



# La Crosse Fire Department

Division of Community Risk Management

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December 28, 2022

Ray and Delores Spies  
2011 Liberty St  
La Crosse, WI 54603

RE: An appeal regarding the requirement to provide a Lot area of 7,200 square feet at 1027 Hayes St., La Crosse, Wisconsin.

Dear Ray and Delores,

We have received the permit application to divide the current parcel into three separate parcels which does not meet the minimum requirements set forth in the Municipal Code of Ordinances of the City of La Crosse (Code) regarding area regulations listed under 115-142 (c)(2).

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

Sec. 115-142 (c)(2) - R-1 Single Family Residence District Regulations.

(c)Area regulations.

(2) Lot area. Every lot in the Single-Family Residence District of record before August 27, 1938, may have an area of less than 5,000 square feet. Every lot in the Single-Family Residence District of record between August 27, 1938, and September 15, 1966, shall have an area of not less than 5,000 square feet. Every lot in the Single-Family Residence District not of record September 15, 1966, **shall have an area of not less than 7,200 square feet.**

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 3 separate variances for the new lots of 3,380 square feet, 1,060 square feet and 3,223 square feet to proceed as proposed per the CSM.

Sincerely,

Andy Berzinski  
Building Inspector