

**BOARD OF ZONING APPEALS**

La Crosse, WI  
DECISION UPON APPEAL

Gerrard Development 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: 922 & 928 State St., 915 & 927 Main St., and 115 & 119 10th St. N., La Crosse, Wisconsin

and described as:

All of Lot 1, Lot 2, Lot 9, Lot 10, Lot 11 & Lot 12 and parts of Lot 3, Lot 8 & vacated alley of Metzger's Addition to the City of La Crosse, located in Part of the SE ¼ of the SW ¼ of Section 32, T16N, R7W, City of La Crosse, La Crosse County, Wisconsin.

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: 17<sup>th</sup> of June, 2025

Date Filed: 18<sup>th</sup> of June, 2025




James Cherf, Chair

ATTEST

  
Nikki Elsen, Secretary

Concurring:



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.

# ***DECISION UPON APPEAL***

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**File 2692 – Gerrard Development LLC** - An appeal regarding the requirement that allows only 60 multi-family apartment units at 922 & 928 State St., 915 & 927 Main St. and 115 & 119 10<sup>th</sup> St. N., La Crosse, Wisconsin (Haven on Main project).

A motion was made by Farmer, seconded by Szymalak to grant the requested variance of 10 additional units, effective after publication of the zoning change ordinance (Ordinance 5341 to be published 6/21/2025).

CONCURRING:       Jai Johnson  
                          Douglas Farmer  
                          James Cherf  
                          James Szymalak

DISSENTING:       None

Date Filed:         6/18/2025

ATTEST:            Nikki Elsen, City Clerk