

Board of Zoning Appeals

FEBRUARY 19TH, 2024

4:00 PM

Requirements for granting a variance

- Unnecessary Hardship
- Hardship Due to Unique Property Limitations
- No Harm to Public Interests

1521 Main St.

1521 Main St.

- The applicant has applied for a permit for a yard shed that has already been placed on the property.
- Municipal code Sec. 115-390 (2) (c) states that
 - *For purposes of this section, a shed no larger than 120 square feet is permitted as an accessory structure but shall also count toward the 35% coverage allotment and 100 square foot maximum building footprint.*
- There are currently two sheds located in the rear yard of this property.
- A variance allowing a second shed to be placed in the rear yard will need to be granted for this shed to remain on the property

MAIN ST

Driveway

→ House

→ Garage (14 x 28)

→ Fence

* The Plastic bin has been up since 2017, replacing the previous metal shed.

→ Brick Storage (6 x 8)

→ 3ft. from property line

Fence ←

4ft
Roof Driv

→ Plastic Bin (6 x 6)

→ Property Line



20229-40

20229-30

20229-20

20229-90

20229-100

20229-110

1513-15

1521

1525

MAIN ST



La Crosse, Wisconsin

[View on Google Maps](#)



1521 Main St.

Installing a second shed without a permit is a self created hardship.

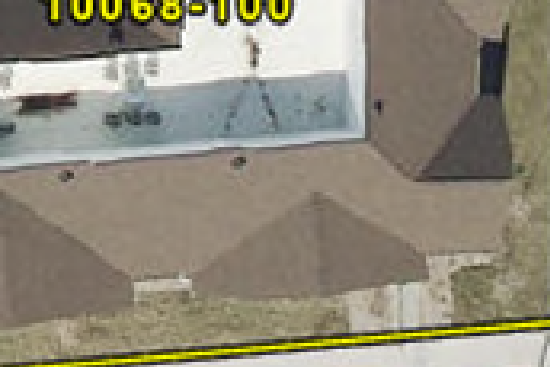
There is no unique property limitation because the zoning of the lots surrounding the property are the same and lot is the same size of most lots in the City of La Crosse.

There is no harm to the public interest.

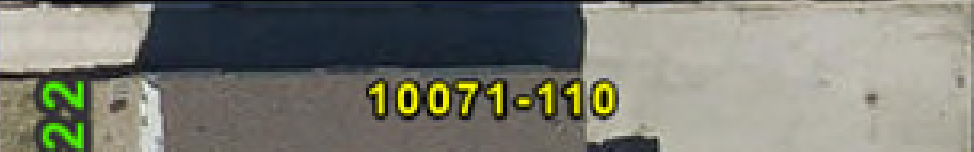
632 KANE ST.

632 KANE ST.

- The fence in question was installed without permit and an OTC was sent to obtain a permit for the fence.
- The fence was built with the finished side, or decorative side, of the fence not facing the adjoining property.
- Sec. 115-398.-Fences and hedges. (c)Height and setback of fences regulated. (1)(d). All fences must be constructed and maintained in a good state of repair and appearance. The finished side or decorative side of a fence shall face adjoining property.
- A variance will be required to allow the finished or decorative side of the fence facing inward and away from the adjoining property.



KANE ST



HAGAR ST



10-03-2023 01:06 PM



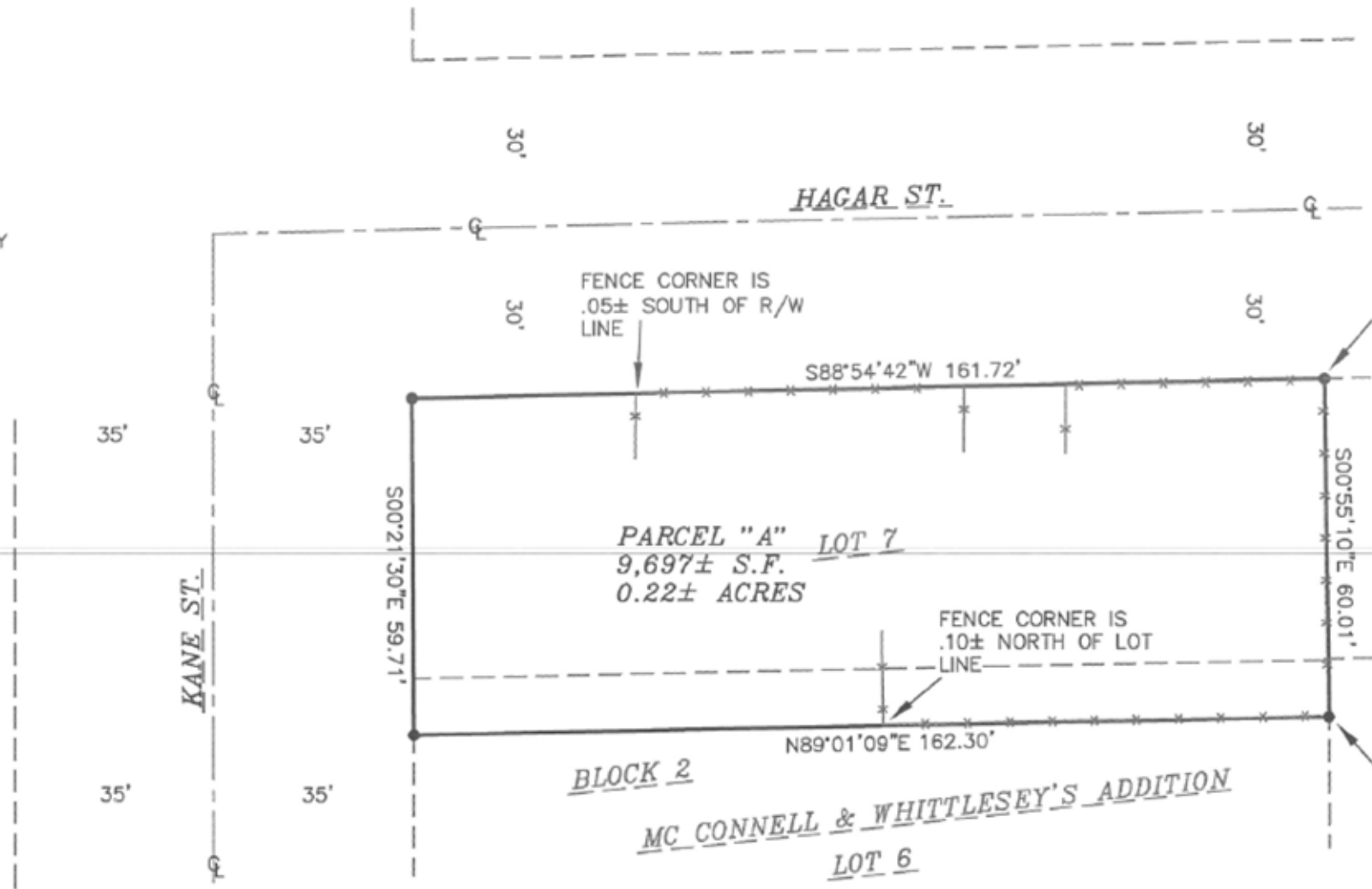
PLAT OF SURVEY

THE NORTH 10 FEET OF LOT 6 & ALL LOT 7, BLOCK 16, OF MC CONNELL & WHITTLESEY'S ADDITION TO NORTH LA CROSSE, NOW CITY OF LA CROSSE, BEING PART OF THE SE-NW OF SECTION 29, T16N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.



BEARING REF
LA CROSSE COUNTY
COORD. SYSTEM

1"=30'



I, CHRISTIAN J. RUNNING, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT THIS SURVEY FOR LA CROSSE COUNTY COMPLIES WITH AE-7 OF THE WISCONSIN STATUTES AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
CHRISTIAN J. RUNNING
PLS 2558
DATE: 12/07/2023

FENCE CORNER IS
.20± SOUTH AND
.20± WEST OF LOT
CORNER



LEGEND

- FOUND 1" IRON PIPE, UNLESS NOTED

FENCE CORNER IS
.20± NORTH AND
.20± WEST OF LOT
CORNER

632 KANE ST.

Installing a fence without a permit is a self created hardship.

There is no unique property limitation because the zoning of the lots surrounding the property are the same and lot is the same size of most lots in the City of La Crosse.

There is harm to the public interest as this would set a precedence to allow fences to be installed without permits and with the finished side facing the incorrect way.

Because of the reasons stated above, this variance should not be granted

943 HOOD ST.

943 HOOD ST

- The owner has applied for a permit to build a twin home (zero lot line) and two car garage on vacant lot.
- Municipal Code 113-140.(d) Access. Every lot shall front or abut for a distance of at least 30 feet on a public street and shall be not less than 60 feet in width at the building setback line; provided, however, this requirement shall not apply to lots on which two attached dwelling units located within a single structure are located when the common wall between dwelling units is conterminous with the lot line when it is approximately perpendicular to the street right-of-way line except that the lot after division shall not be less than 30 feet in width at the building setback line.
- The lot in questions only is 53.16 feet wide and splitting this lot in half for the proposed twin home would only allow 26.58 feet of abutting frontage
- A variance to allow the reduced frontage of 3.42 feet on each lot would be required for this project to proceed as proposed.



HOOD ST

10TH ST S

30021-90

30021-80

30021-70

30021-60

30021-50

30021-40

30021-30

30021-20

30022-90

30022-100

30022-110

30022-120

30023-20

30023-30

30023-40

1220

925

927

933

943

951

957

946 Hood St
La Crosse, Wisconsin
[View on Google Maps](#)





FRONT ELEVATION (NOT TO SCALE)

941-943 HOOD ST.

TWIN HOME



FRONT

943 HOOD ST.

A single family dwelling is allowed per the zoning. Proposing a “twindo” is a self created hardship.

There is no unique property limitation because the lot is the same size of most lots in the City of La Crosse.

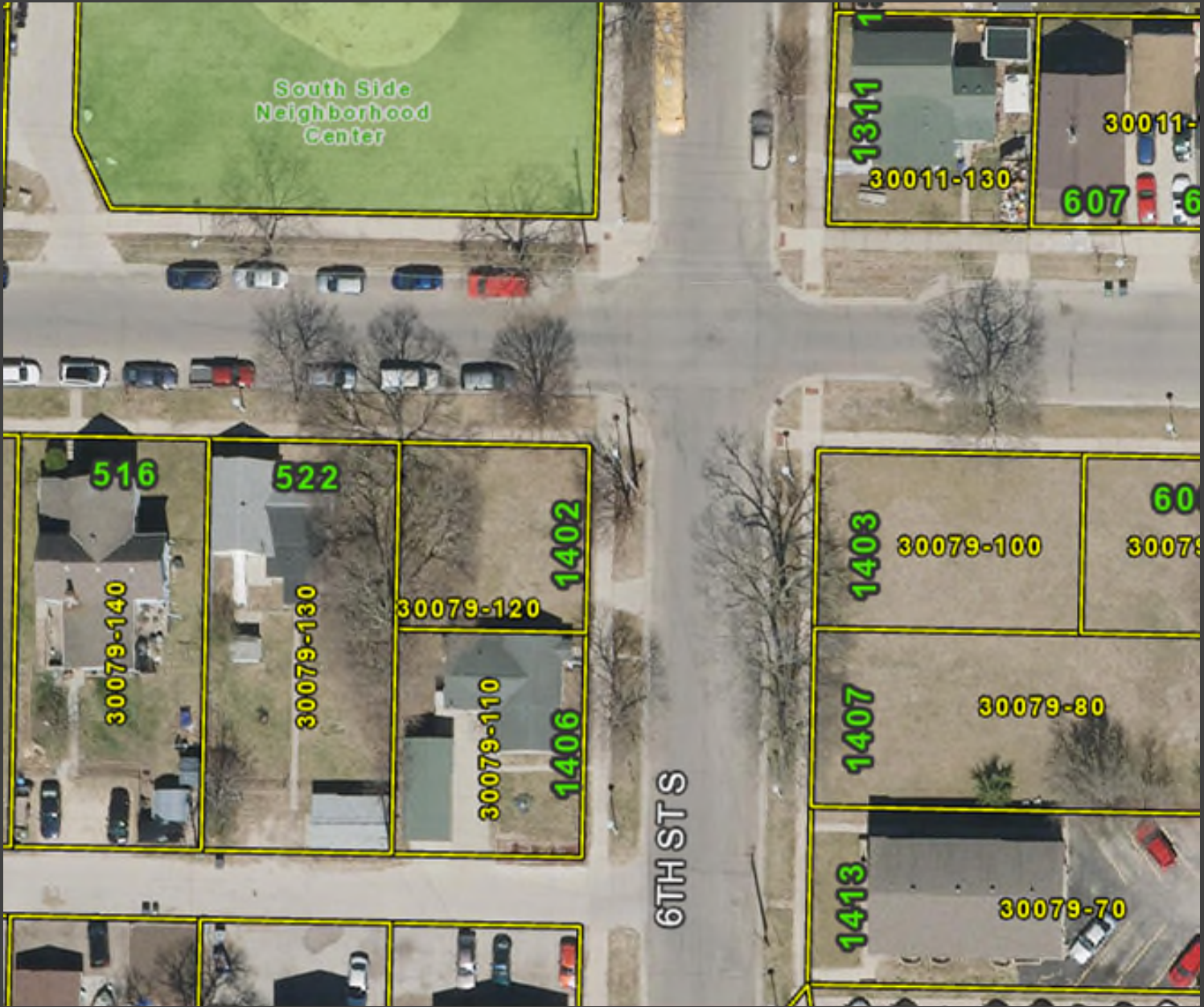
There is no harm to the public interest.

Because of the reasons stated above, this variance should not be granted

1402 6TH ST S.

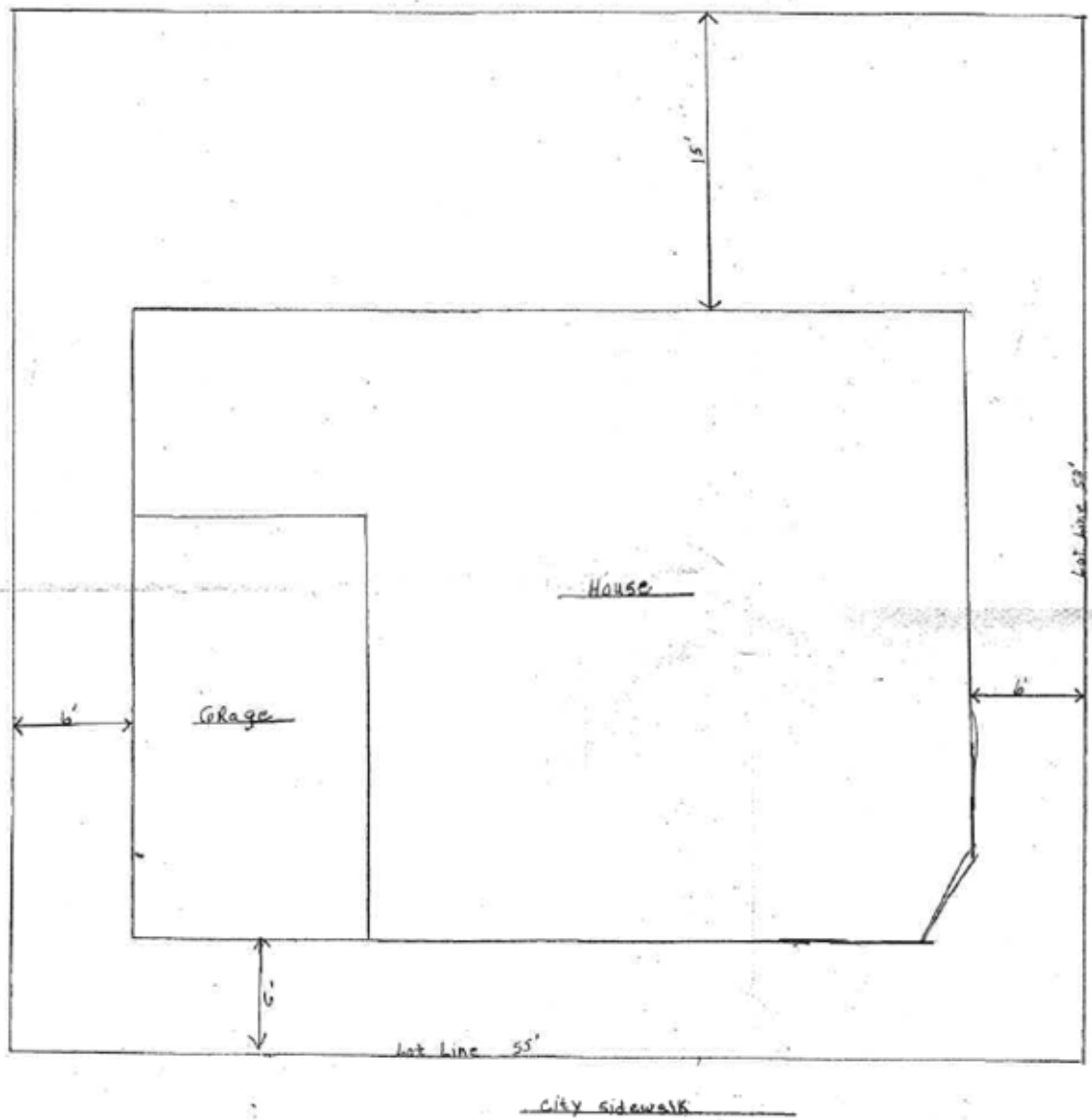
1402 6TH ST S.

- The owner has applied for a permit to build a new single family dwelling on vacant lot.
- Municipal Code Sec. 115-142(c)(1). Front yard, side yard and rear yard. Front yard, side yard and rear yard regulations applicable in the Residence District shall apply to the Single Family Residence District.
- Sec. 115-143(c)(2). Front yards. On every lot in the Residence District, there shall be a front yard having a depth of not less than 25 feet, provided that where lots comprising 40 percent or more of the frontage on one side of a block are developed with buildings, the required front yard depth shall be the average of the front yard depths of the two adjacent main buildings, or if there is only one adjacent main building the front yard depth of said main building shall govern; provided further that this regulation shall not be so interpreted as to require a front yard depth of more than 25 feet in any case. The entire front yard shall be graded and sodded or seeded in a manner which will produce an acceptable lawn excepting such areas as may be required for driveways and walks.
- The proposed dwelling in question would have a 6' front yard setback that would not meet the 25' minimum requirement, nor does it equal the front yard setback of the one adjacent property (8'-5").
- A variance to reduce the required front yard setback from 8'-5" to 6'-0" would be required to issue the permit as submitted.

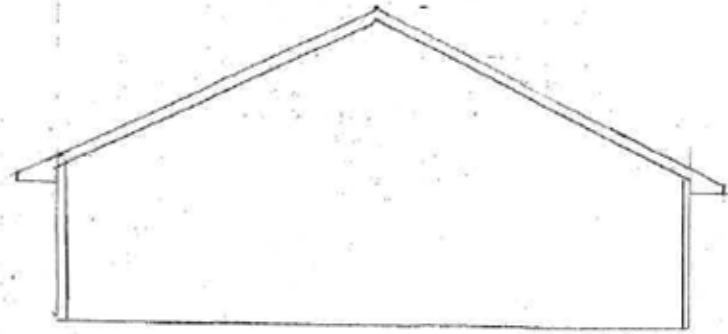


1402 6th St S
La Crosse, Wisconsin
[View on Google Maps](#)

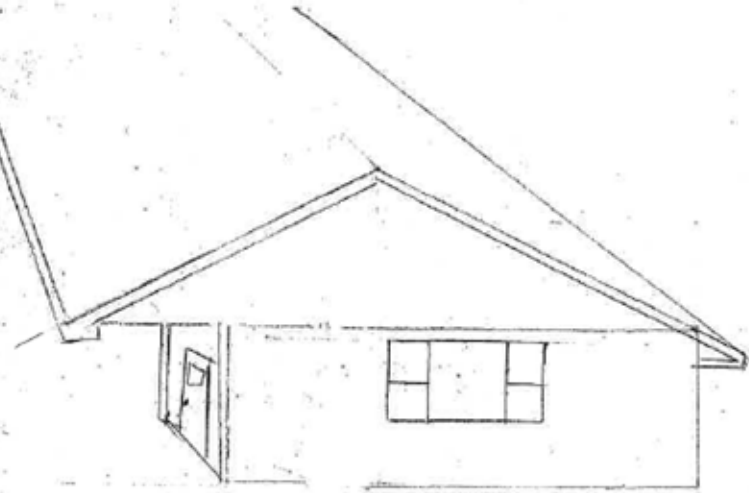




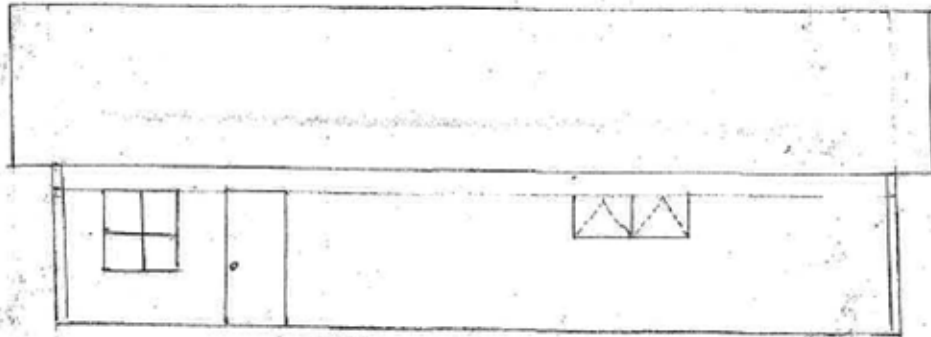
| | |
|------------------------|-----------------|
| SPIES CONSTRUCTION LLC | |
| 9/26/2023 | 1/4" = 1' RS |
| 1402 - 6th St S | |
| Plot Plan | Page 6 of 6 |



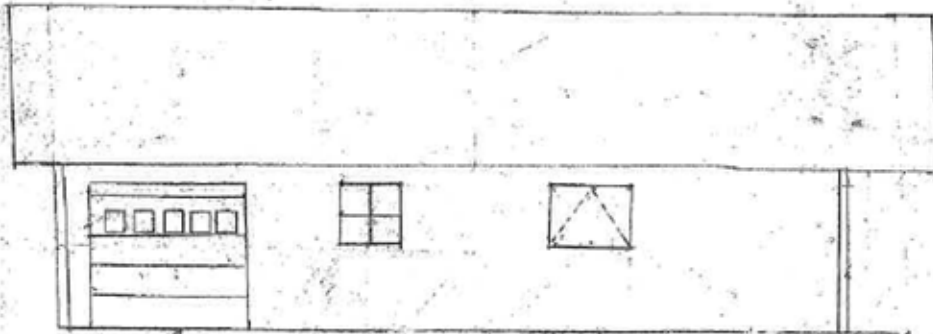
South Side



Farnam St - North



REAR - WEST SIDE



6th Street

| | |
|------------------------|---------------|
| SPIES CONSTRUCTION LLC | |
| 9/20/2023 | 3/11-17 RS |
| 7402 - 6th St, S. | |
| ELEVATION PLAN | Page 1 of 4 |

1402 6TH ST S.

A single family dwelling is allowed per the zoning. The dwelling should be designed to meet the required setbacks.

There is a unique property limitation because the lot size is smaller than most of lots in the City of La Crosse.

There is no harm to the public interest.

Because of the reasons stated above, this variance should not be granted

1012 GROVE ST.

1012 GROVE ST.

- The tenant applied to turn existing R-5 zoned duplex into a rooming house.
- The current dwelling is legal non-conforming and does not meet the current municipal codes minimum parking requirements for off-street parking
- Municipal Code 115-393.(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.

- The lot in questions only has one legal off-street parking spot
- A variance to allow only one parking space to the required 10 parking spaces would be required for this project to proceed as proposed.

20154-70

20155-50

1017-19

10

GROVE ST

1012-14

20155-140

20155-130

1020

20156-10

20155-120



La Crosse, Wisconsin

[View on Google Maps](#)



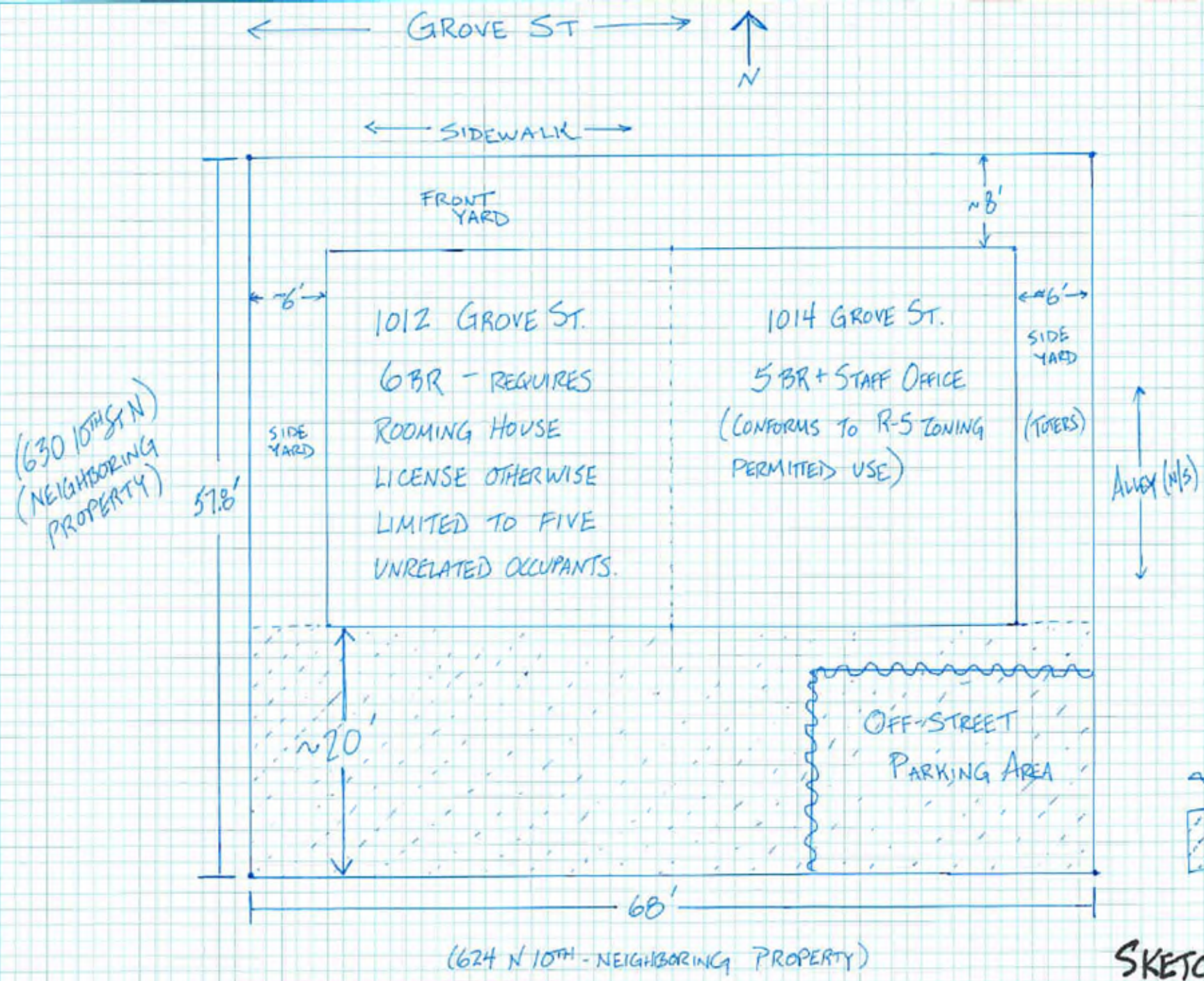
1012 Grove St
La Crosse, Wisconsin
[View on Google Maps](#)



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KARUNA, INC.
1012 GROVE ST.
FEB 5TH, 2024



~~~~~ = SHOWING GENERAL AREA (NO LINES)  
[Dotted Box] = OLD ASPHALT AREA USED FOR PARKING/PATIO

SKETCH BY JESSICA OLSON

# 1012 GROVE ST.

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There is no unnecessary hardship as the property could continue to be used as it currently is.

There is a unique property limitation because the lot size is smaller than most of lots in the City of La Crosse.

There is harm to the public interest as this would set a precedence to allow less parking for properties that are intensifying the use of the property.

Because of the reasons stated above, this variance should not be granted

# Board of Zoning Appeals

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- This presentation shall be added to the minutes of this meeting.