

BOARD OF ZONING APPEALS

La Crosse, WI
DECISION UPON APPEAL

Three Sixty Real Estate Solutions LLC having appealed from an order of the Building Inspector denying a permit regarding the requirement that allows only 60 multi-family apartment units above a commercial space at a properties known as: 413, 417, 423, 425, & 431 West Ave. N and 1204 Badger St., La Crosse, Wisconsin and described as: See reverse.


and due notice having been given by mail to all City of La Crosse property owners and lessees within 100 feet of the property which is the subject of this appeal, and similar notice having been published in the La Crosse Tribune more than five (5) days prior to the time of the hearing hereon, and testimony having been received and heard by said Board in respect thereto, and having been duly considered, and being fully advised in the premises,

WHEREFORE, IT IS ORDERED: That the decision of the Building Inspector be: Affirmed ☐ Reversed ☒

(See attached)

Dated this: 17th of June, 2025

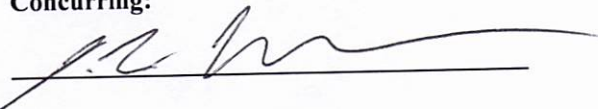
Date Filed: 18th of June, 2025

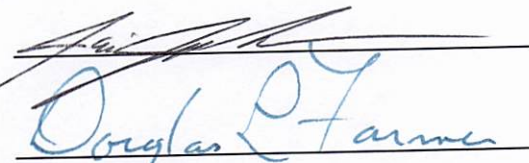

James Cherf, Chair

ATTEST

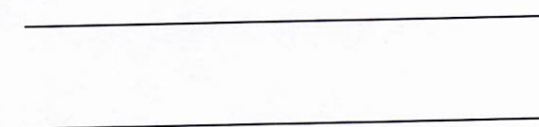

Nikki Elsen, Secretary

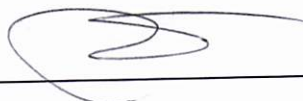
Concurring:




Douglas L. Farmer

Dissenting:









The decision of the Board may be appealed to circuit court within 30 days of the decision being filed pursuant to Wisconsin Statute sec. 62.23(7)(e)10.

NOTE: WORK SHALL BEGIN WITHIN 180 DAYS AFTER THE DATE OF THIS DETERMINATION.

Abbreviated Legal Descriptions:

413 West Ave N: T BURNS HS DURAND ST SMITH & FM RUBLEES ADDITION S1/2 LOT 2 BLOCK 30 EX PRT TAKEN FOR R/W IN DOC NO. 1478758

417 West Ave N: T BURNS HS DURAND ST SMITH & FM RUBLEES ADDITION N1/2 LOT 2 & S 2FT LOT 3 BLOCK 30 EX PRT TAKEN FOR R/W IN DOC NO. 1478750

423 West Ave N: T BURNS HS DURAND ST SMITH & FM RUBLEES ADDITION LOT 3 EX S 2FT BLOCK 30 EX PRT TAKEN FOR R/W IN DOC NO. 1467185 & DOC NO. 1467187

425 West Ave N: T BURNS HS DURAND ST SMITH & FM RUBLEES ADDITION LOT 4 BLOCK 30 EX PRT TAKEN FOR R/W IN DOC NO. 1480220

431 West Ave N & 1204 Badger St: T BURNS HS DURAND ST SMITH & FM RUBLEES ADDITION LOT 5 BLOCK 30 EX PRT TAKEN FOR R/W IN DOC NO. 1478759

DECISION UPON APPEAL

File 2694 – Three Sixty Real Estate Solutions - An appeal regarding the requirement that allows only 29 multi-family apartment units at 413, 417, 423, 425, & 431 West Ave N and 1204 Badger St (Badger West project).

A motion was made by Johnson, seconded by Farmer to grant the requested variance of 19 additional units.

CONCURRING: Jai Johnson
 Douglas Farmer
 James Cherf
 James Szymalak

DISSENTING: None

Date Filed: 6/18/2025

ATTEST: Nikki Elsen, City Clerk