



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Minutes - Final

### Board of Zoning Appeals

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Monday, September 18, 2023

4:00 PM

Council Chambers  
City Hall, First Floor

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#### Call to Order

*Cherf called the meeting to order at 4:00 p.m. and explained the meeting procedure.*

#### Roll Call

**Present:** 5 - Anastasia Gentry, Douglas Farmer, James Cherf, Ryan Haug, William Raven

#### Variance Appeals:

[2670](#)

An appeal regarding the requirement that only one shed is permitted on a lot at 1521 Main St., La Crosse, Wisconsin.

*Cherf noted that in order to have a hearing on the item, there must be a motion, second, and a majority vote to remove the appeal from the table.*

**A motion was made by Raven to remove from the table; the motion failed for lack of second.**

**The item remained tabled; no action was taken.**

[2675](#)

An appeal regarding the requirement to use the business space as a cosmetology shop at 3001 State Rd., La Crosse, Wisconsin

*Mike Suntken, representing the Community Risk Management Department, was sworn in to speak. Suntken stated that the owner desires to use a portion of this building as a retail store for a woodworking business. The property is currently zoned R-1 which allows for residential uses only. A legal non-conforming cosmetology salon was previously in this space and was granted approval from the Board of Zoning Appeals in 1985. Municipal Code 115-33 (1)(c) states that a nonconforming use shall not be changed to a new non-conforming use without approval from the Board of Zoning Appeals. A variance to change the use from a cosmetology salon to a retail store would need to be granted for this use to remain at this property. Suntken showed the prior approval from 1985 and an aerial view of the property as well as a street view of the property. Suntken stated that this is a self-created hardship because this use was started without going through the proper procedure prior to starting the use. There is no unique property limitation. There is harm to the public interest because there will be a woodworking shop in a residential neighborhood.*

*Karl Schilling, N5713 Moose Road, Onalaska, was sworn in to speak. Schilling stated that he purchased the building 20 years ago and he didn't remember that there was a variance on the property; he thought it could be rented for other businesses. The building is small, around 200 square feet. A lot of the cosmetology businesses have*

*changed their format and have added additional services or gone to private studios, so they've had difficulty in leasing the space. The business that came forward wanting to rent the space to show his wares in this location, by appointment only and the woodworking itself would take place at another location.*

*Larry Norris, 1726 30th Street South, was sworn in to speak. Norris stated that he submitted a letter on the history of the business in that location. Norris asked if the whole property could be turned into a business. Suntken responded that the property is zoned R-1 (residential); the zoning would need to be changed in order for the entire property to be used as a business. The variance would only be for the portion to be used in this manner. Norris stated he talked to the woodworker who has been there for 6 weeks with a signed lease; Norris added that it doesn't seem fair that it was done that way. He asked what would happen if the variance were approved and the entire property is used as a business. Norris stated that it had been a beauty shop since prior to 1958; his concern is that rules are followed.*

*Schilling, still sworn, apologized and stated that he should've talked to the neighbors to clear it with them. In running his business, they have people applying for leases and things do fall between the cracks sometimes and he should've been abreast that the variance was in place. This is a very small space and the viability of some of the businesses is a concern. Cherf asked Suntken to explain what would happen to the tenant if the variance is not granted. Suntken stated that the space would only be able to be used as a cosmetology salon. Schilling asked if the variance were to be granted, if it would be for the tenant only. Suntken responded that the Board would have to clarify in their motion, if that is something they wish to do.*

**A motion was made by Farmer, seconded by Haug, to DENY the appeal. The motion carried by the following vote:**

**Yes:** 5 - Gentry, Farmer, Cherf, Haug, Raven

## **Adjournment**

*Meeting adjourned at 4:23 p.m.*