

Department of Planning and Development
Building and Inspections

1/5/2026

Mario Youakim
PO BOX 532
La Crosse WI, 54602

RE: An appeal regarding the requirement to have fill 15 feet beyond the structure one foot or more above the regional flood elevation at 412 Liberty St.

Dear Mario Youakim,

We have received the permit application to construct a new Single-Family Dwelling. This project does not meet the 15 feet of fill requirement to the North or South of the property set forth in the Municipal Code of Ordinances of the City of La Crosse regarding standards for development in the Flood fringe.

The project proposed is in direct violation of the following subparagraph of the Code:
Sec. 115-281. - Flood fringe district (FF).

115-281(1)(a) All new construction, including placement of manufactured homes, and substantial improvement of residential structures, shall have the lowest floor elevated to or above the flood protection elevation on fill. The fill around the structure shall be one foot or more above the regional flood elevation extending at least 15 feet beyond the limits of the structure.

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 15' on the South side of the property and 12.6' on the North side.

Sincerely,

Jeramiah Huber

Building Inspector

