

Department of Planning and Development

Building and Inspections

1/5/2026

Mario Youakim
PO BOX 532
La Crosse WI, 54602

RE: An appeal regarding the requirement to have fill 15 feet beyond the structure one foot or more above the regional flood elevation at 412 Liberty St.

Dear Mario Youakim,

We have received the permit application to construct a new Single-Family Dwelling. This project does not meet the 15 feet of fill requirement to the North or South of the property set forth in the Municipal Code of Ordinances of the City of La Crosse regarding standards for development in the Flood fringe.

The project proposed is in direct violation of the following subparagraph of the Code:
Sec. 115-281. - Flood fringe district (FF).

115-281(1)(a) All new construction, including placement of manufactured homes, and substantial improvement of residential structures, shall have the lowest floor elevated to or above the flood protection elevation on fill. The fill around the structure shall be one foot or more above the regional flood elevation extending at least 15 feet beyond the limits of the structure.

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 15' on the South side of the property and 8.74' on the North side.

Sincerely,

Jeramiah Huber

Building Inspector

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.

Property #: 17-10292-020

Municipality: 246 - CITY OF LA CROSSE

Tax Year: 2025

Bill Number: 3174

Current Owner: 4 BEES BRIGADE INC

Property Address: 412 LIBERTY ST LA CROSSE 54603

GeneralLegalValuesTaxesSpecial

Abbreviated Legal Description

(See recorded documents for a complete legal description)

PRT GOVERNMENT LOT 3 COM ON E LN LIBERTY ST 200FT S OF S LN ISLAND ST E 140FT S 50FT W 140FT N 50FT TO POB LOT SZ: 50 X 140

Acres
0.163
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	#
✓	29	16	N	07	W	NE	SW	3	NOT AVAILABLE			

Property Addresses

Primary	House #	1/2	PD	Street Name	Street Type	SD	Unit Type	Unit #	Post Office	Zip Code	Zip Ext	Notes
	412			LIBERTY	ST				LA CROSSE	54603		