



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final Board of Zoning Appeals

Monday, November 17, 2025

4:00 PM

Council Chambers
City Hall, First Floor

The Board of Zoning Appeals meeting is open for in-person attendance and will also be conducted through video conferencing. The meeting can be viewed by visiting the Legislative Information Center (<https://cityoflacrosse.legistar.com/Calendar.aspx>) and clicking on the "In Progress" video link to the far right in the meeting list.

Call to Order

Roll Call

Notice is hereby given that the Board of Zoning Appeals will hear the following variance appeals in the Council Chambers on the first floor of City Hall, 400 La Crosse Street, at 4:00 p.m. on November 17, 2025:

- [2697](#) An appeal regarding the requirement that an accessory structure be setback two (2) feet to the projecting roof overhang at property known as 225 15th Street South, La Crosse, Wisconsin.
- [2698](#) An appeal regarding the requirement that an accessory structure be set back two (2) feet to the projecting roof overhang at property known as 221 15th Street South, La Crosse, Wisconsin.

Adjournment

Property owners affected by an appeal may appear either in person, by agent, or by attorney, and may express their written approval of or objection to the granting of the appeal by filing a letter in the office of the City Clerk, or in lieu thereof may, upon oath, testify thereto. Written comments are encouraged to be submit in writing prior to the meeting and should be submitted to craigs@cityoflacrosse.org, dropped in a drop box outside of City Hall, or mailed to the City Clerk, 400 La Crosse Street, La Crosse WI 54601. Questions, call 608-789-7510.

*Dated this 4th day of November, 2025
Board of Zoning Appeals
Nikki Elsen, Secretary*

Notice is further given that members of other governmental bodies may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility.

NOTICE TO PERSONS WITH A DISABILITY

Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to ADAcityclerk@cityoflacrosse.org, with as much advance notice as possible.

Board of Zoning Appeals Members:

**James Cherf, Douglas Farmer, James Szymalak, Ben Stepanek, Andrew Sherman, First
Alternate Anastasia Gentry, Second Alternate Jai Johnson**



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 2697

Agenda Date: 11/17/2025

Version: 1

Status: Agenda Ready

In Control: Board of Zoning Appeals

File Type: BOZA - Request for
Variance

Department of Planning and Development

Building and Inspections

10/30/25

Heather Linville
225 15th St. S.
La Crosse, WI 54601

RE: An appeal regarding the requirement that an accessory structure be setback 2' to the projecting roof overhang.

Dear Heather Linville:

We have received your building permit application for an addition to an existing 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 rear property line. We invite your attention to subchapter of the Code wherein it provides for the purpose of the law from which you are seeking a variance:

"115.3 INTERPRETATION, PURPOSE AND CONFLICT.

In interpreting and applying the provisions of this Chapter, they shall be held to be the minimum requirements for the promotion of public health, safety, convenience, prosperity or general welfare."

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

115-390. (2) c. Area

c. In all residential zoning districts the aggregate building area of all detached accessory buildings shall not exceed 35 percent of the area of the rear yard of the parcel upon which they are to be built, up to a maximum 1,000 square feet of aggregate area of detached accessory buildings; provided, however, that the maximum aggregate area of all residential accessory buildings shall in no case exceed the gross finished floor area of the dwelling unit, excluding unfinished basement areas, to which they are accessory. Such detached residential accessory buildings may be placed in the rear, or side yard when not in conflict with any other requirement of this Code. **Detached accessory buildings in the rear yard shall maintain minimum rear yard and side yard setbacks of two feet including roof line.**

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 2 feet to the required setback in the side yard before a building permit could be issued for this project as proposed.

Sincerely,



Eddie Young
Building Inspector

Property #: 17-50251-070

Municipality: 246 - CITY OF LA CROSSE

Tax Year: 2025

Bill Number: 0

Current Owner: LINVILLE, HEATHER A

Property Address: 225 15TH ST S LA CROSSE 54601-4275

GeneralLegalValuesTaxesSpecial

Abbreviated Legal Description

(See recorded documents for a complete legal description)

SUBD OF NE NE SEG 5-15-7 PRT LOTS 10, 11 & 12 COM SW COR LOT 12 N 145FT TO POB N 43.25FT TO C/L OF DRIVE E 160FT TO A PT 70FT W OF E LN LOT 10 S 43.25FT W TO POB T/W & SUBJ TO ESMT IN DOC NO: 1644273 LOT S2, 43.25 X 100

0.154

Acres

0.000

Area (sq ft)

0.000

Frontage (ft)

0.000

Depth (ft)

Property Descriptions

Primary	Section	Town	Town Dir	Range	Range Dir	40	160	Gov Lot	Plat Desc	Block/Condo Bldg	Type	#
	06	15	N	07	W	NE	NE		NOT AVAILABLE			

Property Addresses

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.

Department of Planning and Development

Building and Inspections

inspection@cityoflacrosse.org 608-789-7530

APPLICATION FOR RESIDENTIAL BUILDING PERMIT

OFFICE USE ONLY:

Application Number: 039944-2025

Date: 10/27/2025

Parcel Number: 17-50251-70

OWNER INFORMATION

Name:

Heather Linville

Address of above: Street

225 15th St. S

City

La Crosse

State

WI

Zip Code

54601

Phone:

608-769-4315

Cell:

608-769-4315

Email:

linville.ha@gmail.com

CONTRACTOR INFORMATION

Name:

The Community Builders

Address of above: Street

1791 Creamy Road

City

La Crescent

State

MN

Zip Code

55947

Phone:

507-500-2150

Cell:

651-261-9883

Email:

tyler@thecomcommunitybuildersllc.com

PROJECT INFORMATION

Project address:

225 15th Street South La Crosse, WI 54601

Construction Cost:

\$54,000

Fence Only:

Height:

Material:

Description of Work (Must be filled out for review)

If Demolition, include use of land after demolition

Garage is getting demoed, and a new 20x28 garage will be built in place of the old one. New foundation will also be poured in place of existing

Project Type:

Building ☒Addition ☐Sign ☐Alteration/Remodel ☐Demolition ☒Accessory ☐

PROPERTY INFORMATION (OFFICE USE ONLY)

Zoning

R1

Nbr. Dwelling Units

1

Owner Occ ☒Rental ☐

Airport Height

Yes ☐No ☒

Flood Plain

Yes ☐No ☒

Fire Limits

Yes ☐No ☒

Archaeological District

Yes ☐No ☒

Historical Dist

Yes ☐No ☒

FEE INFORMATION (OFFICE USE ONLY)

Plan Review:

\$

Permit:

\$ 71.00

Record Mice:

\$ 43.00

Expedited:

\$

Started w/o permit:

\$

Exempt:

\$

Other:

\$

Total:

\$ 114.00

IT IS HEREBY AGREED between the applicant, as owner, owner's agent or servant, and the City of La Crosse that for and in consideration for the premises and of the permit to construct, erect, alter, move, raze, or install and the occupancy of a building adding or property as above described, to be issued and granted by Building and Inspections of the City of La Crosse, that the work thereon will be done in accordance with the descriptions set forth in this statement, and as more fully described in the City of La Crosse and State of Wisconsin laws relating to the construction, alteration, repairs, removal and safety buildings and other structures and permanent building equipment.

The Community Builders

Agent/Contractor: (Print)

Tyler & Taylor

(Sign)

10/24/25

(Date)

2452 -DCQ

642 -DC FR

Expires 2/5/2027

Expires 2/28/2026

Heather Linville

Owner: (Print)

(Sign)

Heather Linville

(Sign)

10/24/25

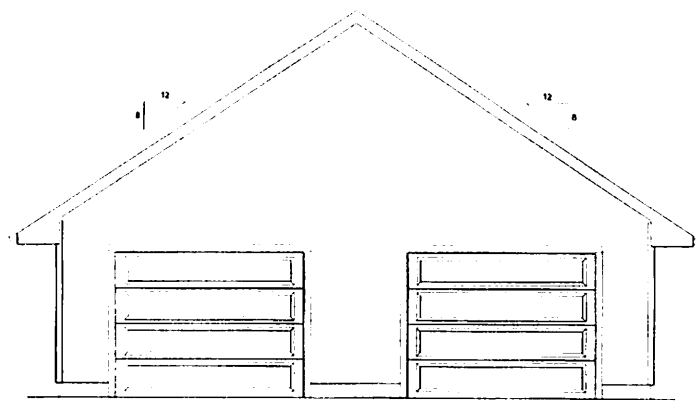
(Date)

OFFICE USE ONLY

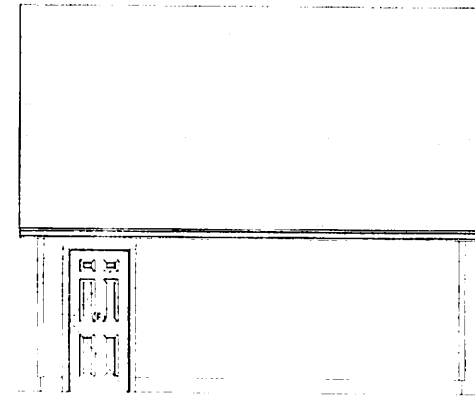
Application Approved:

Inspector:

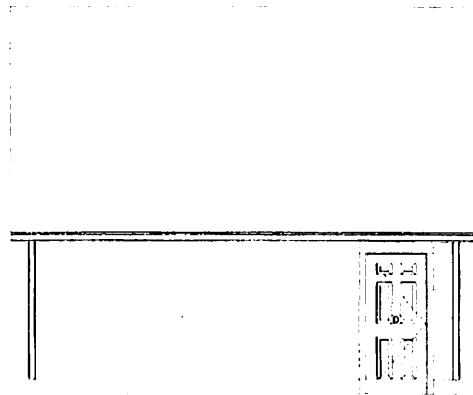
Date:



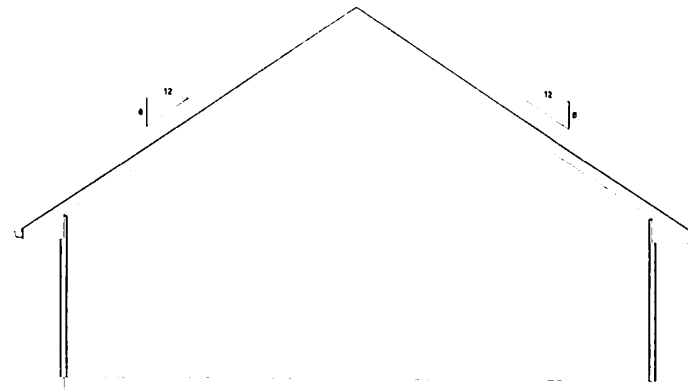
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

Balduzzi's

2254 LAMAR STREET
ETTERIDGE, WI 54227
(800) 342-4147

COMM. HANDYMAN

ALL DRAWINGS ARE THE PROPERTY OF BALDUZZI'S. NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING. THE USER OF THIS DRAWING AGREES TO CONSTRUCTION AND MODIFICATION OF THE DRAWING. OTHER THAN AS NOTED, THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE.

HEATHER LINVILLE

225 13th Street South
La Crosse Wisconsin 54601

PROJECT #

05025

SCALE

1/4" = 1'-0"

DATE

Tuesday, August 19, 2025

OWNER

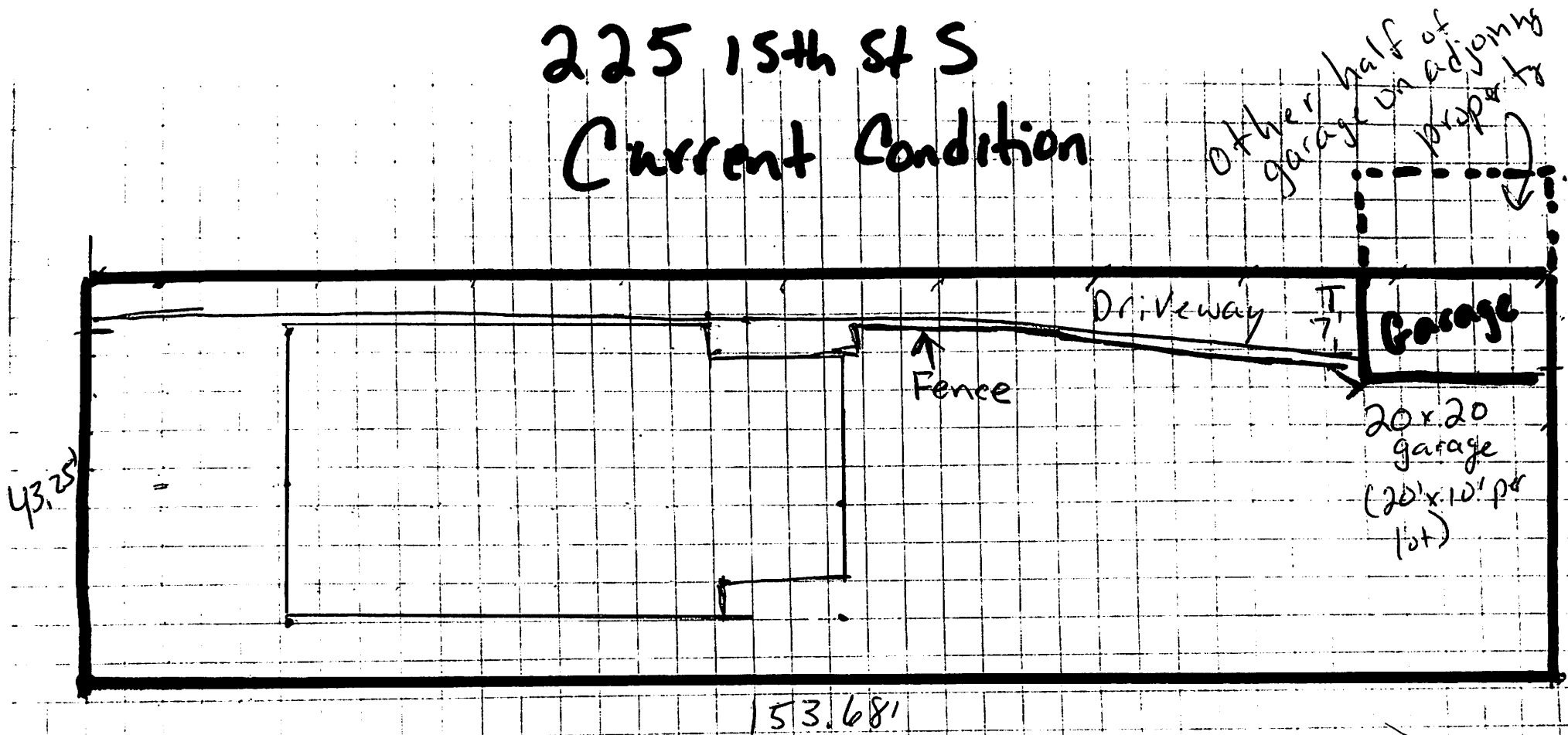
Jason Burmeister

jeason@balduzzis.com

PAGE:

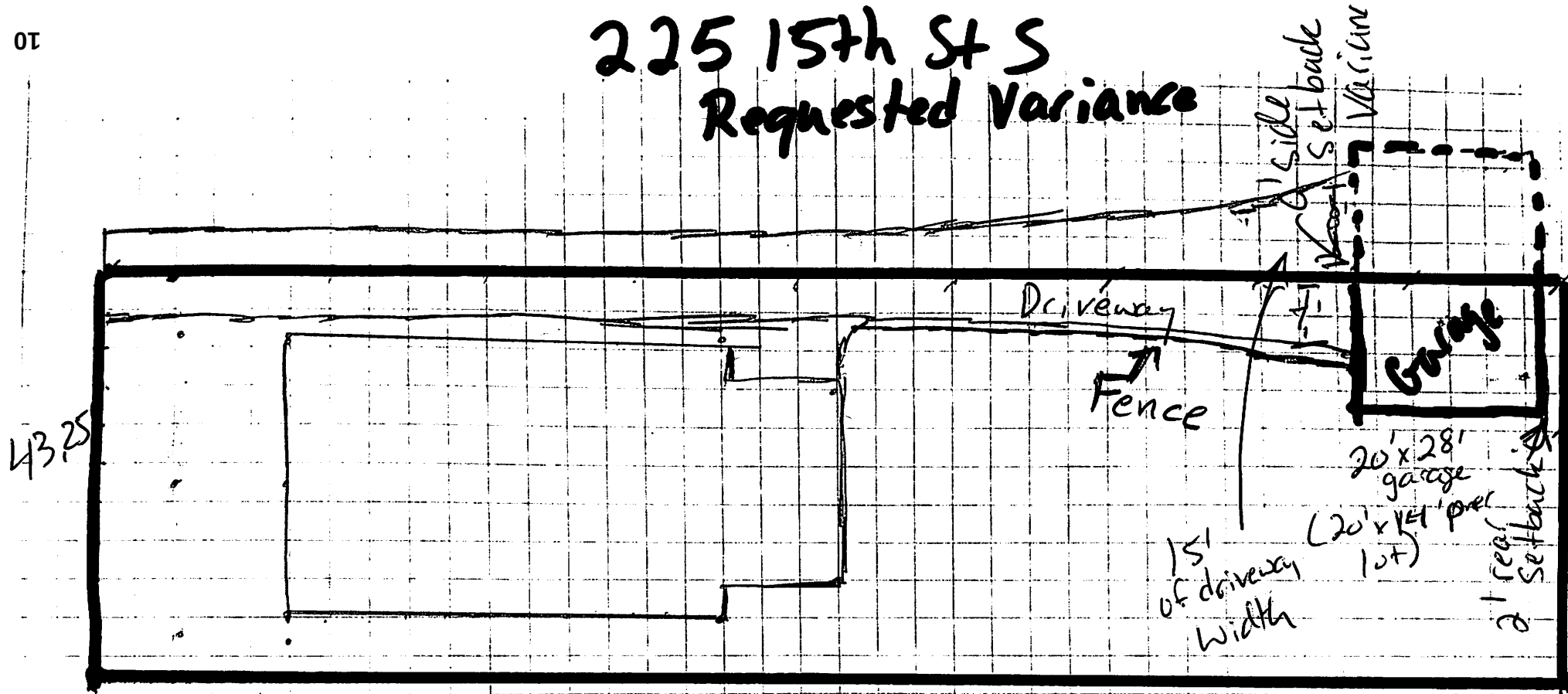
1 of 3

225 15th St S Current Condition



1 square = 4'

225 15th St S Requested Variance



153.681

199 = 4'

City of La Crosse Board of Zoning Appeals Variance Application

(To be completed by the applicant)

	Name	Address	Phone #	Email
Applicant/Agent	Heather Linville	225 15th Street S, La Crosse, WI 54601	608-769-4315	linville.ha@gmail.com
Property owner, if different	same	same	same	same
Contractor	The Community Builders, LLC	1791 Creamry Rd, La Crescent, MN 55947	507-500-2150	tyler@thecommunitybuildersllc.com

Tax Parcel Number: 17-50251-070 Property Address: 225 15th Street S, La Crosse, WI 54601

Legal Description: SUBD OF NE-NE SEC 5-15-7 PRT LOTS 10, 11 & 12 COM SW COR LOT 12 N 145FT TO POB N 43.25FT TO CL OF DRIVE E 160FT TO A PT 70FT W OF E LN LOT 10 S 43.25FT W TO POB, City of La Crosse

Lot Dimensions and Area: 43.25 ft x 153.68 feet. = 6,646.66 sq. ft. Zoning District: R1

A variance is a relaxation of a dimensional or use standard specified in the zoning ordinance. The Board of Zoning Appeals reviews and decides cases where there is an alleged error in a zoning decision or where a relaxation of the ordinance is sought. The Board is a quasi-judicial body (meaning it functions like a court) and is not a policy making body and therefore does not have discretionary authority. The Board's job is not to compromise ordinance provisions for a property owner's convenience but to apply legal criteria provided in state laws and the local ordinance to a specific factual situation. Variances are meant to be an infrequent remedy where an ordinance imposes a unique and substantial burden.

The Board may only grant a variance, special exception, or administrative appeal if the applicant provides evidence showing that they meet all the legal standards for that decision. **The burden of proof falls on the applicant, not the Board of Zoning Appeals or the Zoning Administrator.** The legal standards the Board will use to decide on each application are shown below.

STANDARDS FOR USE or AREA VARIANCE

1. The property has a special or unique condition that does not apply to other properties in the area.
2. The proposed variance is not contrary to the public interest and not contrary to the purpose and intent of the zoning regulation.
3. The special or unique condition of the property creates an unnecessary hardship. If it is a use variance, then the property must have no reasonable use. If it is an area variance, then the ordinance either unreasonably prevents the use of the property for a permitted purpose or makes conformity with restrictions unreasonably burdensome.

By signing below, I certify that the information I have provided in this application is true and accurate. I understand that evidence must be provided showing that the three standards listed above are met. I understand that if one or more of the standards cannot be met, my appeal for variance must be denied by the Board of Zoning Appeals.

Signed: (Applicant or Agent) [Signature] Date: 10/31/2025

Signed: (Owner, if different from applicant): _____ Date: _____

(To be completed by Building Inspector and City Clerk Staff)			
Application Complete:	Yes ☒ No ☐	Reviewed by:	<u>[Signature]</u>
Application #:	<u>2697</u>	Date Filed:	<u>11/3/2025</u>
Filing Fee:	<u>\$300</u>	Date Paid:	<u>11/3/2025</u>

City of La Crosse Board of Zoning Appeals Variance Application

Part A: General Information and Alternatives Analysis. (To be completed by the applicant)

1. **General Information.** Please provide the necessary background information needed for the property where the variance is sought.

a. Current & improvements use of the property:

Single-family house with two-car detached garage that is shared with neighboring property.

b. Proposed use of the property and improvements sought:

Single-family house with two-car detached garage that is shared with neighboring property.

c. Description and date of any prior petition for variance, appeal, or special exception:

None.

d. Description and location of all nonconforming structures and uses on the property:

Two ~~car~~^{car} detached garage at rear of property that is bisected by the property line.

e. Ordinance standard from which variance is being sought (include Municipal Code citation):

115-390 (2)(c) 2' Setback for Accessory Structures

City of La Crosse Board of Zoning Appeals Variance Application

f. Describe the variance that is being requested:

We are requesting the side setback yard requirement for the lot line affected by the garage be reduced to 0' (zero feet).

g. Specify the reason for the variance request:

To allow for the replacement of the existing shared garage with a new shared garage.

h. Describe the effects on the property if the variance is not granted:

The driveway path will have to be significantly altered. The existing fence will need to be removed. Approximately 30% of the existing green space will be lost to new driveway pathing and garage footprint.

2. Alternatives. Describe alternatives to your proposal such as other locations, designs, and construction techniques.

a. Alternatives that comply with existing standards. If you find such an alternative, you can move forward with this option with a regular permit. If you reject compliant alternatives, provide the alternative(s) and reasons why you rejected them.

A garage could be built with setbacks but would require a major alteration of driveway pathing and existing fencing

b. Alternatives that require a lesser variance. If you reject such alternatives, provide the alternative(s) and reasons why you rejected them.

No lesser alternative.

City of La Crosse Board of Zoning Appeals Variance Application

Part B: Three Legal Standards. *(To be completed by the applicant)*

To qualify for a variance, applicants **must** demonstrate that their property meets the three standards.

1. Unique Property Limitation.

Unique physical characteristics of the property such as steep slopes or wetlands that are not generally shared by other properties must prevent compliance with ordinance requirements. The circumstances or desires of an applicant (growing family, need for a larger garage, etc.) are **not** a factor in deciding variances. Nearby ordinance violations, prior variances, or lack of objections from neighbors **do not** provide a basis for granting a variance. Property limitations that prevent ordinance compliance and are common to a number of properties should be addressed by amending the ordinance.

You will be asked whether there exist any unique physical characteristics to your property that prevent compliance with the ordinance. You will be asked to show where these unique physical characteristics are located on your property by showing the boundaries of these features on a site map. **If there is not a unique property limitation, a variance cannot be granted.**

Do unique physical characteristics of your property prevent compliance with the ordinance?

- ☒ **Yes.** Where are they located on your property? In addition, please show the boundaries of these features on the site map that you used to describe alternatives you considered.

The property has a shared driveway that leads to a shared garage.

- ☐ **No.** A variance cannot be granted.

City of La Crosse Board of Zoning Appeals Variance Application

2. No Harm to Public Interest.

A variance may not be granted which results in harm to public interests or undermines the purpose(s) of the ordinance. In applying this test, the Zoning Board must consider the impacts of the proposal and the cumulative impacts of similar projects on the interests of the neighbors, the entire community, and the general public. These interests may be listed as objectives in the purpose statement of an ordinance and may include:

- *Public health, safety, and welfare*
- *Water quality*
- *Fish and wildlife habitat*
- *Natural scenic beauty*
- *Minimization of property damages*
- *Provision of efficient public facilities and utilities*
- *Achievement of eventual compliance for nonconforming uses, structures, and lots*
- *Any other public interest issue*

a. Ordinance Purpose.

Public safety, health, and welfare

b. Purpose(s) of Standard from which Variance is Requested.

The purpose is to provide separation between lots to prevent conflicts and usage conflicts.

City of La Crosse Board of Zoning Appeals Variance Application

c. Analysis of Impacts.

Describe impacts (e.g., increased runoff, eroding shoreline, etc.) that would result if the variance were granted. For the impact(s), describe potential mitigation measures and the extent to which they reduce the impacts (i.e., completely, somewhat, or marginally). Mitigation measures **must** address each impact with reasonable assurance that it will be reduced to an insignificant level in the short term, long term, and cumulatively.

Short-term impacts are those that occur through the completion of construction. Long-term impacts are those that occur after construction is completed. Cumulative impacts are those that would occur if a similar variance requested were granted for many properties. After completing the impact analysis, you will be asked to give your opinion whether granting the variance will harm the public interest.

(1) Short-term Impacts (through the completion of construction):

a. Impact:

Construction noise

i. Mitigation measure(s):

Limit construction times

ii. Extent to which mitigation reduces project impact:

Reduce noise during non-working hours

b. Impact:

i. Mitigation measure(s):

ii. Extent to which mitigation reduces project impact:

City of La Crosse Board of Zoning Appeals Variance Application

(2) Long-term Impacts (after construction is completed):

a. Impact:

The variance will allow the intended land use of infill lots.

iii. Mitigation measure(s):

~~Existing mea~~ None

iv. Extent to which mitigation reduces project impact:

No negative long term impact

b. Impact:

v. Mitigation measure(s):

vi. Extent to which mitigation reduces project impact:

(2) Cumulative Impacts (what would happen if a similar variance request was granted for many properties?):

c. Impact(s):

Those properties in this situation would be able to continue to use their property as intended.

vii. Mitigation measure(s):

While the garage intrudes into the setback, it requires the ~~owner's~~ approval of both owners.

viii. Extent to which mitigation reduces project impact:

Only where both parties wish to continue the variance will it continue, reducing its prevalence.

Will granting the variance harm the public interest?

☐ Yes. A variance cannot be granted.

☒ No. Mitigation measures described above will be implemented to protect the public interest.

City of La Crosse Board of Zoning Appeals Variance Application

3. Unnecessary Hardship. (To be completed by the applicant)

The unique property limitation must create the unnecessary hardship. An applicant may not claim unnecessary hardship because of conditions that are self-imposed or created by a prior owner (for example, excavating a pond on a vacant lot and then arguing that there is no suitable location for a home). Courts have determined that economic or financial hardship does not justify a variance. When determining whether unnecessary hardship exists, the property as a whole is considered rather than a portion of the parcel. The property owner bears the burden of proving unnecessary hardship.

An area variance is a relaxation of lot area, density, height, frontage, setback, or other dimensional criterion. **Unnecessary hardship exists when compliance would unreasonably prevent the owner from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome.** The Zoning Board must consider the purpose of the zoning restriction, the zoning restriction's effect on the property, and the short-term, long-term, and cumulative effects of the variance on the neighborhood, the community, and on the public interests. This standard reflects the Wisconsin Supreme Court decisions in *State v. Waushara County Bd. Of Adjustment*, 2004 WI 56; and *State ex rel. Ziervogel v. Washington County Bd. of Adjustment*, 2004 WI 23.

A use variance is a relaxation of the zoning regulation on how the property is fundamentally used. A use variance allows property to be utilized in a manner not permitted by zoning regulations (i.e., an appropriate adaptive re-use of a school or church in a residential district). **Unnecessary hardship exists only if the property owners show that they would have no reasonable or viable use of the property without the variance.** Though not specifically restricted by statute or case law, a use variance is very rare because of the drastic effects it has on the neighborhood, the community, and the public interests. The Zoning Board must consider whether the owner has no reasonable return if the property is only used for the purpose allowed in zoning regulation, whether the plight of the owner is due to unique circumstances and not merely general conditions in the neighborhood, and whether the use sought to be authorized will alter the nature of the locality. See generally *State ex rel. Ziervogel v. Washington County Bd. of Adjustment*, 2004 WI 23.

Are you applying for an area variance or a use variance?

Area Variance ☒

Use Variance ☐

Is unnecessary hardship present?



Yes. Describe (use additional pages if necessary):

Constructing a standalone garage with setbacks would require laying out a new driveway path as the existing path conforms to the existing garage. There is insufficient room to expand the width of the driveway once a ~~set~~ certain point is reached due to fences, existing structures, and landings.



No. A variance cannot be granted.

City of La Crosse Board of Zoning Appeals Variance Application

Part C: Construction Plans.

In order for the zoning staff to conduct evaluations, the applicant's site map, with a scale of not less than 1" =50', and other exhibits must show the following:

- Location of requested variance
- Property lines
- Ordinary high-water mark
- Flood plain and wetland boundaries
- Dimensions, locations, and setbacks of existing and proposed structures
- Utilities, roadways, driveways, off-street parking areas, and easements
- Existing highway access restrictions and existing proposed street, side, and rear yards
- Location and type of erosion control measures
- Vegetation removal proposed
- Contour lines (2 ft. interval)
- Well and sanitary system
- Location and extent of filling/grading
- Any other construction related to your request
- Anticipated project start date
- Sign locations, dimensions, and other specifications
- Alternatives considered
- Location of unique property limitation
- Lot corners, lines, and footprints have been staked out
- Abutting street names and alleys
- Abutting property and land within 20 feet
- Indication of the direction "North"

Part D: Authorization to Examine

You **must complete and sign** the authorization for the City of La Crosse Board of Zoning Appeals and Building and Inspections to examine the property of the variance request.

I hereby authorize the City of La Crosse Board of Zoning and Appeals and Building and Inspections to inspect premises.

at: 225 15th St. S., LaCrosse, WI 54601
(Address where variance is sought)

Signature of Owner: Heather Date: 10/31/25

City of La Crosse Board of Zoning Appeals Variance Application

Part E: Certification.

The applicant (and owner, if different from applicant) must sign this section in front of a notary and certify that the application and any additional materials are accurate and do not contain any misrepresentations or omissions. An unsigned variance application will not be considered.

By signing below, I certify that I have received, reviewed, and completed all the application materials. I further certify that all my answers herein are true and accurate; I have not made any intentional misrepresentation or omission. I understand that if I intentionally misrepresented or omitted anything in this application that my application will be denied, and any variance granted thereunder may be revoked.

Signed: (Applicant or Agent):

[Signature]

Date:

10/31/25

State of Wisconsin)

County of La Crosse)

Personally came before me this 31st day of October, 2025,

the above named Heather Leaville
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

[Signature]

Printed Name: Sam Paulson

My Commission Expires: June 4th, 2028



Signed: (Owner, if different from applicant):

Date:

State of Wisconsin)

County of La Crosse)

Personally came before me this _____ day of _____,

the above named _____
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Printed Name: _____

My Commission Expires: _____

Tax Parcel Number	Owner Name	Property Address	Mailing Address	Mailing City State Zip
17-20102-20	BRIAN J FANCIULLI JESSE E FANCIULLI	1431 CASS ST	1431 CASS ST	LA CROSSE WI 54601-4837
17-20106-20	BRIAN J STEHULA APRIL M GUENTNER	216 15TH ST S	216 15TH ST S	LA CROSSE WI 54601
17-20109-120	HOFFER LLC	216 16TH ST S	1510 MADISON ST	LA CROSSE WI 54601
17-20109-130	HOFFER LLC	218-220 16TH ST S	1510 MADISON ST	LA CROSSE WI 54601
17-20109-140	HOFFER LLC	226 16TH ST S	1510 MADISON ST	LA CROSSE WI 54601
17-20110-10	CARDINAL POINT PROPERTIES LLC	228-230 16TH ST S	310 23RD ST N	LA CROSSE WI 54601
17-20110-20	CAROLYN G SMITH	1529 CASS ST	1529 CASS ST	LA CROSSE WI 54601-4953
17-50251-100	KATHLEEN M PROCTOR	1501 CASS ST	1501 CASS ST	LA CROSSE WI 54601-4953
17-50251-110	JOSEPH B DOPERASKI	1511 CASS ST	1511 CASS ST	LA CROSSE WI 54601-4953
17-50251-120	JEANNE M JOHNSON	1515 CASS ST	1515 CASS ST	LA CROSSE WI 54601-4953
17-50251-40	HOFFER LLC	222-224 16TH ST S APT 1-2	1510 MADISON ST	LA CROSSE WI 54601
17-50251-50	MATT SMITH REVOCABLE TRUST BRYNN SMITH REVOCABLE TRUST	217 15TH ST S	217 15TH ST S	LA CROSSE WI 54601-4275
17-50251-60	TAMMY FAYES PUPPETS LIVING TRUST	221 15TH ST S	221 15TH ST S	LA CROSSE WI 54601
17-50251-80	JILLIAN M THOMPSON	231 15TH ST S	231 15TH ST S	LA CROSSE WI 54601
17-50251-90	GREGG F HILKER JR LISA M HILKER	237 15TH ST S	237 15TH ST S	LA CROSSE WI 54601-4275
17-50251-70	HEATHER A LINVILLE TODD A MANDEL THE COMMUNITY BUILDERS LLC	225 15TH ST S	225 15TH ST S 1791 CREAMRY RD	LA CROSSE WI 54601-4275 LA CRESCENT MN 55947





City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 2698

Agenda Date: 11/17/2025

Version: 1

Status: Agenda Ready

In Control: Board of Zoning Appeals

File Type: BOZA - Request for
Variance

Agenda Number:

Department of Planning and Development

Building and Inspections

10/30/25

Laura Wright
221 15th ST. S.
La Crosse, WI 54601

RE: An appeal regarding the requirement that an accessory structure be set back 2' to the projecting roof overhang.

Dear Laura Wright:

We have received your building permit application for an addition to an existing 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 rear property line. We invite your attention to subchapter of the Code wherein it provides for the purpose of the law from which you are seeking a variance:

"115.3 INTERPRETATION, PURPOSE AND CONFLICT.

In interpreting and applying the provisions of this Chapter, they shall be held to be the minimum requirements for the promotion of public health, safety, convenience, prosperity or general welfare."

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

115-390. (2) c. Area

c. In all residential zoning districts the aggregate building area of all detached accessory buildings shall not exceed 35 percent of the area of the rear yard of the parcel upon which they are to be built, up to a maximum 1,000 square feet of aggregate area of detached accessory buildings; provided, however, that the maximum aggregate area of all residential accessory buildings shall in no case exceed the gross finished floor area of the dwelling unit, excluding unfinished basement areas, to which they are accessory. Such detached residential accessory buildings may be placed in the rear, or side yard when not in conflict with any other requirement of this Code. **Detached accessory buildings in the rear yard shall maintain minimum rear yard and side yard setbacks of two feet including roof line.**

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 2 feet to the required setback in the side yard before a building permit could be issued for this project as proposed.

Sincerely,



Eddie Young
Building Inspector

Property #: 17-50251-060

Municipality: 246 - CITY OF LA CROSSE

Tax Year: 2025

Bill Number: 0

Current Owner: FAYES PUPPETS LIVING TRUST, TAMMY

Property Address: 221 15TH ST S LA CROSSE 54601

General Legal Values Taxes Special

Abbreviated Legal Description

(See recorded documents for a complete legal description)

SUBD OF NE NE SEC 5-15-7 PRT LOTS 10, 11 & 12 COM SW COR LOT 12 N 188.25FT TO C/L OF DRIVE & POB N 43.25FT E 160FT TO A PT 70FT W OF E LN LOT 10 S 43.25FT W TO POB SUBJ TO ESMT IN V1509 P401 & T/W ESMT IN V272 P519 LOT 5Z 43.25 X 160

	Acres
0.157	
	Area (sq ft)
0.000	
	Frontage (ft)
0.000	
	Depth (ft)
0.000	

Property Descriptions

Primary	Section	Town	Town Dir	Range	Range Dir	40	160	Gov Lot	Plat Desc	Block/Condo Bldg	Type	#
	05	15	N	07	W	NE	NE		NOT AVAILABLE			

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.

OFFICE USE ONLY:

Application Number: _____ Date: _____ Parcel Number: _____

OWNER INFORMATION

Name: Michael Sersch

Address of above: Street 221 15th St S City La Crosse State WI Zip Code 54601

Phone: 608-738-4807 Cell: _____ Email: Mysersch@emplyfyhealth.org

CONTRACTOR INFORMATION

Name: The Community Builders

Address of above: Street 1791 Creamry Road City La Crescent State MN Zip Code 55947

Phone: 507-500-2150 Cell: 651-261-9883 Email: tyler@thecomunitybuildersllc.com

PROJECT INFORMATION

Project address: 221 15th Street South

Construction Cost:

\$54,000

Fence Only:

Height: _____

Material: _____

Description of Work (Must be filled out for review)

If Demolition, include use of land after demolition

Demolition of existing garage, removing garage foundation, pouring new foundation, building new garage.

Project Type:

Building ☒ Addition ☐ Sign ☐ Alteration/Remodel ☐
Demolition ☒ Accessory ☐

PROPERTY INFORMATION (OFFICE USE ONLY)

Zoning	Nbr. Dwelling Units	Owner Occ ☐ Rental ☐	Airport Height Yes ☐ No ☐	Flood Plain Yes ☐ No ☐	Fire Limits Yes ☐ No ☐	Archaeological District Yes ☐ No ☐	Historical Dist Yes ☐ No ☐
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FEE INFORMATION (OFFICE USE ONLY)

Plan Review: \$	Permit: \$	Record Mtee: \$	Expedited: \$	Started w/o permit: \$	Exempt: ☐	Other: \$	Total: \$
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IT IS HEREBY AGREED between the applicant, as owner, owner's agent or servant, and the City of La Crosse that for and in consideration for the premises and of the permit to construct, erect, alter, move, raze, or install and the occupancy of a building adding or property as above described, to be issued and granted by Building and Inspections of the City of La Crosse, that the work thereon will be done in accordance with the descriptions set forth in this statement, and as more fully described in the City of La Crosse and State of Wisconsin laws relating to the construction, alteration, repairs, removal and safety buildings and other structures and permanent building equipment.

The Community Builders
Agent/Contractors (Print)

(Sign)

(Date)

2452

DOO

6412

DOFF

Expires 2/5/2027

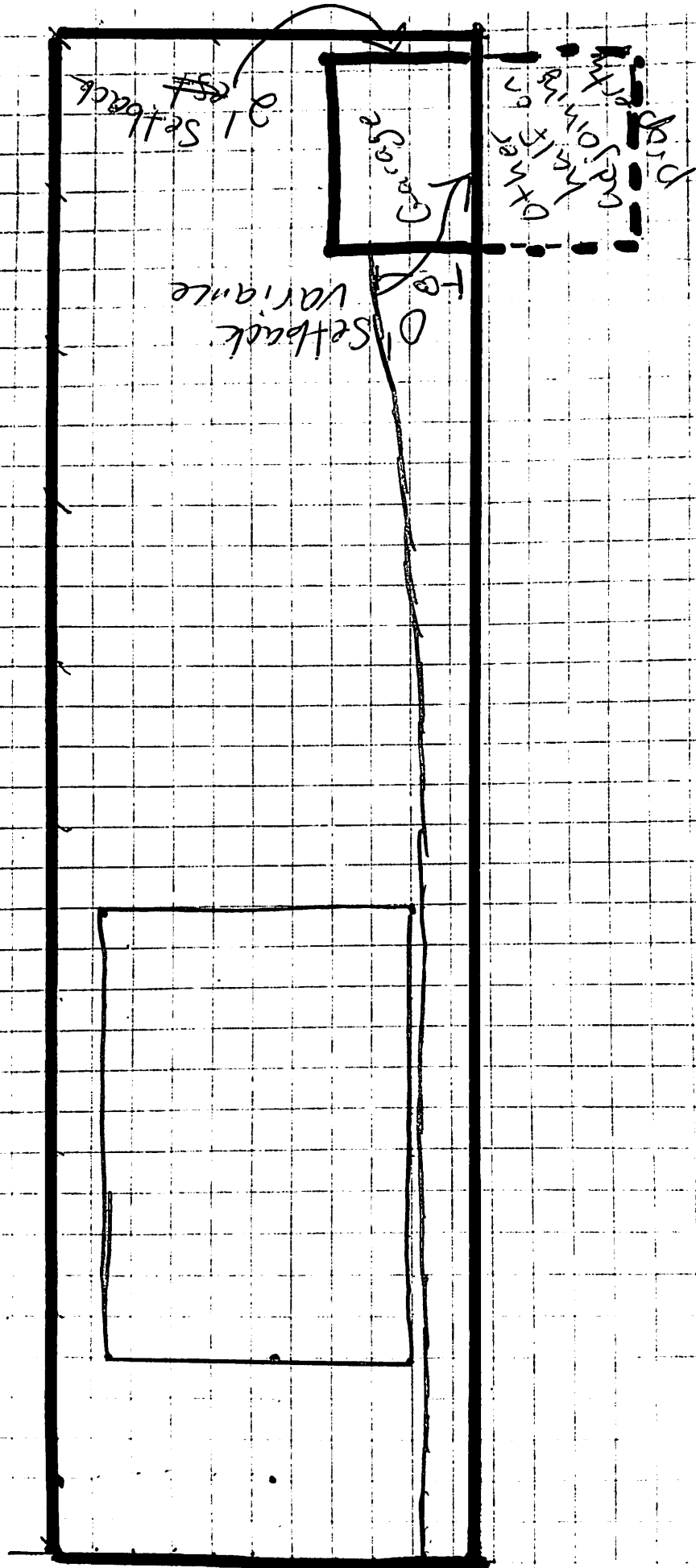
Expires 2/28/2026

Owner: (Print)

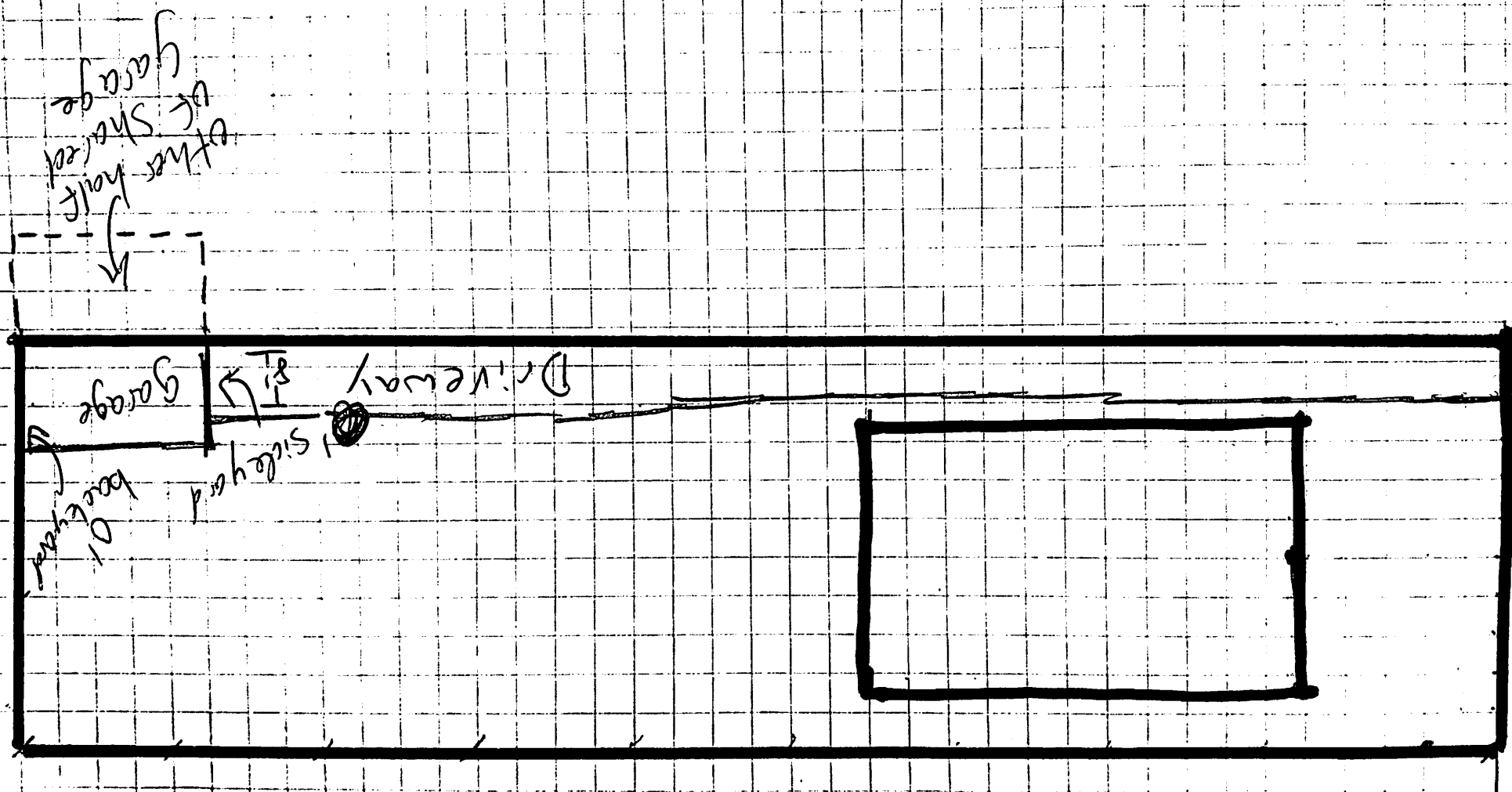
(Sign)

(Date)

221, 5th St S Variance



221 15th St S
Current



City of La Crosse Board of Zoning Appeals Variance Application

(To be completed by the applicant)

	Name	Address	Phone #	Email
Applicant/Agent	Laura Wright	221 15th Street S, La Crosse, WI 54601	573-303-7512	wright.laura.iz@gmail.com
Property owner, if different	same	same	same	same
Contractor	The Community Builders, LLC	1791 Creamry Rd, La Crescent, MN 55947	507-500-2150	tyler@thecommunitybuildersllc.com

Tax Parcel Number: 17-50251-070

Property Address: 225 15th Street S, La Crosse, WI 54601

Legal Description: SUBD OF NE-NE SEC 5-15-7 PRT LOTS 10, 11 & 12 COM SW COR LOT 12 N 145FT TO POB N 43.25FT TO CL OF DRIVE E 160FT TO A PT 70FT W OF E LN LOT 10 S 43.25FT W TO POB, City of La Crosse

Lot Dimensions and Area: 43.25 ft x 153.68 feet = 6,646.66 sq. ft. Zoning District: R1

A variance is a relaxation of a dimensional or use standard specified in the zoning ordinance. The Board of Zoning Appeals reviews and decides cases where there is an alleged error in a zoning decision or where a relaxation of the ordinance is sought. The Board is a quasi-judicial body (meaning it functions like a court) and is not a policy making body and therefore does not have discretionary authority. The Board's job is not to compromise ordinance provisions for a property owner's convenience but to apply legal criteria provided in state laws and the local ordinance to a specific factual situation. Variances are meant to be an infrequent remedy where an ordinance imposes a unique and substantial burden.

The Board may only grant a variance, special exception, or administrative appeal if the applicant provides evidence showing that they meet all the legal standards for that decision. **The burden of proof falls on the applicant, not the Board of Zoning Appeals or the Zoning Administrator.** The legal standards the Board will use to decide on each application are shown below.

STANDARDS FOR USE or AREA VARIANCE

1. The property has a special or unique condition that does not apply to other properties in the area.
2. The proposed variance is not contrary to the public interest and not contrary to the purpose and intent of the zoning regulation.
3. The special or unique condition of the property creates an unnecessary hardship. If it is a use variance, then the property must have no reasonable use. If it is an area variance, then the ordinance either unreasonably prevents the use of the property for a permitted purpose or makes conformity with restrictions unreasonably burdensome.

By signing below, I certify that the information I have provided in this application is true and accurate. I understand that evidence must be provided showing that the three standards listed above are met. I understand that if one or more of the standards cannot be met, my appeal for variance must be denied by the Board of Zoning Appeals.

Signed: (Applicant or Agent):

Laura Wright

Date:

October 31, 2025

Signed: (Owner, if different from applicant):

Date:

(To be completed by Building Inspector and City Clerk Staff)

Application Complete: Yes

44

No

Reviewed by:

44

Application #: 2698

Date Filed: 11/3/2025

Filing Fee: \$300

Date Paid: 11/3/2025

City of La Crosse Board of Zoning Appeals Variance Application

Part A: General Information and Alternatives Analysis. *(To be completed by the applicant)*

1. **General Information.** Please provide the necessary background information needed for the property where the variance is sought.

a. Current & improvements use of the property:

Single-family house with 2-car detached garage that is shared with neighboring property.

b. Proposed use of the property and improvements sought:

Single-family house with 2-car detached garage shared with neighboring property.

c. Description and date of any prior petition for variance, appeal, or special exception:

None.

d. Description and location of all nonconforming structures and uses on the property:

2-car detached garage at rear of property, bisected by property line.

e. Ordinance standard from which variance is being sought (include Municipal Code citation):

2-foot side yard setbacks for garage. 115-390 (2)(c)

City of La Crosse Board of Zoning Appeals Variance Application

f. Describe the variance that is being requested:

We are requesting that the side yard setback requirement for the lot line affected by the garage be reduced to 0 feet.

g. Specify the reason for the variance request:

to allow for the replacement of the ~~old~~ existing shared garage with a new shared garage.

h. Describe the effects on the property if the variance is not granted:

the driveway path will have to be significantly altered. Approximately 30% of the existing green space will be lost to new driveway pathing and garage footprint.

2. **Alternatives.** Describe alternatives to your proposal such as other locations, designs, and construction techniques.

a. **Alternatives that comply with existing standards.** If you find such an alternative, you can move forward with this option with a regular permit. If you reject compliant alternatives, provide the alternative(s) and reasons why you rejected them.

A garage could be built with setbacks but would require a major alteration of driveway pathing.

b. **Alternatives that require a lesser variance.** If you reject such alternatives, provide the alternative(s) and reasons why you rejected them.

No lesser alternative.

City of La Crosse Board of Zoning Appeals Variance Application

Part B: Three Legal Standards. *(To be completed by the applicant)*

To qualify for a variance, applicants **must** demonstrate that their property meets the three standards.

1. Unique Property Limitation.

Unique physical characteristics of the property such as steep slopes or wetlands that are not generally shared by other properties must prevent compliance with ordinance requirements. The circumstances or desires of an applicant (growing family, need for a larger garage, etc.) are **not** a factor in deciding variances. Nearby ordinance violations, prior variances, or lack of objections from neighbors **do not** provide a basis for granting a variance. Property limitations that prevent ordinance compliance and are common to a number of properties should be addressed by amending the ordinance.

You will be asked whether there exist any unique physical characteristics to your property that prevent compliance with the ordinance. You will be asked to show where these unique physical characteristics are located on your property by showing the boundaries of these features on a site map. **If there is not a unique property limitation, a variance cannot be granted.**

Do unique physical characteristics of your property prevent compliance with the ordinance?

- ☒ **Yes.** Where are they located on your property? In addition, please show the boundaries of these features on the site map that you used to describe alternatives you considered.

the property has a shared driveway
that leads to a shared garage.

- ☐ **No.** A variance cannot be granted.

City of La Crosse Board of Zoning Appeals Variance Application

2. No Harm to Public Interest.

A variance may not be granted which results in harm to public interests or undermines the purpose(s) of the ordinance. In applying this test, the Zoning Board must consider the impacts of the proposal and the cumulative impacts of similar projects on the interests of the neighbors, the entire community, and the general public. These interests may be listed as objectives in the purpose statement of an ordinance and may include:

- *Public health, safety, and welfare*
- *Water quality*
- *Fish and wildlife habitat*
- *Natural scenic beauty*
- *Minimization of property damages*
- *Provision of efficient public facilities and utilities*
- *Achievement of eventual compliance for nonconforming uses, structures, and lots*
- *Any other public interest issue*

a. Ordinance Purpose.

Public safety, health, + welfare

b. Purpose(s) of Standard from which Variance is Requested.

the purpose is to provide separation between lots to prevent conflicts over usage.

City of La Crosse Board of Zoning Appeals Variance Application

c. Analysis of Impacts.

Describe impacts (e.g., increased runoff, eroding shoreline, etc.) that would result if the variance were granted. For the impact(s), describe potential mitigation measures and the extent to which they reduce the impacts (i.e., completely, somewhat, or marginally). Mitigation measures **must** address each impact with reasonable assurance that it will be reduced to an insignificant level in the short term, long term, and cumulatively.

Short-term impacts are those that occur through the completion of construction. Long-term impacts are those that occur after construction is completed. Cumulative impacts are those that would occur if a similar variance requested were granted for many properties. After completing the impact analysis, you will be asked to give your opinion whether granting the variance will harm the public interest.

(1) Short-term Impacts (through the completion of construction):

a. Impact:

Construction noise

i. Mitigation measure(s):

Limit construction hours

ii. Extent to which mitigation reduces project impact:

Reduced noise during non-working hours.

b. Impact:

i. Mitigation measure(s):

ii. Extent to which mitigation reduces project impact:

City of La Crosse Board of Zoning Appeals Variance Application

(2) Long-term Impacts (after construction is completed):

a. Impact:

the variance will allow the intended use of mfill lots.

iii. Mitigation measure(s):

None

iv. Extent to which mitigation reduces project impact:

No negative longterm impact

b. Impact:

—

v. Mitigation measure(s):

—

vi. Extent to which mitigation reduces project impact:

—

(2) Cumulative Impacts (what would happen if a similar variance request was granted for many properties?):

c. Impact(s):

those properties would be able to continue to use their property as intended.

vii. Mitigation measure(s):

While the garage intrudes into the setback, it requires the approval of both owners.

viii. Extent to which mitigation reduces project impact:

Only where both parties wish to continue the variance will it continue, reducing its prevalence.

Will granting the variance harm the public interest?

- ☐ Yes. A variance cannot be granted.
- ☒ No. Mitigation measures described above will be implemented to protect the public interest.

City of La Crosse Board of Zoning Appeals Variance Application

3. Unnecessary Hardship. *(To be completed by the applicant)*

The unique property limitation must create the unnecessary hardship. An applicant may not claim unnecessary hardship because of conditions that are self-imposed or created by a prior owner (for example, excavating a pond on a vacant lot and then arguing that there is no suitable location for a home). Courts have determined that economic or financial hardship does not justify a variance. When determining whether unnecessary hardship exists, the property as a whole is considered rather than a portion of the parcel. The property owner bears the burden of proving unnecessary hardship.

An area variance is a relaxation of lot area, density, height, frontage, setback, or other dimensional criterion. **Unnecessary hardship exists when compliance would unreasonably prevent the owner from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome.** The Zoning Board must consider the purpose of the zoning restriction, the zoning restriction's effect on the property, and the short-term, long-term, and cumulative effects of the variance on the neighborhood, the community, and on the public interests. This standard reflects the Wisconsin Supreme Court decisions in *State v. Waushara County Bd. Of Adjustment*, 2004 WI 56; and *State ex rel. Ziervogel v. Washington County Bd. of Adjustment*, 2004 WI 23.

A use variance is a relaxation of the zoning regulation on how the property is fundamentally used. A use variance allows property to be utilized in a manner not permitted by zoning regulations (i.e., an appropriate adaptive re-use of a school or church in a residential district). **Unnecessary hardship exists only if the property owners show that they would have no reasonable or viable use of the property without the variance.** Though not specifically restricted by statute or case law, a use variance is very rare because of the drastic effects it has on the neighborhood, the community, and the public interests. The Zoning Board must consider whether the owner has no reasonable return if the property is only used for the purpose allowed in zoning regulation, whether the plight of the owner is due to unique circumstances and not merely general conditions in the neighborhood, and whether the use sought to be authorized will alter the nature of the locality. See generally *State ex rel. Ziervogel v. Washington County Bd. of Adjustment*, 2004 WI 23.

Are you applying for an area variance or a use variance?

Area Variance ☒

Use Variance ☐

Is unnecessary hardship present?

☒ Yes. Describe (use additional pages if necessary):

Constructing a standalone garage with setbacks would require laying out a new driveway path as the existing path conforms to the existing garage. There is insufficient room to expand the width of the driveway once a certain point is reached due to fencing, existing structures, and landings.

☐ No. A variance cannot be granted.

City of La Crosse Board of Zoning Appeals Variance Application

Part C: Construction Plans.

In order for the zoning staff to conduct evaluations, the applicant's site map, with a scale of not less than 1" = 50', and other exhibits must show the following:

- Location of requested variance
- Property lines
- Ordinary high-water mark
- Flood plain and wetland boundaries
- Dimensions, locations, and setbacks of existing and proposed structures
- Utilities, roadways, driveways, off-street parking areas, and easements
- Existing highway access restrictions and existing proposed street, side, and rear yards
- Location and type of erosion control measures
- Vegetation removal proposed
- Contour lines (2 ft. interval)
- Well and sanitary system
- Location and extent of filling/grading
- Any other construction related to your request
- Anticipated project start date
- Sign locations, dimensions, and other specifications
- Alternatives considered
- Location of unique property limitation
- Lot corners, lines, and footprints have been staked out
- Abutting street names and alleys
- Abutting property and land within 20 feet
- Indication of the direction "North"

Part D: Authorization to Examine

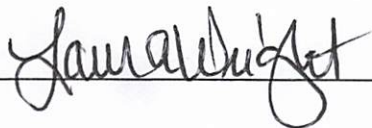
You **must complete and sign** the authorization for the City of La Crosse Board of Zoning Appeals and Building and Inspections to examine the property of the variance request.

I hereby authorize the City of La Crosse Board of Zoning and Appeals and Building and Inspections to inspect premises.

at: 221 15th St. S., La Crosse, WI 54601

(Address where variance is sought)

Signature of Owner:



Date:

October 31, 2025

City of La Crosse Board of Zoning Appeals Variance Application

Part E: Certification.

The applicant (and owner, if different from applicant) must sign this section in front of a notary and certify that the application and any additional materials are accurate and do not contain any misrepresentations or omissions. An unsigned variance application will not be considered.

By signing below, I certify that I have received, reviewed, and completed all the application materials. I further certify that all my answers herein are true and accurate; I have not made any intentional misrepresentation or omission. I understand that if I intentionally misrepresented or omitted anything in this application that my application will be denied, and any variance granted thereunder may be revoked.

Signed: (Applicant or Agent): Laura Wright Date: Oct 31, 2025

State of Wisconsin)
County of La Crosse)

Personally came before me this 31 day of October 2025.

the above named _____
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Printed Name:
My Commission Expires:

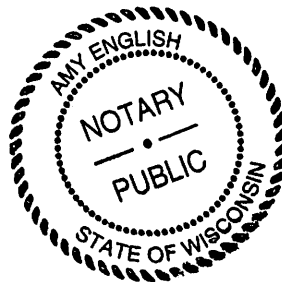
Signed: (Owner, if different from applicant): Laura Wright Date: Oct 31, 2025

State of Wisconsin)
County of La Crosse)

Personally came before me this 31st day of October 2025.

the above named Laura Wright
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Amy Englin
Printed Name: _____
My Commission Expires: 5-14-29
Amy Englin



Tax Parcel Number	Owner Name	Property Address	Mailing Address	Mailing City State Zip
17-20102-120	JONATHAN S GELATT ANGELA K GELATT	1504 KING ST	1504 KING ST	LA CROSSE WI 54601-4217
17-20102-130	DAVID J BELLAND MICHELLE D BELLAND	1514 KING ST	1514 KING ST	LA CROSSE WI 54601-4217
17-20102-20	BRIAN J FANCIULLI JESSE E FANCIULLI	1431 CASS ST	1431 CASS ST	LA CROSSE WI 54601-4837
17-20103-10	KING HOUSING LLC	1522 KING ST	PO BOX 115	LA CROSSE WI 54602-0115
17-20106-20	BRIAN J STEHULA APRIL M GUENTNER	216 15TH ST S	216 15TH ST S	LA CROSSE WI 54601
17-20109-120	HOFFER LLC	216 16TH ST S	1510 MADISON ST	LA CROSSE WI 54601
17-20109-130	HOFFER LLC	218-220 16TH ST S	1510 MADISON ST	LA CROSSE WI 54601
17-20109-140	HOFFER LLC	226 16TH ST S	1510 MADISON ST	LA CROSSE WI 54601
17-20110-10	CARDINAL POINT PROPERTIES LLC	228-230 16TH ST S	310 23RD ST N	LA CROSSE WI 54601
17-50251-110	JOSEPH B DOPERASKI	1511 CASS ST	1511 CASS ST	LA CROSSE WI 54601-4953
17-50251-120	JEANNE M JOHNSON	1515 CASS ST	1515 CASS ST	LA CROSSE WI 54601-4953
17-50251-40	HOFFER LLC	222-224 16TH ST S APT 1-2	1510 MADISON ST	LA CROSSE WI 54601
17-50251-50	MATT SMITH REVOCABLE TRUST BRYNN SMITH REVOCABLE TRUST	217 15TH ST S	217 15TH ST S	LA CROSSE WI 54601-4275
17-50251-70	HEATHER A LINVILLE TODD A MANDEL	225 15TH ST S	225 15TH ST S	LA CROSSE WI 54601-4275
17-50251-80	JILLIAN M THOMPSON	231 15TH ST S	231 15TH ST S	LA CROSSE WI 54601
17-50251-90	GREGG F HILKER JR LISA M HILKER	237 15TH ST S	237 15TH ST S	LA CROSSE WI 54601-4275
17-50251-60	TAMMY FAYES PUPPETS LIVING TRUST	221 15TH ST S	221 15TH ST S	LA CROSSE WI 54601
	LAURA WRIGHT		221 15TH ST S	LA CROSSE WI 54601
	THE COMMUNITY BUILDERS LLC		1791 CREAMRY RD	LA CRESCENT MN 55947

