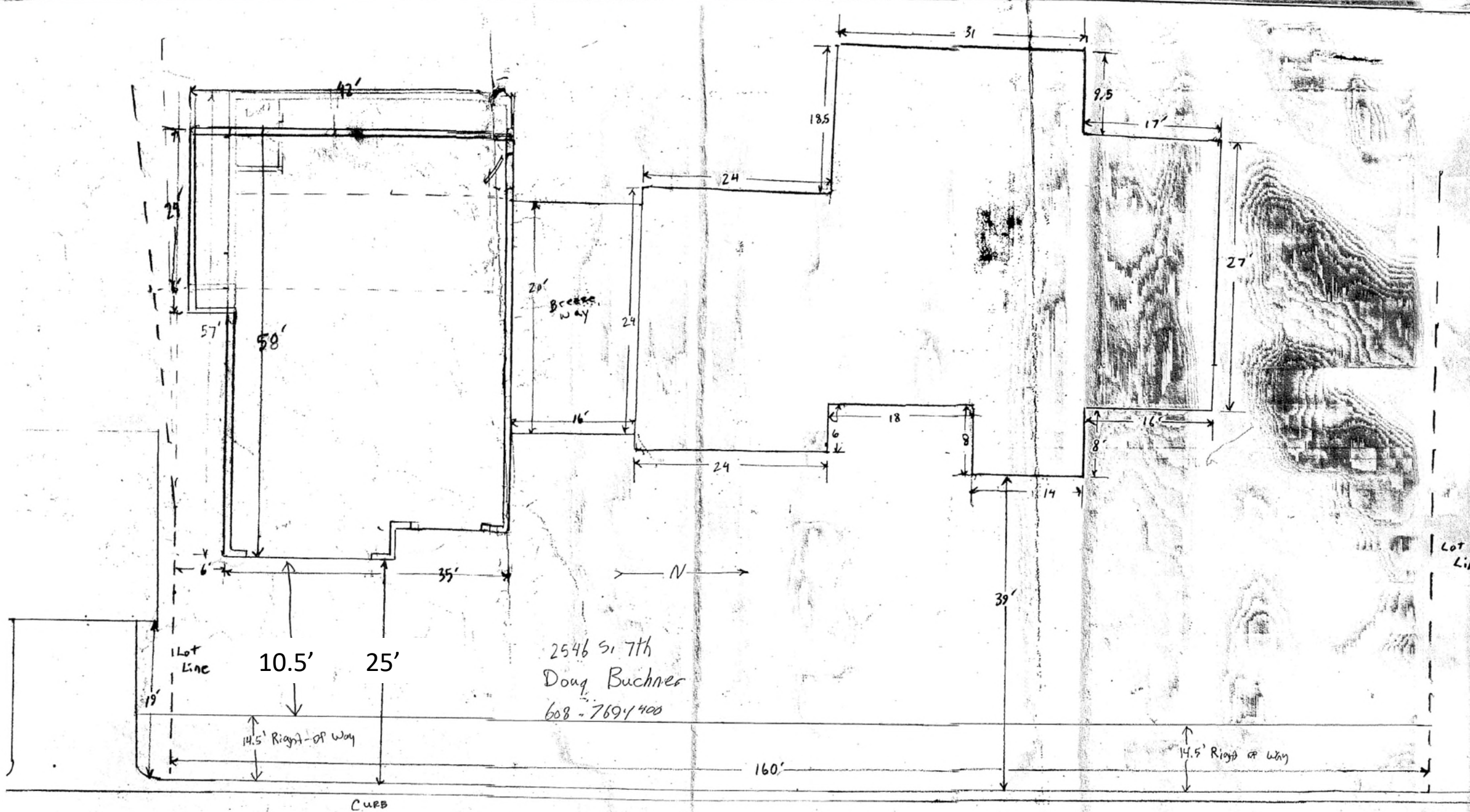
1,638,963.510 653,557.996 Feet

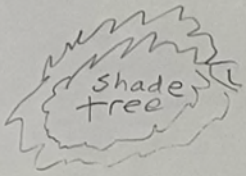
La Crosse County, City of La Crosse | FEMA | La Crosse County | City of La Crosse

POWERED BY
esri









Lot
Line

54'

garage
Variance granted
2564 S. 7th

6'

10.5'

14.5'

easement

25'

curb

Proposed
addition
2564 S. 7th St.

Breezeway

20'

16'

24'

24'

18'

9'

→ N

18'

24'

6'

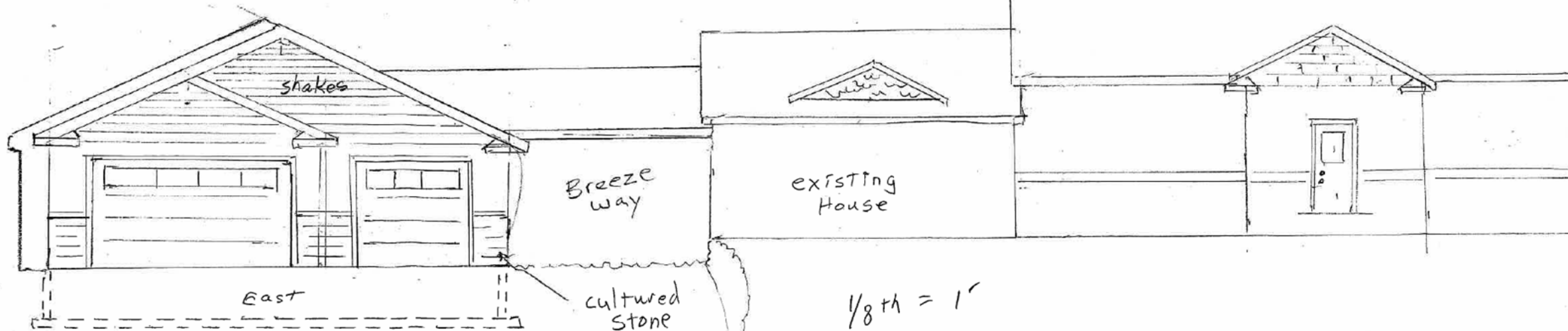
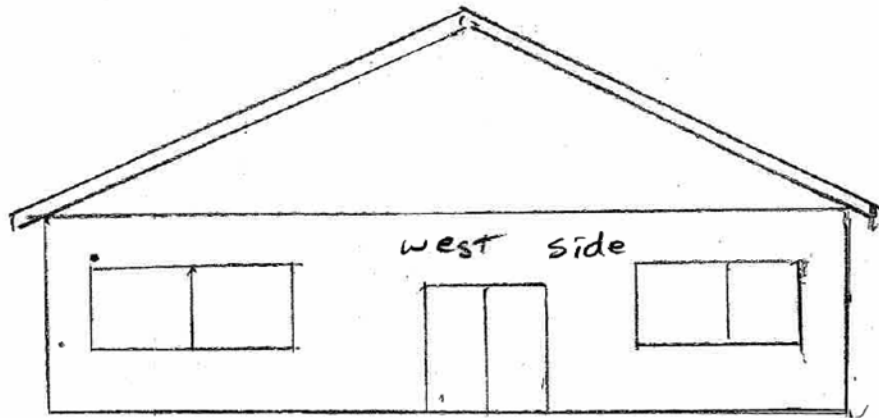
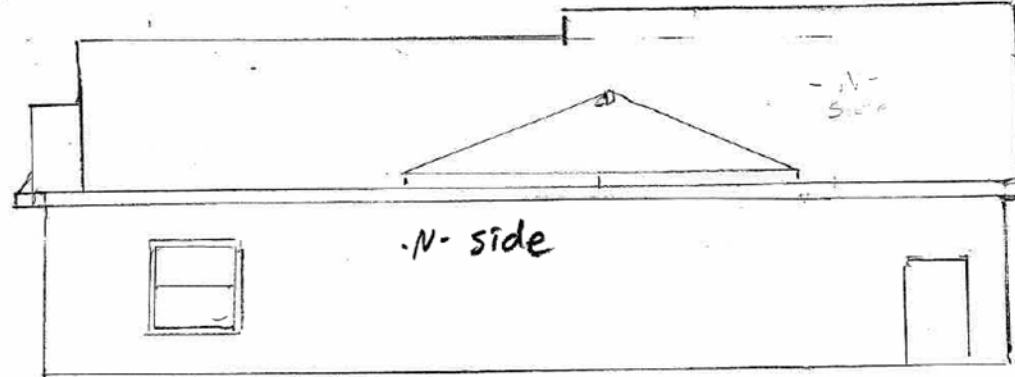
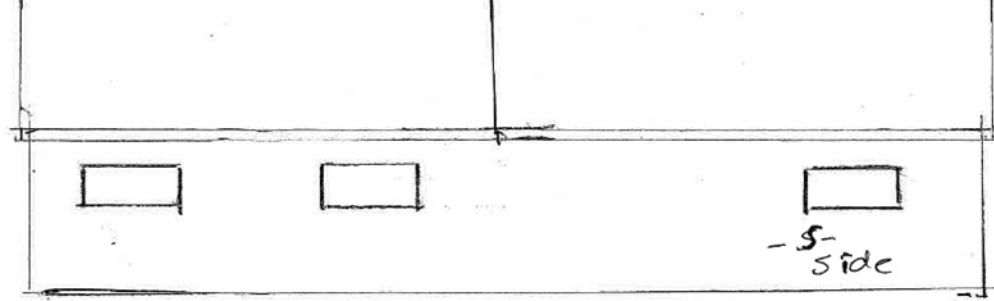
8'

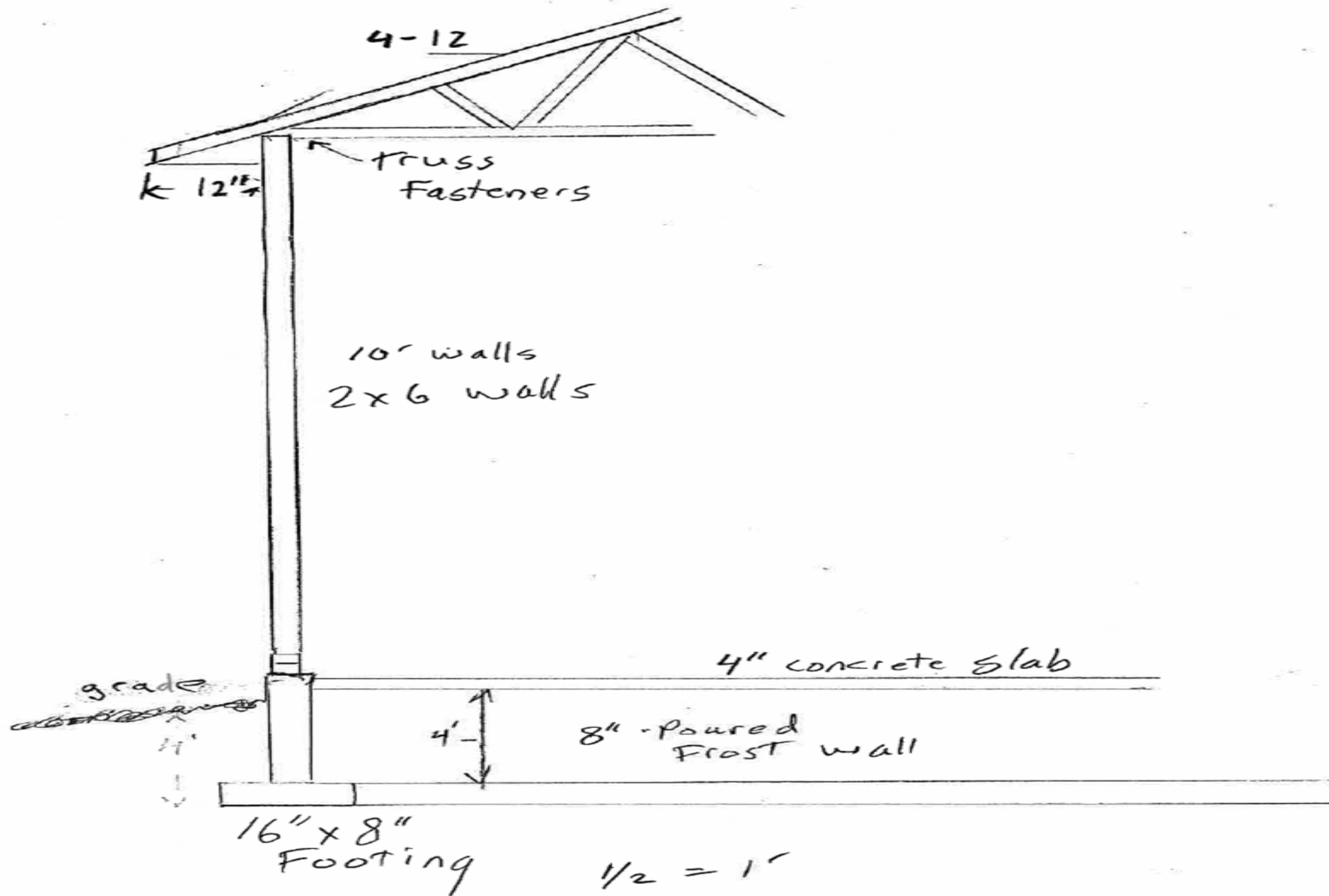
8'

16'

14'

Doug Buchner
608.769.1400
2546 S. 7th





2546 7th St S

- Unnecessary Hardship. There is no unnecessary hardship as the property can continue to be used as a dwelling without the proposed addition.
- Hardship Due to Unique Property Limitations. There are no unique property limitations. This lot is larger than most lots in the City.
- No Harm to Public Interests. There is no harm to the public interest.

This variance should not be granted.

915 Main St.

915 Main St

- The applicant has applied for a building permit to construct a 70-Unit multi-family apartment building with commercial space on the main floor that does not meet the development density requirements for Traditional Neighborhood Development zoning districts.
- Municipal Code Sec. 115-403(2) *Development Density*. The number of residential dwelling units and the amount of nonresidential development (excluding open spaces) shall be determined as follows:

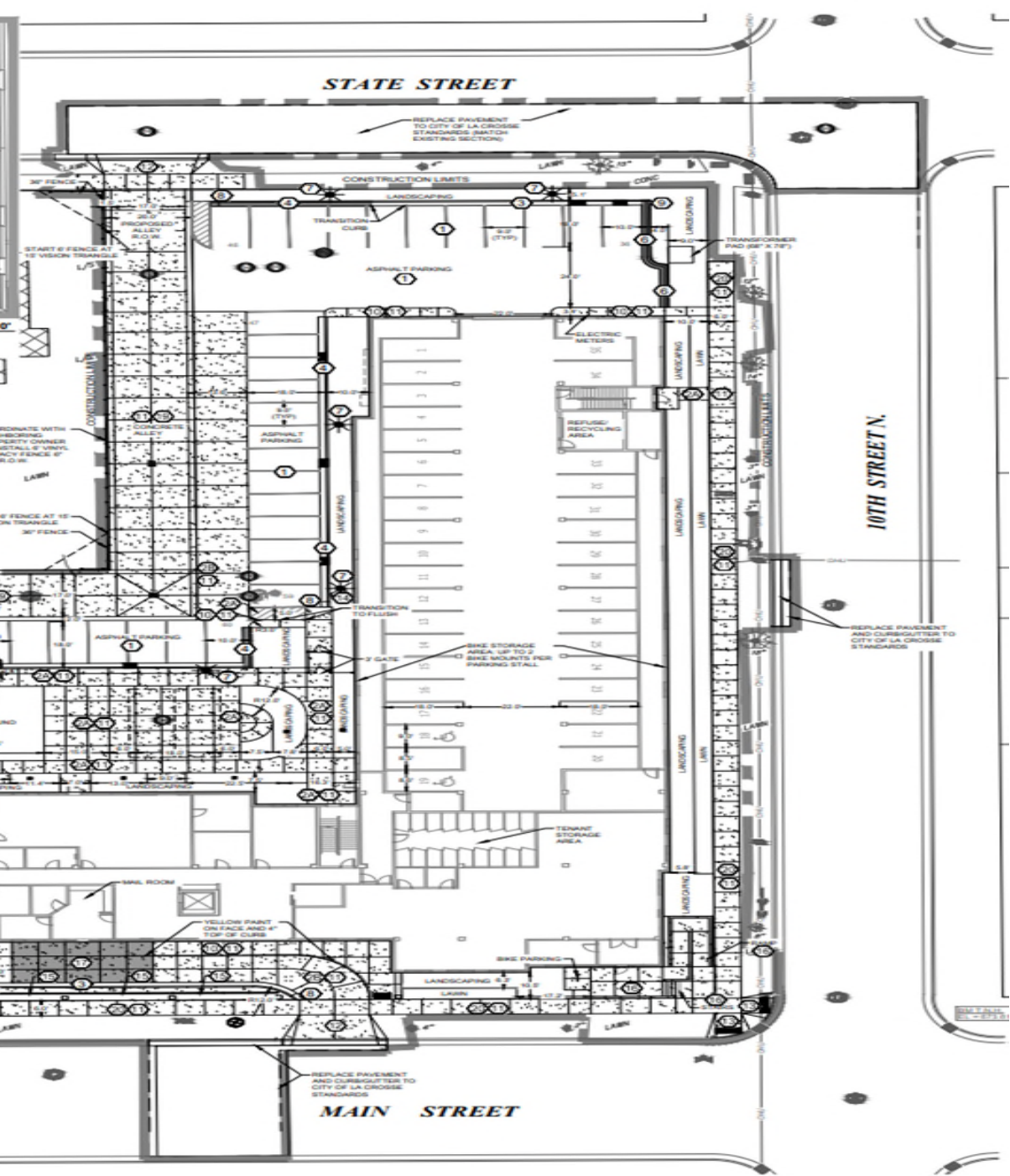
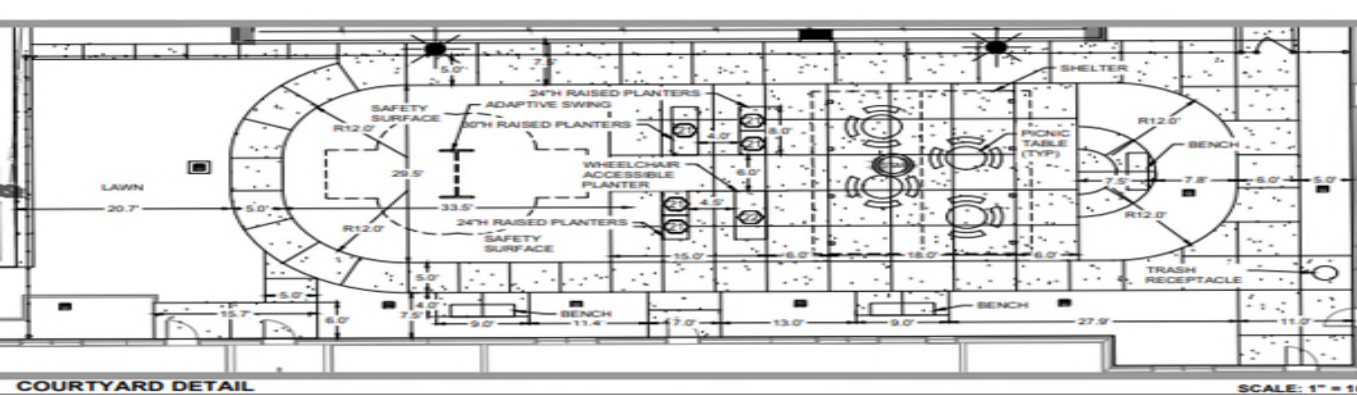
b. The number of multi-family units shall be 15—40 dwelling units per net acre.

d. All dwelling units constructed above commercial uses shall be permissible in addition to the number of dwelling units authorized under this section. However, the total number of dwelling units shall not be increased by more than ten dwelling units or ten percent, whichever is greater.

915 Main St.

- A variance allowing 10 additional apartment units on this 1.25-acre development would need to be granted for this project to proceed as proposed.











Main St

HAVER
COMING SOON

COMING SOON

915 Main St.

- Unnecessary Hardship. The Council approved the general plan for this property prior to the code changing. The old code would have allowed this project.
- Hardship Due to Unique Property Limitations. There are no unique property limitation as several lots were combined.
- No Harm to Public Interests. There is no harm to the public interest.

518 & 526 10th St S

518 & 526 10th St S

- The applicant has applied for a building permit to construct a 24-Unit multi-family apartment building that does not meet the development density requirements for Traditional Neighborhood Development zoning districts.
- Municipal Code Sec. 115-403(2) *Development Density*. The number of residential dwelling units and the amount of nonresidential development (excluding open spaces) shall be determined as follows:

b. The number of multi-family units shall be 15—40 dwelling units per net acre.

518 & 526 10th St

- A variance allowing 15 additional apartment units on a .219 acre development would need to be granted for this project to proceed as proposed.

30053-160

921

30053-150

30052-110

518

30052-120

526

FERRY ST

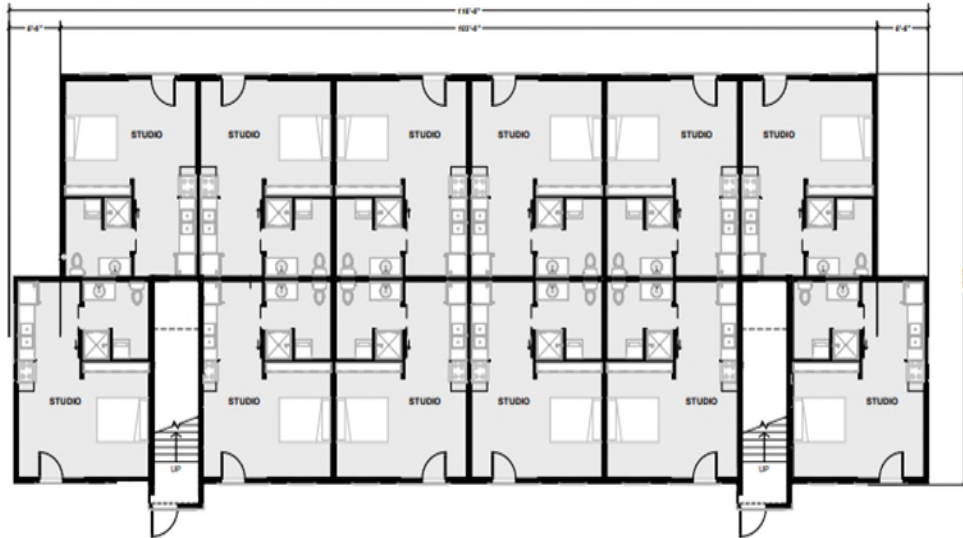
10TH ST S

916

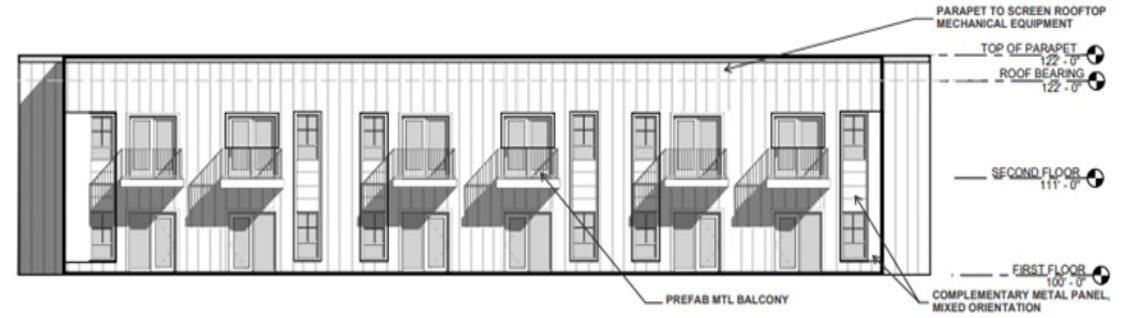




SECOND FLOOR PLAN
1/8" = 1'-0"



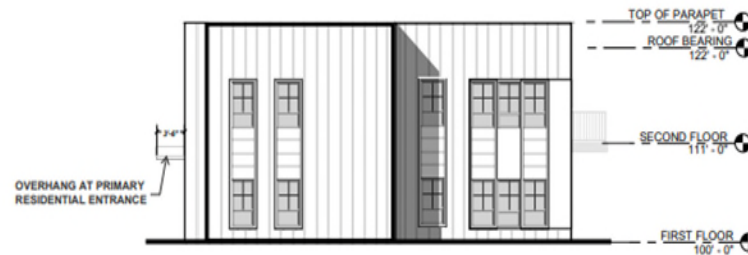
FIRST FLOOR PLAN
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"
TOTAL ELEVATION AREA = 2,550 SF
TOTAL FENESTRATION REQUIRED = 2,550(2) = 510 SF
TOTAL FENESTRATION PROVIDED = 840 SF



WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"
TOTAL ELEVATION AREA = 1,130 SF
TOTAL FENESTRATION REQUIRED = 1,130(2) = 226 SF
TOTAL FENESTRATION PROVIDED = 240 SF



NORTH ELEVATION
1/8" = 1'-0"

518 & 526 10th St S

- Unnecessary Hardship. Conversations had taken place about a proposed development prior to the ordinance change but no plans had been reviewed. No unnecessary hardship.
- Hardship Due to Unique Property Limitations. This lot is a similar size lot as other lots in the City, no unique property limitations.
- No Harm to Public Interests. There is no harm to the public interest.
- This variance should not be granted.

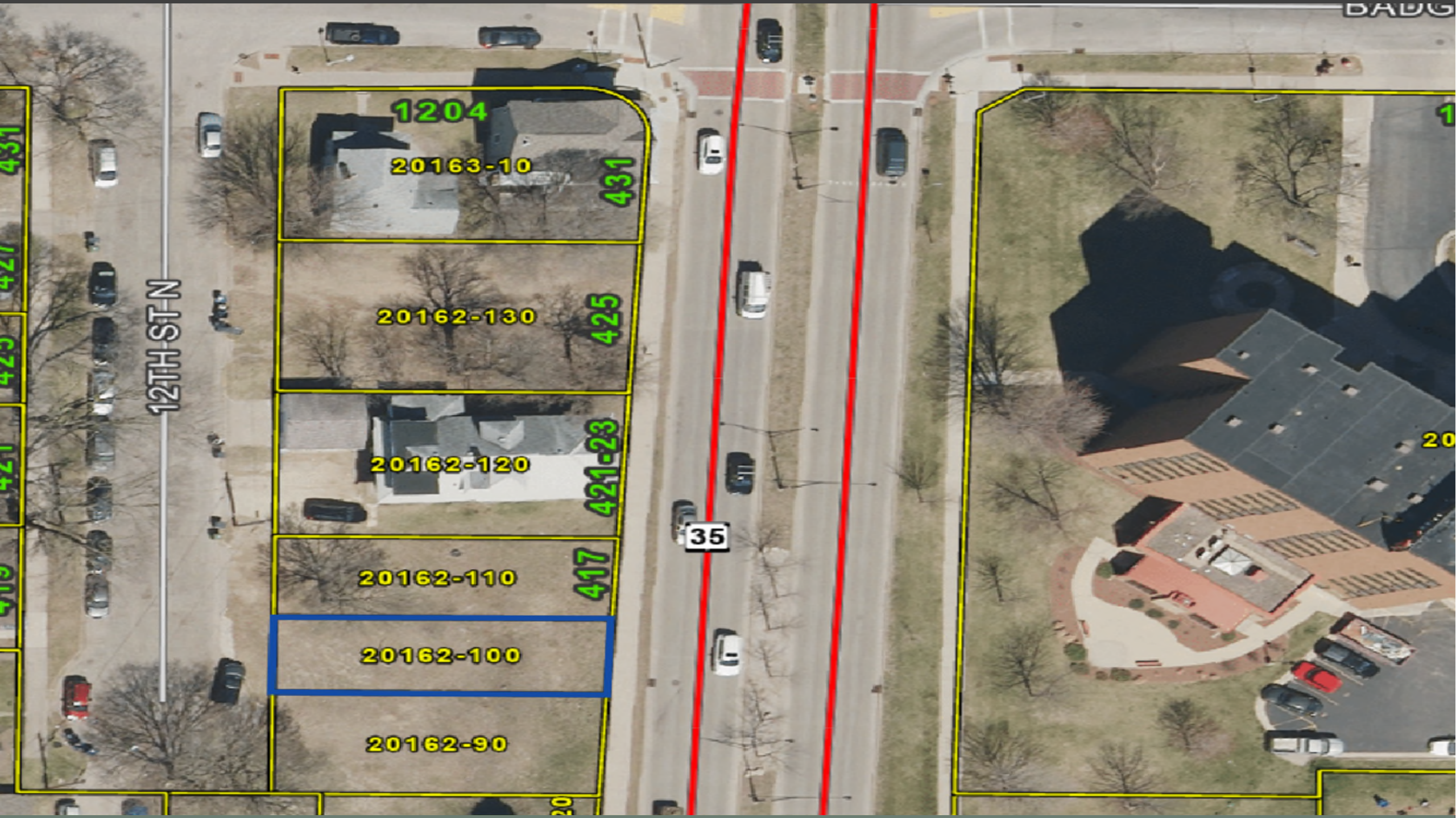
413 West Ave N

413 West Ave N

- The applicant has applied for a building permit to construct a 48-Unit multi-family apartment building that does not meet the development density requirements for Traditional Neighborhood Development zoning districts.
- Municipal Code Sec. 115-403(2) *Development Density*. The number of residential dwelling units and the amount of nonresidential development (excluding open spaces) shall be determined as follows:
 - b. The number of multi-family units shall be 15—40 dwelling units per net acre.**

413 West Ave N

- A variance allowing 19 additional apartment units on a .73 acre development would need to be granted for this project to proceed as proposed.



BADG

431

421

423

421

419

417

415

413

411

409

407

405

403

401

399

397

395

393

391

389

387

385

383

381

379

377

375

373

371

369

367

365

363

361

359

357

355

353

351

349

347

345

343

341

339

337

335

333

331

329

327

325

323

321

319

317

315

313

311

309

307

305

303

301

299

297

295

293

291

289

287

285

283

281

279

277

275

273

271

269

267

265

263

261

259

257

255

253

251

249

247

245

243

241

239

237

235

233

231

229

227

225

223

221

219

217

215

213

211

209

207

205

203

201

199

197

195

193

191

189

187

185

183

181

179

177

175

173

171

169

167

165

163

161

159

157

155

153

151

149

147

145

143

141

139

137

135

133

131

129

127

125

123

121

119

117

115

113

111

109

107

105

103

101

99

97

95

93

91

89

87

85

83

81

79

77

75

73

71

69

67

65

63

61

59

57

55

53

51

49

47

45

43

41

39

37

35

33

31

29

27

25

23

21

19

17

15

13

11

9

7

5

3

1

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0





WEST AVE.

PINE STREET

12TH STREET

BADGER STREET

413 West Ave N

- Unnecessary Hardship. Conversations had taken place about a proposed development prior to the ordinance change but no plans had been reviewed. No unnecessary hardship.
- Hardship Due to Unique Property Limitations. This lot is a similar size lot as other lots in the City, no unique property limitations.
- No Harm to Public Interests. There is no harm to the public interest.
- This variance should not be granted.

3102 Chestnut Pl

3102 Chestnut Pl

- The applicant has applied for an administrative appeal of two items.
- It appears one appeal is the determination that an industrial use was approved for a party.
- It appears the other appeal is that a residential/commercial rowhouse was refused.
- No permits have been applied for or permits issued for either of the alleged appeals submitted. The Zoning Administrator feels that for this reason, these appeals shouldn't be heard as no official determination has been made via issuance of a permit or denial letter being supplied.

Board of Zoning Appeals

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