

Board of Zoning Appeals Variance Application

(To be completed by City Clerk or Zoning Staff)

City of La Crosse, Wisconsin

Application No.: 2670 Filing Fee: 300.00
 Date Filed: 6-2-23 Date Paid: 6/2/2023
 Application Complete: Yes No Reviewed By MS (Initial)

(To be completed by the applicant)

Application Deadline: 5:00 p.m. the first Monday of every month.

Building Permit Application Deadline: 10 Calendar Days prior to the first Monday of every month for the City of La Crosse Fire Department – Division of Community Risk Management to provide review. Any building permit submitted after this deadline must wait until the following month's Board of Zoning Appeals meeting.

	Owner / Agent	Contractor
Name	<u>Rickie Johnson</u>	
Address	<u>1521 Main St</u>	
Phone	<u>(608) 790-7803</u>	

Legal Description: 1521 Main St, City of La Crosse, Wis.
 Tax Parcel Number: 17-20229-100
 Lot Dimensions and Area: 50~~2~~ x 151~~8~~ feet. = ~~7,500~~ sq. ft. 7,500
 Zoning District: R-1

A variance is a relaxation of a standard in a land use ordinance. The Board of Zoning Appeals decides variances. The Board is a quasi-judicial body because it functions like a court. The Board's job is not to compromise ordinance provisions for a property owner's convenience but to apply legal criteria provided in state laws and the local ordinance to a specific fact situation. Variances are meant to be an infrequent remedy where an ordinance imposes a unique and substantial burden. The burden of proof falls on the variance applicant.

Process:

At the time of application, you will be asked to:

- **Complete an application form** and timely submit it with a non-refundable fee as required in La Crosse Municipal Code § 115-60; Failure to complete any section of the application form will result in rejection of the application. If additional space is needed, please attach additional pages.
- **Provide detailed plans** describing your lot and project (location, dimensions, and materials);
- **Provide a written statement** of verifiable facts showing that your project meets the legal criteria for a variance (Three-Step Test below); and
- **Stake out lot corners or lines**, the proposed building footprint and all other features of your property related to your request so that the Zoning Board and/or City staff may inspect the site.

Following these steps, the City of La Crosse Fire Department – Division of Community Risk Management must approve the application as to form and completeness and then the application and fee must be submitted to the City Clerk. The zoning agency will then provide notice of your request for a variance to the City of La Crosse's official newspaper noting the location and time of the required public hearing before the Zoning Board. Your neighbors and any affected state agency will also be notified. The burden will be on you as a property owner to provide information upon which the Board may base its decision. At the hearing, any party may appear in person or may be represented by an agent or attorney. If any of these requirements are not met or if you or your agent does not appear at the public hearing, the Board must deny your request for a variance and your fee will be forfeited.

Part A: General Information and Alternatives Analysis.

(To be completed by the applicant).

1. General Information.

Complete the questions in the general information section of the application to provide the necessary background information needed for the property at issue.

(a) Current use and improvements.

Asking for variance to put up
a 5x6 Storage Bin to replace
old storage bin

(b) Proposed Use.

Store Antiques

(c) Description and date of any prior petition for variance, appeal, or special exception.

N/A

(d) Description and location of all nonconforming structures and uses on the property.

Diagram is included

(e) Ordinance standard from which variance is being sought (include code citation).

5x6 Plastic Storage Bin
115-390

(f) Describe the variance requested.

page added

(g) Specify the reason for the request.

Upgraded to a new 5x6 plastic storage bin
the existing shed (8x10) was dilapidated and
a hazard.

(h) Describe the effects on the property if the variance is not granted.

Antiques would be destroyed

2. Alternatives.

Describe alternatives to your proposal such as other locations, designs, and construction techniques. Attach a site map showing alternatives you considered in each category below.

- **Alternatives you considered that comply with existing standards.** If you find such an alternative, you can move forward with this option with a regular permit. If you reject compliant alternatives, provide the reasons why you rejected them.

N/A

- **Alternatives you considered that require a lesser variance.** If you reject such alternatives, provide the reasons why you rejected them.

Storage Bin has been in place since 2017

N/A

Part B: Three-Step Test.

To qualify for a variance, applicants must demonstrate that their property meets the following three requirements:

1. Unique Property Limitation. (To be completed by the applicant).

Unique physical characteristics of the property such as steep slopes or wetlands that are not generally shared by other properties must prevent compliance with ordinance requirements. The circumstances or desires of an applicant (growing family, need for a larger garage, etc.) are not a factor in deciding variances. Nearby ordinance violations, prior variances, or lack of objections from neighbors do not provide a basis for granting a variance. Property limitations that prevent ordinance compliance and are common to a number of properties should be addressed by amending the ordinance.

You will be asked whether there exist any unique physical characteristics to your property that prevent compliance with the ordinance. You will be asked to show where these unique physical characteristics are located on your property by showing the boundaries of these features on a site map. If there is not a unique property limitation, a variance cannot be granted.

Do unique physical characteristics of your property prevent compliance with the ordinance?

Yes. Where are they located on your property? In addition, please show the boundaries of these features on the site map that you used to describe alternatives you considered.

No. A variance cannot be granted.

2. No Harm to Public Interest.

A variance may not be granted which results in harm to public interests or undermines the purpose(s) of the ordinance. In applying this test, the Zoning Board must consider the impacts of the proposal and the cumulative impacts of similar projects on the interests of the neighbors, the entire community, and the general public. These interests may be listed as objectives in the purpose statement of an ordinance and may include:

- *Public health, safety, and welfare*
- *Water quality*
- *Fish and wildlife habitat*
- *Natural scenic beauty*
- *Minimization of property damages*
- *Provision of efficient public facilities and utilities*
- *Achievement of eventual compliance for nonconforming uses, structures, and lots*
- *Any other public interest issue*

(a) Ordinance Purpose. *(To be completed by zoning staff).*

The Zoning Board must consider the purpose and intent of zoning codes when considering a variance request. As promulgated by the City of La Crosse Common Council, the purpose and intent of the La Crosse Zoning Code include, but is not limited to, the following:

§ 8-86	§ 101-58	§ 109-6
§ 115-3	§ 115-140	§ 115-141
§ 115-148	§ 115-156	§ 115-158
§ 115-211	§ 115-319	§ 115-437
§ 115-510	§ 115-548	§ 115-594

The failure of any particular city official to identify additional purpose and intent information on the application does not preclude the city official from raising the issue at the public hearing on the requested variance.

(b) Purpose(s) of Standard from which Variance is Requested. (To be completed by zoning staff).

The City of La Crosse Building Inspector, Code Enforcement Officer and any other officials may be aware of other reasons a particular ordinance standard is required. The city official(s) may list those reasons on this application. The failure of any particular city official to identify additional purpose information on this application does not preclude the city official from raising the issue at the public hearing on the requested variance.

(c) Analysis of Impacts. (To be completed by applicant).

Discuss impacts (e.g. increased runoff, eroding shoreline, etc.) that would result if the variance were granted. For each impact, describe potential mitigation measures and the extent to which they reduce the impacts (i.e. completely, somewhat, or marginally). Mitigation measures must address each impact with reasonable assurance that it will be reduced to an insignificant level in the short term, long term, and cumulatively.

Short-term impacts are those that occur through the completion of construction. Long-term impacts are those that occur after construction is completed. Cumulative impacts are those that would occur if a similar variance requested were granted for many properties. After completing the impact analysis, you will be asked to give your opinion whether granting the variance will harm the public interest.

(1) Short-term Impacts (through the completion of construction):

- Impact:
Mitigation measure(s):
Extent to which mitigation reduces project impact:

N/A

- Impact:
Mitigation measure(s):
Extent to which mitigation reduces project impact:

N/A

(2) Long-term Impacts (after construction is completed):

- Impact:
Mitigation measure(s):
Extent to which mitigation reduces project impact:

N/A

- Impact:
Mitigation measure(s):
Extent to which mitigation reduces project impact:

N/A

(3) Cumulative Impacts (what would happen if a similar variance request was granted for many properties?):

- Impact:
Mitigation measure(s):
Extent to which mitigation reduces project impact:

N/A

- Impact:
Mitigation measure(s):
Extent to which mitigation reduces project impact:

N/A

Will granting the variance harm the public interest?

Yes. A variance cannot be granted.

No. Mitigation measures described above will be implemented to protect the public interest.

3. Unnecessary Hardship. (To be completed by the applicant).

The unique property limitation must create the unnecessary hardship. An applicant may not claim unnecessary hardship because of conditions that are self-imposed or created by a prior owner (for example, excavating a pond on a vacant lot and then arguing that there is no suitable location for a home). Courts have determined that economic or financial hardship does not justify a variance. When determining whether unnecessary hardship exists, the property as a whole is considered rather than a portion of the parcel.

You will be asked whether you are requesting an area variance or a use variance and to detail whether there exists an unnecessary hardship.

An **area variance** is a relaxation of lot area, density, height, frontage, setback, or other dimensional criterion. Unnecessary hardship exists when compliance with the strict letter of the area restrictions would unreasonably prevent the owner from using the property for a permitted purpose (i.e. leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome. The Zoning Board must consider the purpose of the zoning restriction, the zoning restriction's effect on the property, and the short-term, long-term, and cumulative effects of the variance on the neighborhood, the community, and on the public interests. This standard reflects the Wisconsin Supreme Court decisions in *State v. Waushara County Bd. Of Adjustment*, 2004 WI 56; and *State ex rel. Ziervogel v. Washington County Bd. of Adjustment*, 2004 WI 23.

A **use variance** is a relaxation of the zoning regulation on how the property is fundamentally used. A use variance allows property to be utilized in a manner not permitted by zoning regulations (i.e. an appropriate adaptive re-use of a school or church in a residential district). Unnecessary hardship exists only if the property owners show that they would have no reasonable or viable use of the property without the variance. Though not specifically restricted by statute or case law, a use variance is very rare because of the drastic effects it has on the neighborhood, the community, and the public interests. The Zoning Board must consider whether the owner has no reasonable return if the property is only used for the purpose allowed in zoning regulation, whether the plight of the owner is due to unique circumstances and not merely general conditions in the neighborhood, and whether the use sought to be authorized will alter the nature of the locality. See generally *State ex rel. Ziervogel v. Washington County Bd. of Adjustment*, 2004 WI 23.

Are you applying for an area variance or a use variance?

Area variance

Use variance

Is unnecessary hardship present?

Yes. Describe.

Letter is added

No. A variance cannot be granted.

Part C: Additional Materials / Exhibits.

In order for the zoning staff to conduct evaluations, the applicant's site map, with a scale of not less than 1"=50', and other exhibits must show the following:

- Location of requested variance
- Property lines
- Ordinary high-water mark
- Flood plain and wetland boundaries
- Dimensions, locations, and setbacks of existing and proposed structures
- Utilities, roadways, driveways, off-street parking areas, and easements
- Existing highway access restrictions and existing proposed street, side and rear yards
- Location and type of erosion control measures
- Vegetation removal proposed
- Contour lines (2 ft. interval)
- Well and sanitary system
- Location and extent of filling/grading
- Any other construction related to your request
- Anticipated project start date
- Sign locations, dimensions, and other specifications
- Alternatives considered
- Location of unique property limitation
- Lot corners, lines, and footprints have been staked out
- Abutting street names and alleys
- Abutting property and land within 20 feet
- Indication of the direction "North"

Part D: Authorization to Examine

You must complete and sign the authorization for the City of La Crosse Board of Zoning Appeals and the Planning and Development Department to examine the property of the variance request.

I hereby authorize the City of La Crosse Board of Zoning and Appeals and the Planning and Development Department to inspect premises

At: 1521 Main St LaCrosse, WI

(Address where variance is sought)

Date: 5/31/23 Signature of Owner: Richie Johnson

Part E: Certification.

You must sign your application, certifying that it and any additional materials are accurate and do not contain any misrepresentations or omissions. An unsigned variance application will not be considered. You also must get the application notarized by a certified notary.

Submit completed application to: Board of Zoning Appeals
400 La Crosse St.
Clerk's Office- 2nd Floor
La Crosse, Wisconsin 54601

Submit complete copy to: Chief Inspector
400 La Crosse St.
City of La Crosse Fire Department –
Division
of Community Risk Management
La Crosse, Wisconsin 54601

By signing below, I certify that I have received and reviewed all of the application materials. I further certify that all of my answers herein are true and accurate; I have not made any intentional misrepresentation or omission. I understand that if I intentionally misrepresented or omitted anything in this application that my application will be denied and any variance granted thereunder may be revoked.

Signed: (Applicant or Agent) Michelle Johnson

Date: 5/31/23

Signed: (Owner, if different from applicant) Michelle Johnson

Date: 5/31/23

THE APPLICANT OR AGENT
Michelle Johnson
By:

THE OWNER
Michelle Johnson

STATE OF WISCONSIN)
COUNTY OF LA CROSSE)

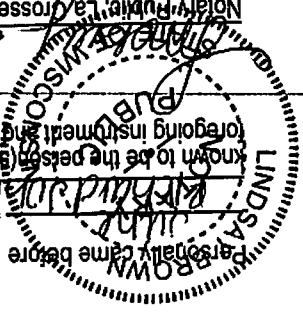
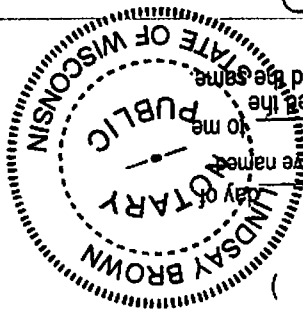
STATE OF WISCONSIN)
COUNTY OF LA CROSSE)

Personally came before me this 1 day of June, 2023 the above named Michelle Johnson known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Personally came before me this 1 day of June, 2023 the above named Michelle Johnson known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, La Crosse County, WI
My commission expires: 05/31/2025

Notary Public, La Crosse County, WI
My commission expires: 05/31/2025



MAIN ST

Driveway

→ House

→ Garage (14 X 28)

Fence



4ft
Roof Deep

→ Plastic Bin (6x6)

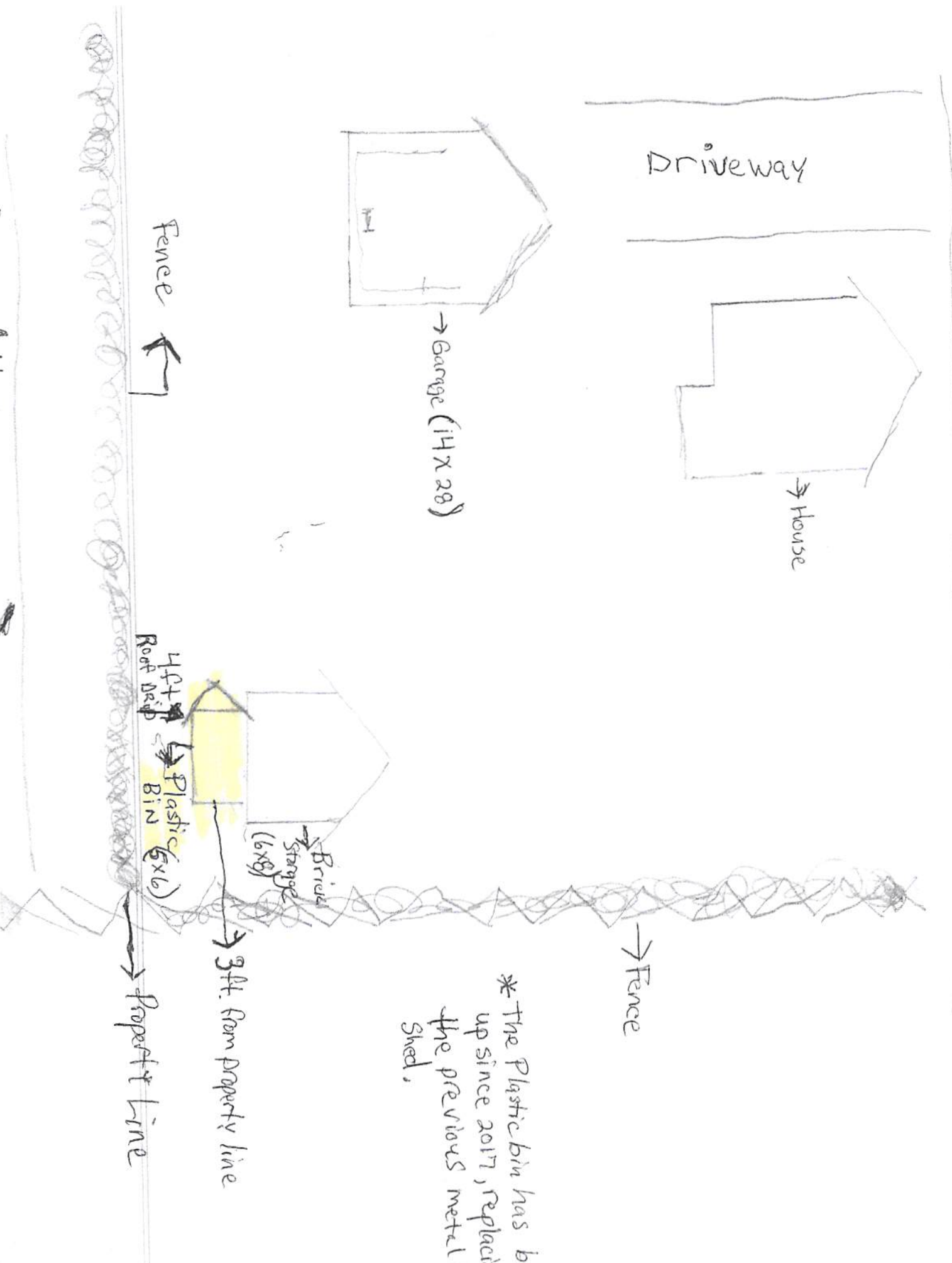
→ Brick Storage (6x8)

→ 3ft. from property line

→ Property line

→ Fence

* The Plastic bin has be up since 2017, replace the previous metal Shed.





City of La Crosse, State of Wisconsin Municipal Court Citation and Complaint

Citation Number MU-020218221
Deposit Permitted \$250.00

You are Notified to Appear Is this a mandatory appearance? No	Defendant Name - Last JOHNSON	First RICHARD	MI E
Date: 2/8/2023 Time: 8:30 AM Location: La Crosse Municipal Court 400 La Crosse St La Crosse, WI 54601	Street Address 1521 MAIN ST	City LA CROSSE	State WI
Plaintiff City of La Crosse			
Defendant Violated: Ordinance No. 115-390.(2)c.		Adopting State Statute No.	
Week Day Thu		Description of Violation: Failure to remove 2nd shed from property.	
Month / Day / Year 1/12/2023		Time 11:25am	
At 1521 Main St.		County La Crosse	
Citation Served Mailed to defendant's last known address		Officer Name David Reinhart	Department CRM
		Date Citation Issued 1/12/2023	

INSTRUCTIONS - READ CAREFULLY

APPEARANCE NOT MANDATORY:

IF YOU WISH TO DISPUTE THE CITATION, you must appear in court on your court date. You may do so even if you have already paid the deposit or posted a bond. If you cannot appear on your court date, call the court office to reschedule.

IF YOU DO NOT WISH TO DISPUTE THE CITATION, simply mail in the "deposit permitted" amount of **\$250.00** by your court date, with a statement saying you do not wish to contest the citation. Please include either:

- a photocopy of your citation, **OR**
- your correct name and address, citation number, court appearance date listed above on the citation.

Make check payable to the **City Treasurer** and mail to the **La Crosse Municipal Court**, at the following address: **400 La Crosse St, La Crosse, WI 54601**. You do not need to appear.

IF YOU DO NOTHING:

The court will find you guilty for failing to appear in court and order you to pay the forfeiture and costs imposed by the court.

Failure to pay by the due date imposed by the court will result in your debt being sent to the WI Department of Revenue State Debt Collection agency or issue a warrant for your arrest and incarceration for failure to pay.



City of La Crosse, State of Wisconsin Municipal Court Citation and Complaint

Citation Number
MU-020218223

Deposit Permitted
\$691.00

<p>You are Notified to Appear Is this a mandatory appearance? No</p> <p>Date: 4/5/2023 Time: 8:30 AM Location: La Crosse Municipal Court 400 La Crosse St La Crosse, WI 54601</p>	<p>Defendant Name - Last JOHNSON</p> <p>Street Address 1521 MAIN ST</p> <p>Plaintiff City of La Crosse</p>	<p>First RICHARD</p> <p>City LA CROSSE</p>	<p>MI E</p> <p>State WI</p> <p>Zip Code 54601</p>
<p>Defendant Violated: Ordinance No. 115-390.(2)c.</p>		<p>Adopting State Statute No.</p>	
<p>Week Day Fri</p>		<p>Month / Day / Year 3/17/2023</p>	
<p>Time 9:15am</p>		<p>Description of Violation: Failure to remove 2nd shed from property.</p>	
<p>At 1521 Main St.</p>		<p>County La Crosse</p>	
<p>Citation Served Mailed to defendant's last known address</p>		<p>Officer Name David Reinhart</p>	<p>Department CRM</p>
		<p>Date Citation Issued 3/17/2023</p>	

INSTRUCTIONS - READ CAREFULLY

APPEARANCE NOT MANDATORY:

IF YOU WISH TO DISPUTE THE CITATION, you must appear in court on your court date. You may do so even if you have already paid the deposit or posted a bond. If you cannot appear on your court date, call the court office to reschedule.

IF YOU DO NOT WISH TO DISPUTE THE CITATION, simply mail in the "deposit permitted" amount of **\$691.00** by your court date, with a statement saying you do not wish to contest the citation. Please include either:

- a photocopy of your citation, **OR**
- your correct name and address, citation number, court appearance date listed above on the citation.

Make check payable to the City Treasurer and mail to the La Crosse Municipal Court, at the following address: **400 La Crosse St, La Crosse, WI 54601**. You do not need to appear.

IF YOU DO NOTHING:

The court will find you guilty for failing to appear in court and order you to pay the forfeiture and costs imposed by the court.

Failure to pay by the due date imposed by the court will result in your debt being sent to the WI Department of Revenue State Debt Collection agency or issue a warrant for your arrest and incarceration for failure to pay.



**City of La Crosse, State of Wisconsin
Municipal Court Citation and Complaint**

MU-020218222

Deposit Permitted
\$439.00

You are Notified to Appear Is this a mandatory appearance? No		Defendant Name - Last JOHNSON		First RICHARD		MI E	
Date: 3/22/2023 Time: 8:30 AM Location: La Crosse Municipal Court 400 La Crosse St La Crosse, WI 54601		Street Address 1521 MAIN ST		City LA CROSSE		State WI	
				Zip Code 54601			
		Plaintiff City of La Crosse					
Defendant Violated: Ordinance No. 115-390.(2)c.		Adopting State Statute No.		Description of Violation: Failure to remove 2nd shed from property.			
Week Day Fri	Month / Day / Year 3/10/2023	Time 7:36am					
At 1521 Main St.		County La Crosse					
Citation Served Mailed to defendant's last known address		Officer Name David Reinhart		Department CRM		Date Citation Issued 3/10/2023	

INSTRUCTIONS - READ CAREFULLY

APPEARANCE NOT MANDATORY:

IF YOU WISH TO DISPUTE THE CITATION, you must appear in court on your court date. You may do so even if you have already paid the deposit or posted a bond. If you cannot appear on your court date, call the court office to reschedule.

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CITY OF LA CROSSE

OFFICE OF MUNICIPAL JUDGE
HON. DENNIS A. MARCOU

City Hall
Municipal Court Office
400 La Crosse Street
La Crosse, WI 54601
Phone: (608) 789-7290
cityoflacrosse.org/municipalcourt

April 21, 2023

RICHARD E JOHNSON
1521 MAIN ST
LA CROSSE, WI 56401

CITY V. RICHARD E JOHNSON

RE: CITATION #: MU-020218221, MU-020218222 & MU-020218223
CHARGE: HEIGHT AND AREA REGULATIONS X 3

REMINDER OF TRIAL DATE!

Trial on the above case is set for:

5/03/2023 AT 10:30 AM

The original notice of the trial date was either given to you when you appeared in Court at your initial appearance or sent to you through the mail. This letter is sent to you as a reminder. The trial will not be reset.

The trial will be held in the Council Chambers in City Hall, located at 400 La Crosse Street, La Crosse, WI, 54601.

If you have changed your mind and no longer want the trial, please call our office immediately.

Be advised if you fail to appear, you will be found guilty by default. Additional fees of up to \$75.00 per police officer may be imposed.

Sincerely,

Dennis A. Marcou
Municipal Judge

kch

OFFICIAL ORDER TO CORRECT CONDITION OF PREMISES

RICHARD & TERI JOHNSON
1512 MAIN ST
LA CROSSE, WI 54601

Ref No: OTC-BLDG-020218-2022

Parcel: 17-20229-100 (1521 MAIN ST)

A recent inspection of the above captioned premises revealed conditions that are in violation of the Ordinances for the City of La Crosse and/or Wisconsin Administrative Code. Failure to correct the violations noted herein within the time set or failure to comply with the notice may subject you to prosecution and to penalties of up to \$500.00 per violation and/or other penalties in the manner provided in of the City of La Crosse Municipal Code.

You are hereby ordered to correct each violation listed below by the following date: 10/17/2022, except as otherwise set forth below. Your failure to maintain compliance with this order may subject you to prosecution as noted above.

VIOLATION: PER MUNICIPAL CODE SEC 115-390.(2)C. Only one yard shed is allowed and cannot exceed 120 square feet. Please remove the the recently constructed yard shed. Also, a permit is required for the construction of yard sheds per the municipal code.

Pursuant to the City of La Crosse Municipal Code of Ordinances.

By order of the Fire Department - Division of Community Risk Management per Inspector: Kelsey.

For further information, call the above named Inspector at (608) 789-8675 or the department's main number (608) 789-7530. Department hours are from 7:30 a.m. to 4:30 p.m. weekdays.

This order was served via US Mail on 09/16/2022.

Inspector: *Kelsey*

By Kelsey on 09/16/2022



OFFICIAL ORDER TO CORRECT CONDITION OF PREMISES

RICHARD & TERRI JOHNSON
1521 MAIN ST
LA CROSSE, WI 54601

Ref No: **OTC-BLDG-020218-2022**

Parcel: **17-20229-100** (1521 MAIN ST)

A recent inspection of the above captioned premises revealed conditions that are in violation of the Ordinances for the City of La Crosse and/or Wisconsin Administrative Code. Failure to correct the violations noted herein within the time set or failure to comply with the notice may subject you to prosecution and to penalties of up to \$500.00 per violation and/or other penalties in the manner provided in of the City of La Crosse Municipal Code.

You are hereby ordered to correct each violation listed below by the following date: 11/28/2022, except as otherwise set forth below. Your failure to maintain compliance with this order may subject you to prosecution as noted above.

VIOLATION: PER MUNICIPAL CODE SEC 115-390.(2)C. Only one yard shed is allowed and cannot exceed 120 square feet. Please remove the the recently constructed yard shed. Also, a permit is required for the construction of yard sheds per the municipal code.

Pursuant to the City of La Crosse Municipal Code of Ordinances.

By order of the Fire Department - Division of Community Risk Management per Inspector: Kelsey.

For further information, call the above named Inspector at (608) 789-8675 or the department's main number (608) 789-7530. Department hours are from 7:30 a.m. to 4:30 p.m. weekdays.

This order was served via US Mail on 09/28/2022.

Inspector: *Kelsey*

By Kelsey on 09/16/2022



09/16/2022



Richie Johnson <rjohnson@laxymca.org>

**Property Variance 1521 Main St**

1 message

Richie Johnson <rjohnson@laxymca.org>
To: Richie Johnson <rjohnson@laxymca.org>

Wed, May 31, 2023 at 10:51 AM

To the Board of Zoning Appeals Variance Application

In July of 2022, my wife called in a complaint about the neighbors from a rental house east of my house (1521 Main St) and how they were parking in the alley and in the yard. A couple of weeks later we get a letter saying we have broken a code violation 115-390. When we moved into our house in 1999 there was an existing 8x10 dilapidated storage bin, which was a hazard to the neighborhood. I took it down and in 2017 added a 5x6 storage bin. In all these years not one neighbor has complained. I have been to court numerous times trying to rectify the situation. I do not trust the City of LaCrosse Municipal Court simply because of their unprofessional bullying tactics to have financial gain by sending me fines. I even offer to pay for a permit for a storage bin, that has been standing for Five years. I was denied! This is over a 5x6 plastic storage bin that sits on the concrete of the existing storage bin. The City of LaCrosse is being very vindictive toward honest taxpayers, for trying to keep our neighborhood respectful. I respectfully told them to reimburse us for our property taxes for the last five, that you asset my property value with the storage bin there.

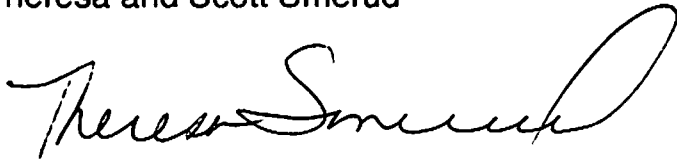
Thank You! Richie Johnson

To Whom it may concern:

I am a close neighbor to Rich and Terri Johnson at 1521 Main Street. I was made aware that they are seeking a variance from the city for a garden shed that is on their property, out of view from others, behind a high fence in the alley. I have been a neighbor for over 25 years, and I just found out about it today! I see absolutely no reason that a nice looking, well maintained shed would be considered inappropriate for our neighborhood, especially, since many of the single family resident properties in the past few years, have been purchased for, and made into college housing. We have had to witness the the quality of beautiful family homes deteriate before our eyes to accommodate extra parking, extra garbage, and the elevation of significant noise well int to the morning hours and not to mention the decrease in perceived value of our properties.

Therefore, I fully support the garden shed in the Johnson's private back yard.

Sincerely,
Theresa and Scott Smerud

A handwritten signature in black ink, appearing to read "Theresa Smerud". The signature is written in a cursive style with a large, looping initial "T".