

Department of Planning and Development

Building and Inspections

4/29/2025

Gerrard Development, LLC
100 6th St. N Suite A
La Crosse, WI 54601

RE: An appeal regarding the requirement allowing only 60 multi-family apartment units above a commercial space at 915 Main St La Crosse, WI 54601.

Dear Peter Gerrard,

We have received the permit application to construct a new 70-unit multi-family apartment building above a commercial space at 915 Main St La Crosse, WI. The project does not meet the requirements set forth in the Municipal Code of Ordinances of the City of La Crosse regarding development density for development in Traditional neighborhood development zoning. The project as proposed is in direct violation of the following subparagraph of the Code:
Sec. 115-403 – Traditional neighborhood development. (2) *Development Density*. The number of residential dwelling units and the amount of nonresidential development (excluding open spaces) shall be determined as follows:

a. The number of single-family attached and detached units permitted shall be four—15 dwelling units per net acre.

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

c. Secondary dwelling units are calculated into the dwelling's units per acre as stated above.

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.

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 allowing 10 additional apartment units on this 1.25 acre development for this project to proceed as proposed.

Sincerely,

Andy Berzinski

Building Inspector

Department of Planning and Development

Building and Inspections

inspection@cityoflacrosse.org 608-789-7530

APPLICATION FOR *COMMERCIAL BUILDING PERMIT*

Application Number: _____ Date: _____ Parcel Number: _____

OWNER INFORMATION

Name:

Address of above: Street

City

State

Zip Code

Phone:

Cell:

Email:

CONTRACTOR INFORMATION

Name:

Address of Above: Street

City

State

Zip Code

Phone:

Cell:

Email:

PROJECT INFORMATION

Project Address:

Construction Cost:

\$

Description of Work:

If Demolition, include intended use of land after demolition

Project Type:

☐ Building ☐ Addition ☐ Demo
☐ Alteration/Remodel

Permit application for the new 70-unit apartment building for Haven on Main. We expect this application to be denied as the plans are not complete, and we are also over the density threshold. Once the denial letter is received back we will apply for a variance.

Architect/Engineer Name:

Architect/Engineer Phone:

Level of Alteration (per IEBC):

PROPERTY INFORMATION

Zoning:

Nbr. Dwelling Units

Flood Plain

☐ Yes ☐ No

Historical District

☐ Yes ☐ No

Fire Limits

☐ Yes ☐ No

Arch. District

☐ Yes ☐ No

Building Construction Type:

Occupancy Type:

FEE INFORMATION

Plan Review:

\$

Permit:

\$

Record Mtce:

\$

Other:

\$

Total:

\$

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.

Agent/Contractor:

(Print)

(Sign)

(Date)

Owner

(Print)

(Sign)

(Date)

OFFICE USE ONLY

Application Approved:

Inspector:

Date: