



# La Crosse Fire Department

Division of Community Risk Management

inspection@cityoflacrosse.org (P) 608.789.7530 (F) 608.789.7589

<http://www.cityoflacrosse.org/your-government/departments/fire-department>



2/5/24

KARUNA INC.  
703 FARNAM ST, #207  
LA CROSSE, WI 54601  
608-360-6430

RE: An appeal regarding the requirement to provide 1.5 parking spaces for each dwelling unit; provided, however, should any dwelling unit contain three or more bedrooms there shall be provided one addition parking space for each additional bedroom or enclosed room which may be utilized for sleeping purposes, whichever number is larger.

Dear KARUNA INC.,

We have received the permit application to turn a R-5 zoned duplex into a rooming house that does not meet the minimum requirements set forth in the Municipal Code of Ordinances of the City of La Crosse (Code) regarding required off-street parking.

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

Sec. 115-393.-Off Street Parking

(a)(10)(i) Uses, minimum parking requirements, units of measurement:

One-family Dwellings and Mobile Homes, two parking spaces for each dwelling unit. Two-family Dwellings, two parking spaces for each dwelling unit; provided, however, should any dwelling unit contain three or more bedrooms there shall be provided one additional parking space for each additional bedroom or enclosed room which may be utilized for sleeping purposes, whichever number is larger. Multifamily Dwellings, 1.5 parking spaces for each dwelling unit; provided, however, should any dwelling unit contain three or more bedrooms there shall be provided one additional parking space for each additional bedroom or enclosed room which may be utilized for sleeping purposes, whichever number is larger; provided, however, the maximum number of parking spaces required for Multifamily Dwellings shall not exceed four per dwelling unit.

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 only one parking space to the required 10 parking spaces for this project to proceed as proposed.

Sincerely,

Kelsey Hanson

Building Inspector





# La Crosse Fire Department - Community Risk Management

400 La Crosse St, La Crosse, WI 54601 • (608) 789-7530 • http://www.cityoflacrosse.org • inspection@cityoflacrosse.org

*NEW ROOMING HOUSE LICENSE*

## APPLICATION FOR BUILDING PERMIT

Application Number \_\_\_\_\_ Date FEB 5<sup>TH</sup>, 2024 Parcel Number: 17-20155-140

<b>OWNER INFORMATION - LICENSE HOLDER (OPERATOR) - EXECUTIVE DIRECTOR</b>					
Name: <u>KARUNA INC. - C/O JULIE McDERMID</u>					
Address of Above: Street		City		State	Zip Code
<u>703 FARNAM ST. #207</u>		<u>LA CROSSE</u>		<u>WI</u>	<u>54601</u>
Phone:	Cell:	Fax:	Email:		
<u>608-360-6430</u>	<u>608-360-6430</u>	<u>NONE</u>	<u>juliem@karunahousing.org</u>		
<b>CONTRACTOR INFORMATION - AGENT OF KARUNA, INC. ASSISTING W/ LICENSE APPLICATION</b>					
Name: <u>JESSICA OLSON</u>					
Address of Above: Street		City		State	Zip Code
<u>1021 VINE ST. APT. #15</u>		<u>LA CROSSE</u>		<u>WI</u>	<u>54601</u>
Phone:	Cell:	Fax:	Email:		
<u>608-769-7366</u>	<u>608-769-7366</u>	<u>NONE</u>	<u>OLSONAPARTMENTS@gmail.com</u>		
<b>PROJECT INFORMATION</b>					
Project Address: <u>1012 GROVE ST., LA CROSSE, WI 54601</u>					
Construction Cost:		Description of Work:			
\$ <u>N/A</u>		If Demolition include intended use of land after demolition <u>NO PHYSICAL ALTERATIONS INVOLVED</u>			
Project Type: <u>NEW LICENSE ISSUE</u>					
<input type="checkbox"/> Building <input type="checkbox"/> Addition <input type="checkbox"/> Sign					
<input type="checkbox"/> Alteration/Remodel <input type="checkbox"/> Demolition					
Architect/Engineer Name:		Architect/Engineer Phone:		Level of Alteration (per IEBC):	
<u>N/A</u>		<u>N/A</u>		<u>N/A</u>	
<b>PROPERTY INFORMATION</b>					
Zoning:	Nbr. Dwling Units:	Flood Plain:	Fire Limits:	Archaeological District:	
<u>SPECIAL MULTIPLE R-5</u>	<u>2 (TWO)</u>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <u>?</u>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Building Construction Type:			Occupancy Type:		
<u>ORDINARY WOOD FRAME</u>			<u>RESIDENTIAL</u>		
<b>FEE INFORMATION</b>					
Copies:	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 or property as above described, to be issued and granted by the La Crosse Fire Department - Community Risk Management, that the work thereon will be done in accordance with the descriptions set forth in this statement, and as more fully described in the specifications and plans herewith filed; and it is further agreed to construct, erect, alter, move, raze or install and occupy in strict compliance with the ordinances of the City of La Crosse, and to obey any and all lawful orders of the La Crosse Fire Department - Community Risk Management and State of Wisconsin laws relating to the construction, alteration, repairs, removal and safety buildings and other structures and permanent building equipment.

JESSICA OLSON \_\_\_\_\_ Jan Olson \_\_\_\_\_ 2/5/24 \_\_\_\_\_  
 Agent/Contractor: (Print) (Sign) (Date) (WI Cred/Qual) N/A

JULIE McDERMID \_\_\_\_\_ Julie McDermid \_\_\_\_\_ 2/5/24 \_\_\_\_\_  
 Owner: EXECUTIVE DIR. (Print) (Sign) (Date)

<b>OFFICE USE ONLY</b>		
Application Approved:	Inspector:	Date:

### CAUTIONARY STATEMENT TO OWNERS OBTAINING BUILDING PERMITS

101.65(lr) of the Wisconsin Statutes requires municipalities that enforce the Uniform Dwelling Code to provide an owner who applies for a building permit with a statement advising the owner that:

If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under s. 101.654 (2) (a), the following consequences might occur:

(a) The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under the building permit or that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

(b) The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the one- and two- family dwelling code or an ordinance enacted under sub. (1) (a), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

### CAUTIONARY STATEMENT TO CONTRACTORS FOR PROJECTS INVOLVING BUILDING BUILT BEFORE 1978

If this project is in a dwelling or child-occupied facility, built before 1978, and disturbs 6 sq. ft. or more of paint per room, 20 sq. ft. or more of exterior paint, or involves windows, then the requirements of ch. DHS 163 requiring Lead-Safe Renovation Training and Certification apply. Call (608)261-6876 or go to the Wisconsin Department of Health Services' lead homepage for details of how to be in compliance.

### WETLANDS NOTICE TO PERMIT APPLICANTS

You are responsible for complying with state and federal laws concerning the construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the Department of Natural Resources wetlands identification web page or contact a Department of Natural Resources service center.

### ADDITIONAL RESPONSIBILITIES FOR OWNERS OF PROJECTS DISTURBING ONE OR MORE ACRE OF SOIL

I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management standards, and will comply with those standards.

*NO DISTURBANCE OF SOIL IS INVOLVED WITH THIS APPLICATION.*

Owner: \_\_\_\_\_ (Print Name) \_\_\_\_\_ (Sign) \_\_\_\_\_ (Date)

Owner: \_\_\_\_\_ (Print Name) \_\_\_\_\_ (Sign) \_\_\_\_\_ (Date)

OFFICE USE ONLY		
For Permit Number:	Inspector:	Date: