

Department of Planning and Development

Building and Inspections

7/29/2026

Chad Longway
2652 George St
La Crosse, WI 54603

RE: An appeal regarding the requirement to provide a minimum lot size of 7,200 square feet at 2652 George St. La Crosse, WI.

Dear Chad Longway,

We have received the permit application to divide the current parcel into two separate parcels. The project does not meet the minimum requirements set forth in the Municipal Code of Ordinances of the City of La Crosse regarding area regulations for lot size. The project proposed is in direct violation of the following subparagraph of the Code:

Sec. 115-142. - 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 variance of 2,700 square feet for this project to proceed as proposed.

Sincerely,

Andy Berzinski

Building Inspector

Stoddard Street

(N 89°38'10" E)
N 89°28'05" E
98.43'

Lot 1

48.63'
Gravel



Pastimes
Tavern

Lot 3

4,500 sq. ft.
Gravel

40.31'

(S 0°24'05" E)
S 00°30'48" E

Gravel

C.S.M.

126.76'
S 89°49'27" W



Garage
To Be
Razed

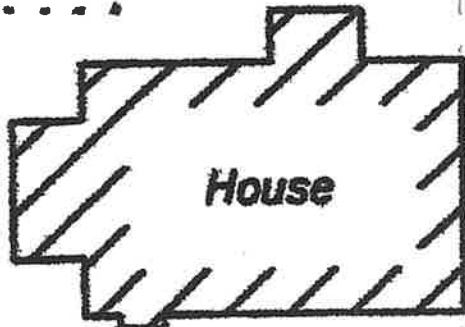
24'

59.29'

(98.92')
99.59'

Lot 4

9,233 sq. ft.



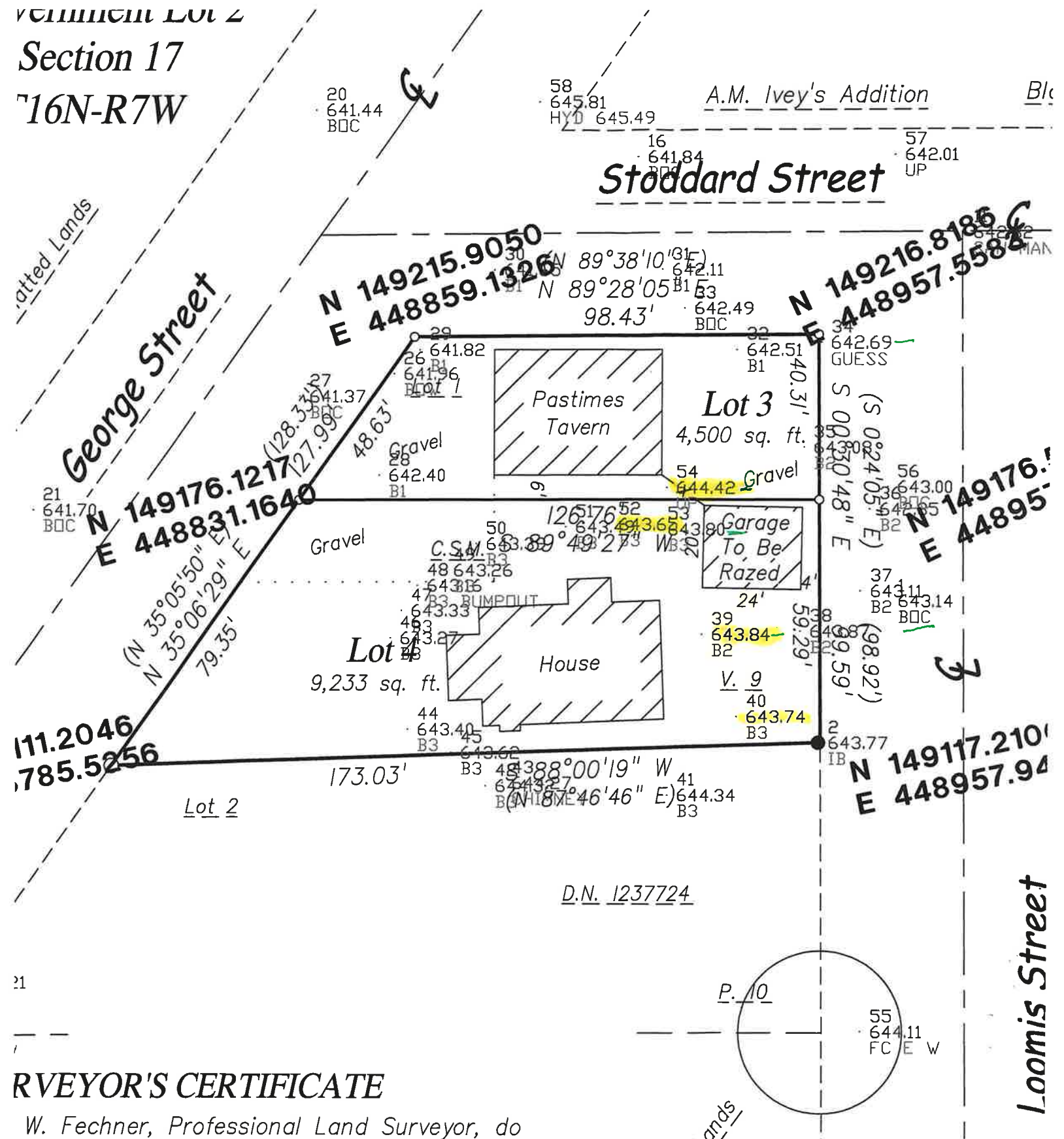
House

V. 9

173.03'

S 88°00'19" W
(N 87°46'46" E)

Section 17
T16N-R7W



Stoddard Street

(N 89°38'10" E)
N 89°28'05" E
98.43'

(128.33')
127.99'

48.63' Lot 1
Gravel



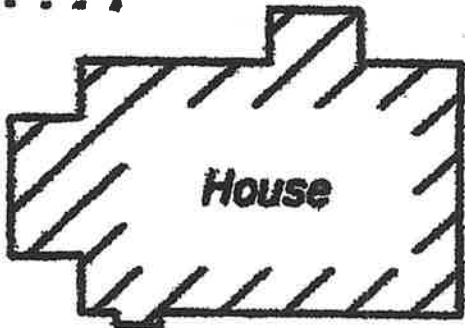
40.31' Lot 3
4,500 sq. ft.
Gravel

(S 0°24'05" E)
S 00°30'48" E

Gravel

126.76'
C.S.M. S 89°49'27" W

Lot 4
9,233 sq. ft.



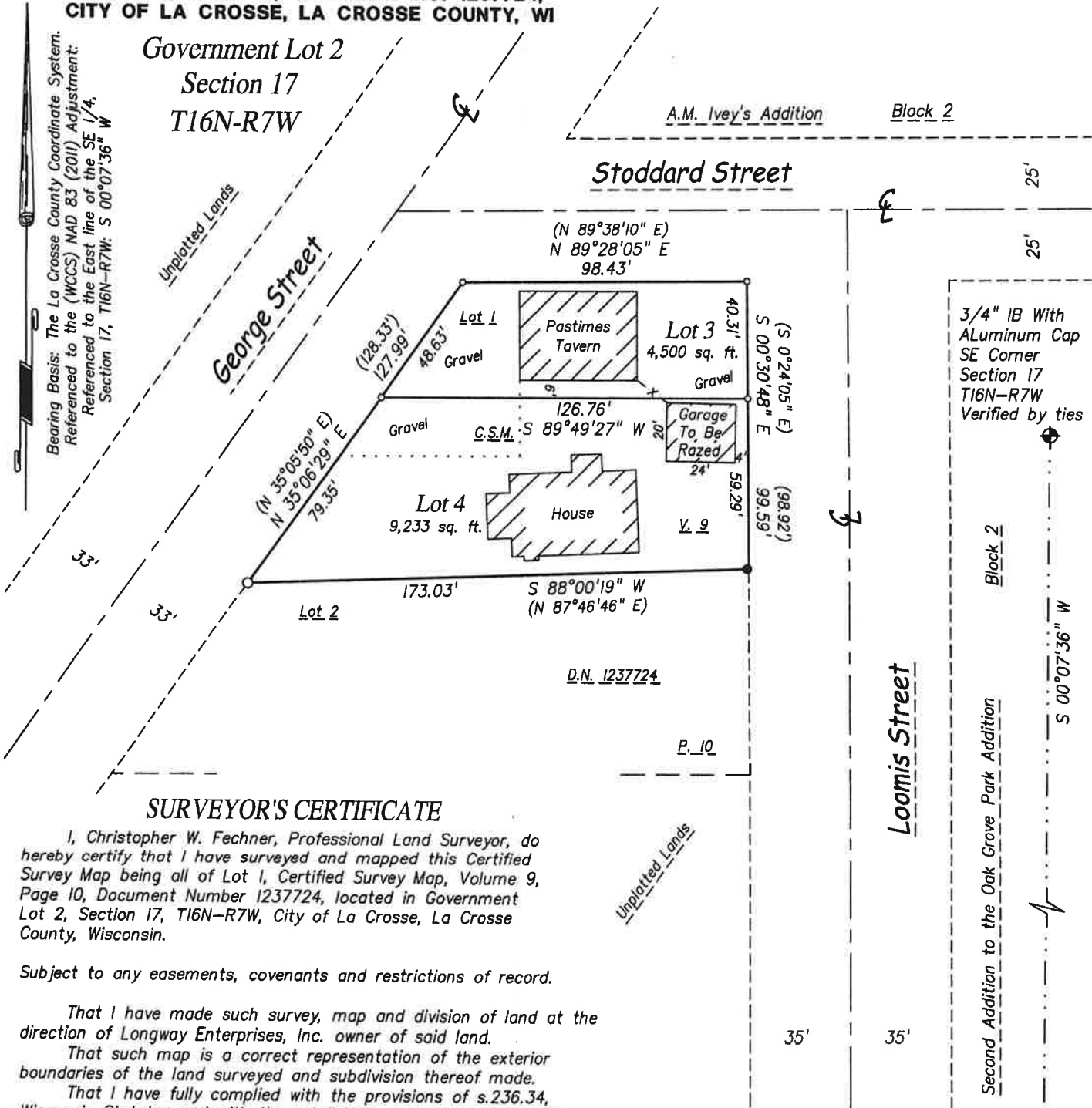
(98.92')
99.59'

173.03'

S 88°00'19" W
(N 87°46'46" E)

CERTIFIED SURVEY MAP No. _____

PART OF
GOVERNMENT LOT 2, SECTION 17, T16N-R7W:
BEING ALL OF LOT 1, CERTIFIED SURVEY MAP,
VOLUME 9, PAGE 10, DOCUMENT NO. 1237724;
CITY OF LA CROSSE, LA CROSSE COUNTY, WI



SURVEYOR'S CERTIFICATE

I, Christopher W. Fechner, Professional Land Surveyor, do hereby certify that I have surveyed and mapped this Certified Survey Map being all of Lot 1, Certified Survey Map, Volume 9, Page 10, Document Number 1237724, located in Government Lot 2, Section 17, T16N-R7W, City of La Crosse, La Crosse County, Wisconsin.

Subject to any easements, covenants and restrictions of record.

That I have made such survey, map and division of land at the direction of Longway Enterprises, Inc. owner of said land.

That such map is a correct representation of the exterior boundaries of the land surveyed and subdivision thereof made.

That I have fully complied with the provisions of s.236.34, Wisconsin Statutes and with the subdivision ordinances of the City of La Crosse in surveying and mapping the same.

Christopher W. Fechner PLS #2448
Coulee Region Land Surveyors
2845 Midwest Drive, STE 103
Onalaska, WI 54650

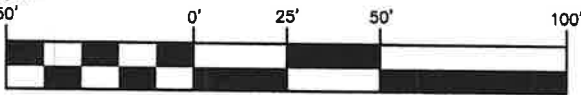
Owner:
Longway Enterprises, Inc.
C/O Chad Longway
2658 George Street
La Crosse, WI 54603



LEGEND

- = Found 1" Iron Pipe (unless stated otherwise)
- = Set 3/4" x 20" Rebar (1.50 lb./lin. ft.)
- () = Recorded dimensions
- = Set RR Spike
- ⬤ = Found County marker
- = Boundary of this survey
- - - = Centerline

Graphic Scale



(IN FEET)

1 inch = 50 ft.

CITY OF LA CROSSE APPROVAL

Resolved that this Certified Survey Map is hereby approved by the City of La Crosse.

City Clerk

Date

S-5192A
SHEET 1 OF 1