



La Crosse Fire Department

Division of Community Risk Management

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<http://www.cityoflacrosse.org/your-government/departments/fire-department>



8/29/23

Karl Schilling

3001 State Rd

La Crosse, WI 54601

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

Dear Karl Schilling,

You have contacted our department about occupying the property at 3001 State Rd. as a retail shop, currently the building is only to be used as a cosmetology shop which is a non-conforming use in the R-1 zoning district in which it is a part of, in order for you to change use from one non-conforming use to another you must first get the approval of the board of zoning appeals.

We invite your attention to the municipal code section that requires approval from the Board of Zoning Appeals:

115-33.(1)c.

A nonconforming use may be changed to a use of higher classification but not to a use of lower classification, nor shall a nonconforming use be changed to another use of the same classification unless the new use shall be deemed by the Board of Appeals, after public notice and hearing, to be no more harmful to the surrounding neighborhood, from the standpoint of the purposes of this Chapter, than the existing nonconforming use, provided, however, the Board of Appeals shall not have authority to authorize structural alterations or additions to be made to the building or structures nor authorize an extension of a nonconforming use. (Am. Ord. # 2955 - 2/13/86)

The Board of Zoning Appeals will have to approve of the change in use before an occupancy permit can be issued for this property.

Sincerely,

James Woychik

Electrical Inspector