

Board of Zoning Appeals

JUNE 17TH 2025

4:00 PM

Requirements for granting a variance

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

2546 7th St S

2546 7th St S

- The applicant has applied for a permit to put an addition onto a Single-Family Dwelling that does not meet the required front yard setback.
- Municipal Code Sec. 115-143(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.
- The two adjacent main buildings are setback over 25 feet.
- A variance of 14.5 feet would need to be granted for this project to proceed as proposed.



2-50

om out

20242-60

2534

20242-80

2540

20242-86

2546

20242-90

2575

20242-10

2564

2568

20242-110

20242-120

2574

20242-130

20243-10

2576

7TH ST-S

30 60ft

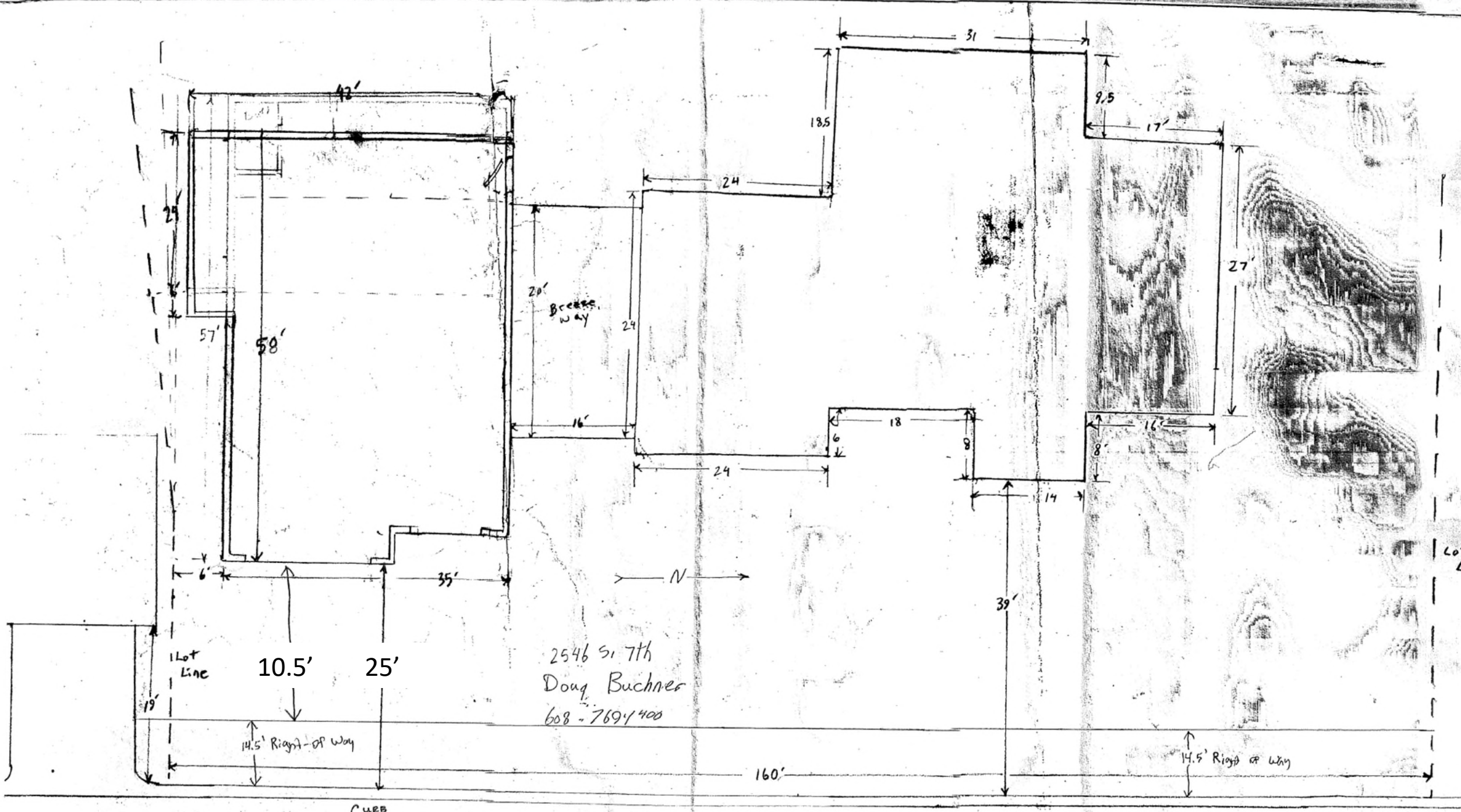
1,638,963.510 653,557.996 Feet

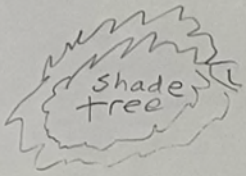
La Crosse County, City of La Crosse | FEMA | La Crosse County | City of La Crosse

POWERED BY esri









Lot
Line

54'

garage
Variance granted
2564 S. 7th

6'

10.5'

Proposed
addition
2564 S. 7th St.

Breezeway

20'

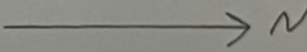
16'

24'

24'

18'

9'



18'

24'

6'

8'

8'

16'

14'

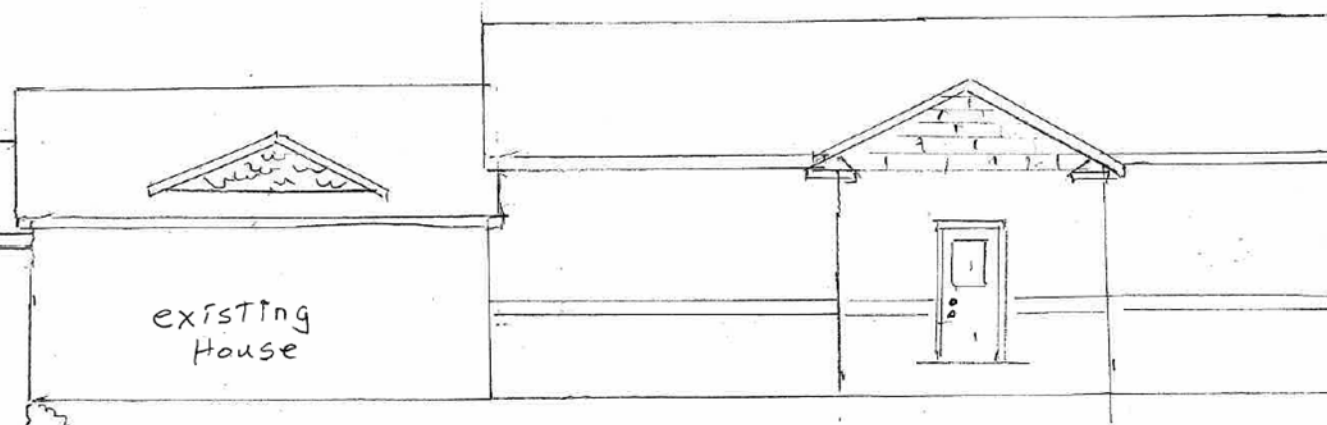
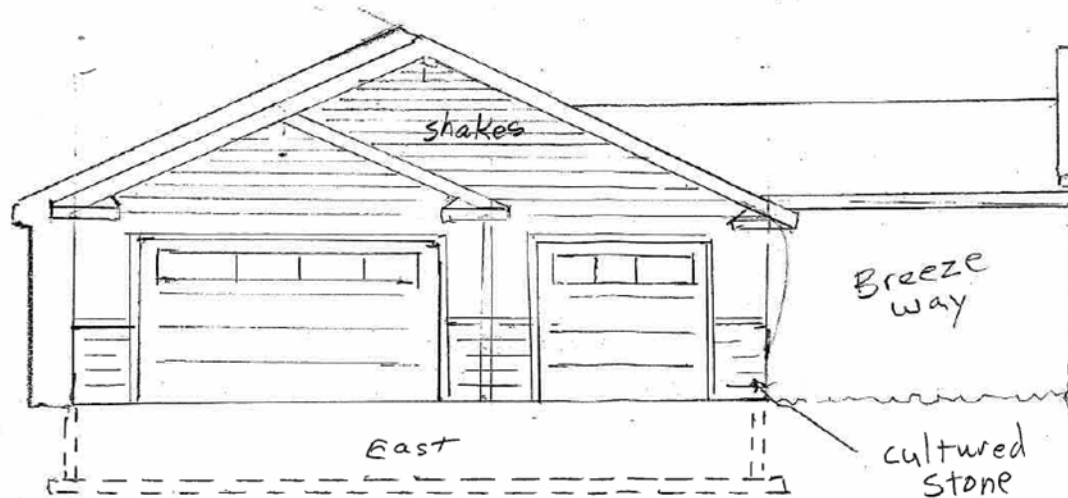
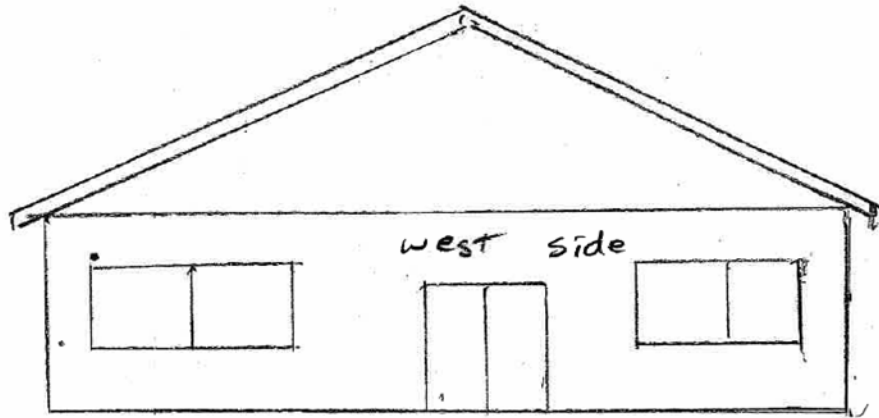
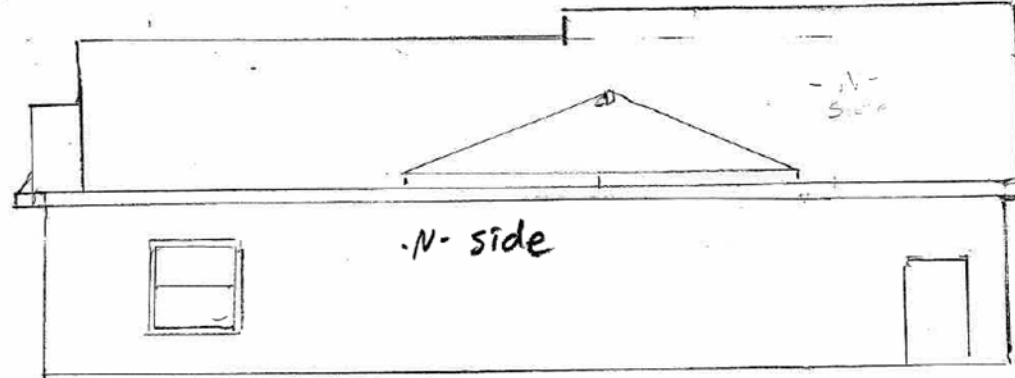
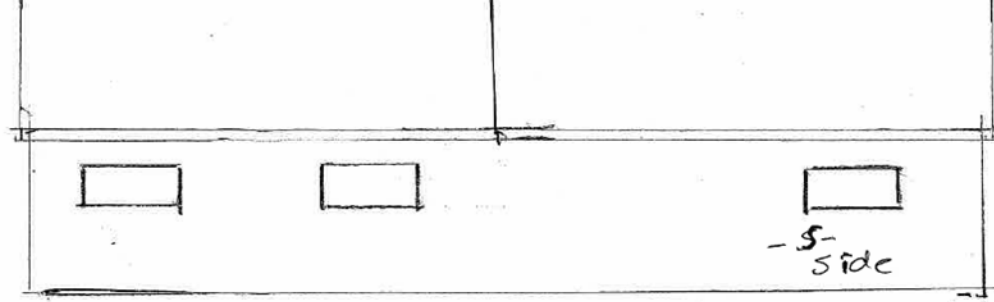
14.5'

easement

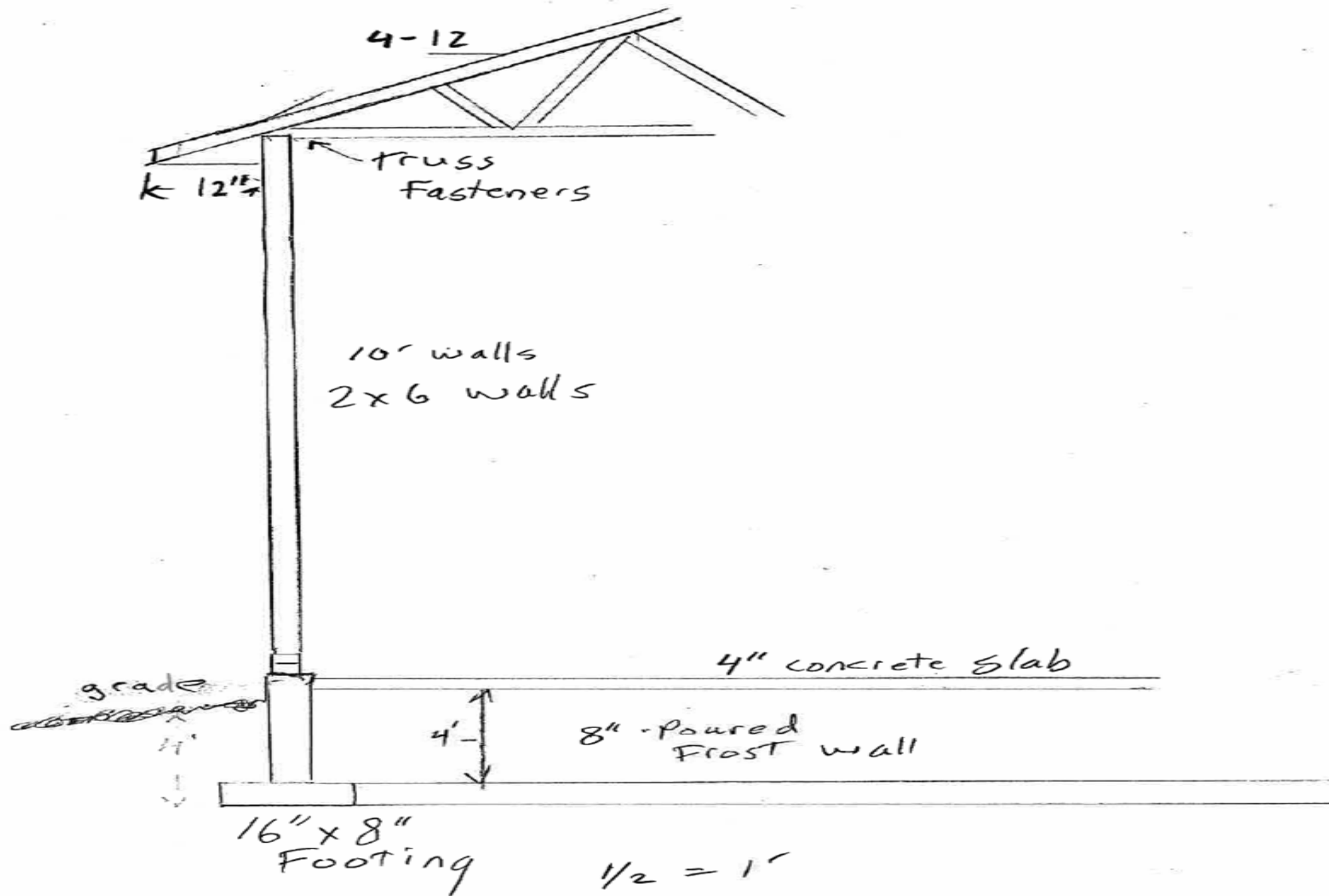
25'

curb

Doug Buchner
608.769.1400
2546 S. 7th



$\frac{1}{8}th = 1'$



2546 7th St S

- Unnecessary Hardship. There is no unnecessary hardship as the property can continue to be used as a dwelling without the proposed addition.
- Hardship Due to Unique Property Limitations. There are no unique property limitations. This lot is larger than most lots in the City.
- No Harm to Public Interests. There is no harm to the public interest.

This variance should not be granted.

915 Main St.

915 Main St

- The applicant has applied for a building permit to construct a 70-Unit multi-family apartment building with commercial space on the main floor that does not meet the development density requirements for Traditional Neighborhood Development zoning districts.
- Municipal Code Sec. 115-403(2) *Development Density*. The number of residential dwelling units and the amount of nonresidential development (excluding open spaces) shall be determined as follows:

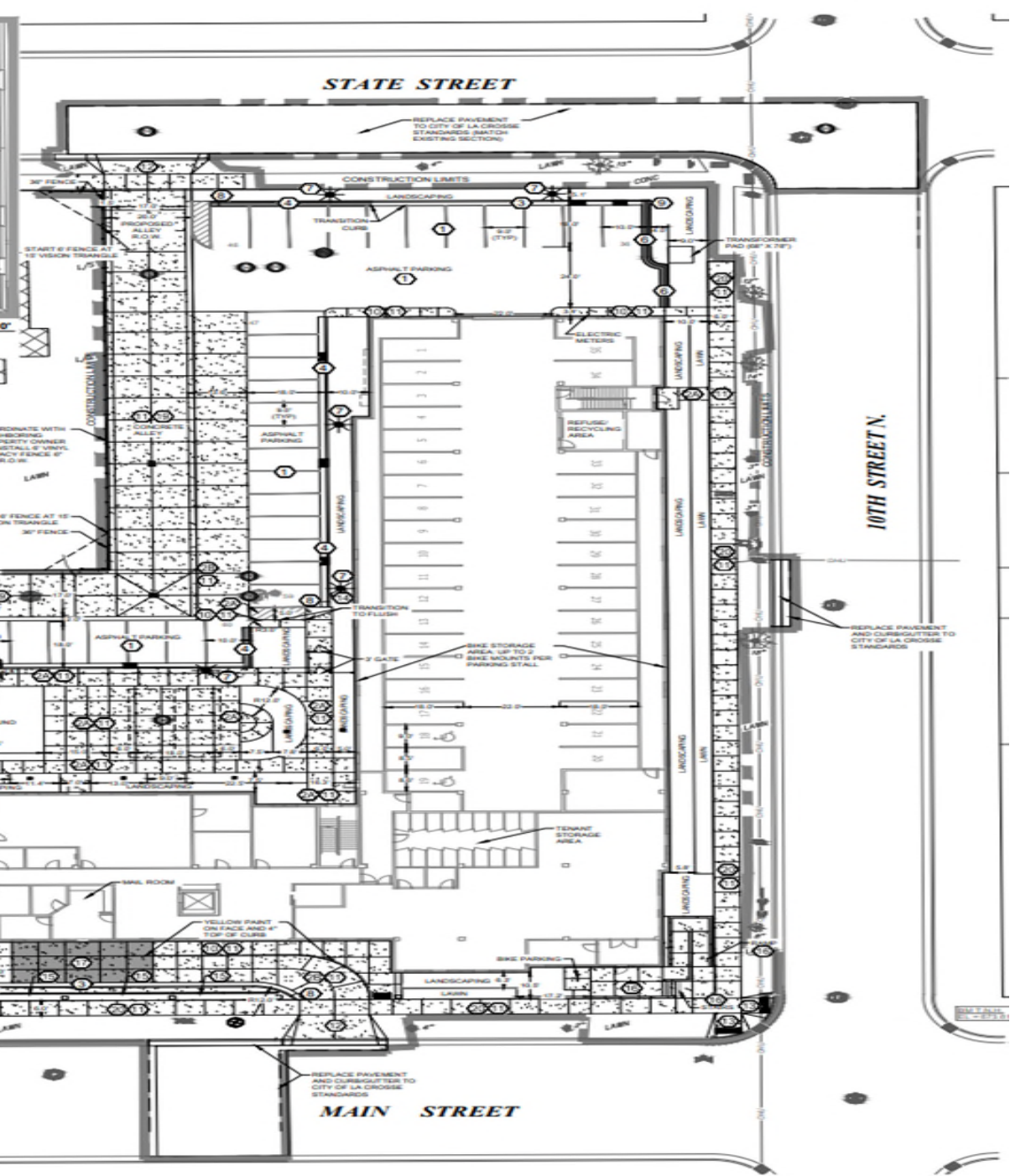
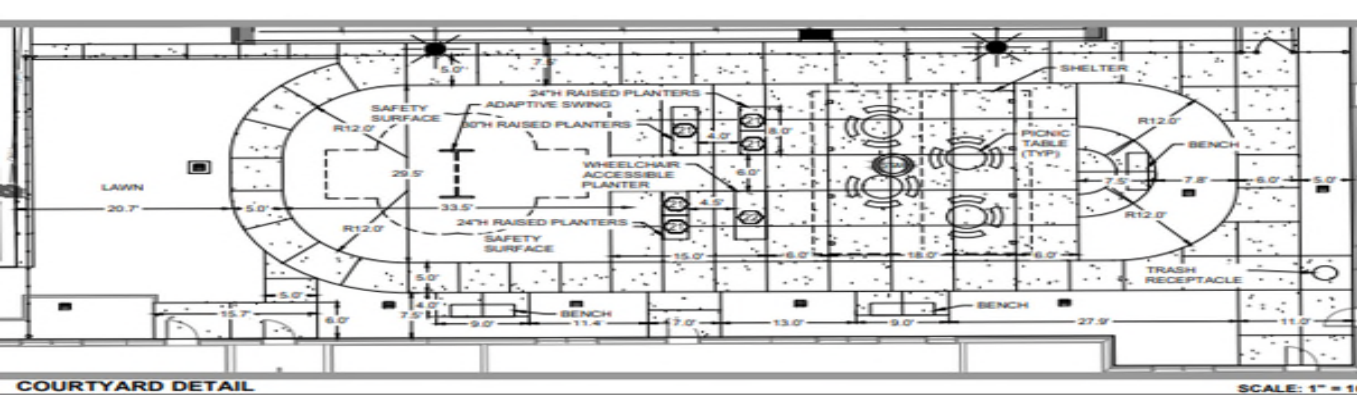
b. The number of multi-family units shall be 15—40 dwelling units per net acre.

d. All dwelling units constructed above commercial uses shall be permissible in addition to the number of dwelling units authorized under this section. However, the total number of dwelling units shall not be increased by more than ten dwelling units or ten percent, whichever is greater.

915 Main St.

- A variance allowing 10 additional apartment units on this 1.25-acre development would need to be granted for this project to proceed as proposed.









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SOON**



Main St

HAVER
COMING SOON

COMING SOON

915 Main St.

- Unnecessary Hardship. The Council approved the general plan for this property prior to the code changing. The old code would have allowed this project.
- Hardship Due to Unique Property Limitations. There are no unique property limitation as several lots were combined.
- No Harm to Public Interests. There is no harm to the public interest.

518 & 526 10th St S

518 & 526 10th St S

- The applicant has applied for a building permit to construct a 24-Unit multi-family apartment building that does not meet the development density requirements for Traditional Neighborhood Development zoning districts.
- Municipal Code Sec. 115-403(2) *Development Density*. The number of residential dwelling units and the amount of nonresidential development (excluding open spaces) shall be determined as follows:

b. The number of multi-family units shall be 15—40 dwelling units per net acre.

518 & 526 10th St

- A variance allowing 15 additional apartment units on a .219 acre development would need to be granted for this project to proceed as proposed.

30053-160

921

30053-150

30052-110

518

30052-120

526

FERRY ST

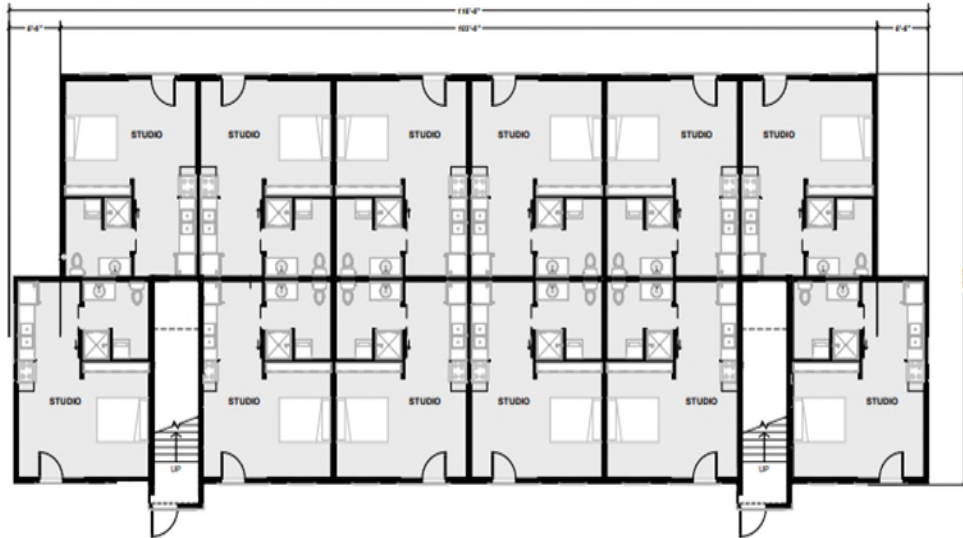
10TH ST S

916

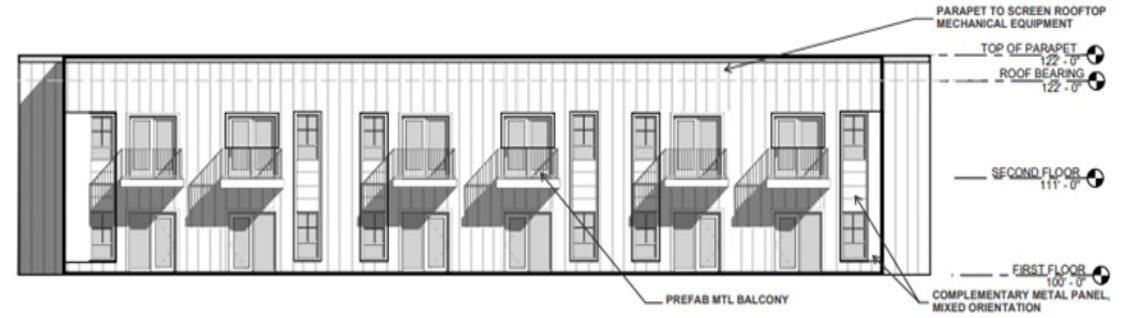




SECOND FLOOR PLAN
1/8" = 1'-0"



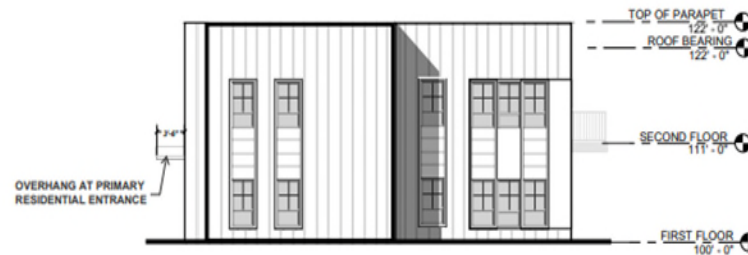
FIRST FLOOR PLAN
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"
TOTAL ELEVATION AREA = 2,550 SF
TOTAL FENESTRATION REQUIRED = 2,550(2) = 510 SF
TOTAL FENESTRATION PROVIDED = 840 SF



WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"
TOTAL ELEVATION AREA = 1,130 SF
TOTAL FENESTRATION REQUIRED = 1,130(2) = 226 SF
TOTAL FENESTRATION PROVIDED = 240 SF



NORTH ELEVATION
1/8" = 1'-0"

518 & 526 10th St S

- Unnecessary Hardship. Conversations had taken place about a proposed development prior to the ordinance change but no plans had been reviewed. No unnecessary hardship.
- Hardship Due to Unique Property Limitations. This lot is a similar size lot as other lots in the City, no unique property limitations.
- No Harm to Public Interests. There is no harm to the public interest.
- This variance should not be granted.

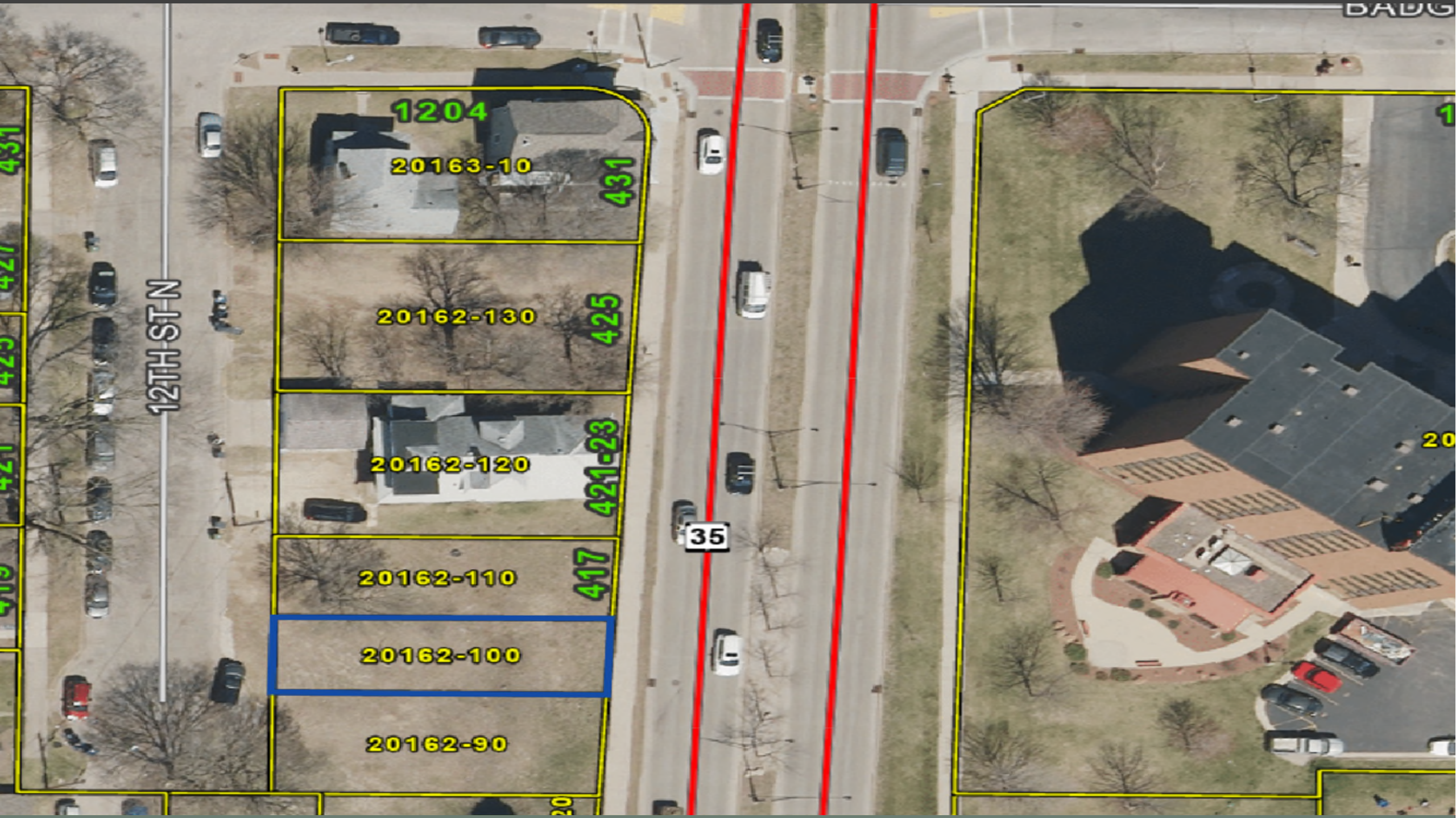
413 West Ave N

413 West Ave N

- The applicant has applied for a building permit to construct a 48-Unit multi-family apartment building that does not meet the development density requirements for Traditional Neighborhood Development zoning districts.
- Municipal Code Sec. 115-403(2) *Development Density*. The number of residential dwelling units and the amount of nonresidential development (excluding open spaces) shall be determined as follows:
 - b. The number of multi-family units shall be 15—40 dwelling units per net acre.**

413 West Ave N

- A variance allowing 19 additional apartment units on a .73 acre development would need to be granted for this project to proceed as proposed.



12TH ST N

35

1204

20163-10

431

20162-130

425

20162-120

421-23

20162-110

417

20162-100

20162-90

20





WEST AVE.

BADGER STREET

12TH STREET

PINE STREET

WEST A

413 West Ave N

- Unnecessary Hardship. Conversations had taken place about a proposed development prior to the ordinance change but no plans had been reviewed. No unnecessary hardship.
- Hardship Due to Unique Property Limitations. This lot is a similar size lot as other lots in the City, no unique property limitations.
- No Harm to Public Interests. There is no harm to the public interest.
- This variance should not be granted.

3102 Chestnut Pl

3102 Chestnut Pl

- The applicant has applied for an administrative appeal of two items.
- It appears one appeal is the determination that an industrial use was approved for a party.
- It appears the other appeal is that a residential/commercial rowhouse was refused.
- No permits have been applied for or permits issued for either of the alleged appeals submitted. The Zoning Administrator feels that for this reason, these appeals shouldn't be heard as no official determination has been made via issuance of a permit or denial letter being supplied.

Board of Zoning Appeals

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