



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda

Heritage Preservation Commission

Thursday, November 20, 2025

6:00 PM

Grandad Room- City Hall 400 La Crosse St

Members of the public may participate in the meeting in the following ways:

View Virtually and Speak:

Join Zoom Meeting

<https://cityoflacrosse-org.zoom.us/j/84101189486?pwd=bFhXeHBwdWR3YkhOcmpzWWYrTjRvQT09>

Meeting ID: 841 0118 9486

Passcode: 810151

Phone Only

1 312 626 6799

Or you may attend in person at City Hall located at 400 La Crosse Street. Members of the public who would like to provide written comments on any agenda may do so by emailing acklint@cityoflacrosse.org, using a drop box outside of City Hall or mailing the Department of Planning and Development, 400 La Crosse Street, La Crosse WI 54601. Questions, call 608-789-7512.

Call to Order

Roll Call

Approval of Minutes

1. Approval of the September 25, 2025 Meeting Minutes.

Agenda Items:

2. [25-1377](#) Discussion on Demolition Delay Ordinance
Attachments: [Draft Ordinance 10-20-25](#)
[Demolition Delay- Milwaukee](#)
[Demolition Delay- Madison](#)
3. [25-1378](#) Review and Discussion on Chapter 115 Heritage Preservation Commission related ordinances.
Attachments: [Chapter 115 Ordinances](#)

Adjournment

Notice is further given that members of other governmental bodies may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility.

NOTICE TO PERSONS WITH A DISABILITY

Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to ADAcityclerk@cityoflacrosse.org, with as much advance notice as possible.

Heritage Preservation Commission Members

CM Mackenzie Mindel, Laura Godden, Natalie Heneghan, Jim Gallagher, Ellie McLoone, John Reiman, Eric Garland



City of La Crosse, Wisconsin

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Text File

File Number: 25-1377

Agenda Date: 11/20/2025

Version: 1

Status: Agenda Ready

In Control: Heritage Preservation Commission

File Type: General Item

Agenda Number: 2.

Demolition delay ordinance for historic structures

Section 1. Title, intent, and purpose

1.1 Title. This ordinance shall be known and may be cited as the "Demolition Delay Ordinance of the City of La Crosse, Wisconsin."

1.2 Intent. The intent of this ordinance is to provide the City of La Crosse and its citizens a reasonable period to consider alternatives to demolition for historically significant buildings and structures, allowing time for options such as relocation, rehabilitation, or purchase by an interested party.

1.3 Purpose. The purpose of this ordinance is to:

- Protect and preserve structures and buildings within the City of La Crosse that are 50 years of age or older, possess architectural or historical significance, and contribute to the city's unique cultural heritage.
- Protect, enhance, and perpetuate historically significant properties that reflect the City's cultural, social, and architectural history.
- Safeguard the city's historic and cultural heritage.
- Stabilize and improve property values.
- Foster civic pride and strengthen the local economy.
- Ensure that demolition is a last resort for historically significant buildings.

1.4 This ordinance is intended to supplement and not replace existing state and local regulations, including the City of La Crosse's existing historic preservation ordinances for designated landmarks and districts.

SECTION 2. DEFINITIONS

2.1 "Historic Structure": Any building or structure, or part thereof, located within the City of La Crosse that is 50 years of age or older and is at least 500 square feet in size.

2.2 "Historically significant properties": Buildings, sites, districts, and objects deemed nationally important in American history and culture, or which meet criteria for inclusion in the National Register of Historic Places. These properties must retain their historical integrity, often be at least 50 years old, and demonstrate significance through criteria related to history, architecture, archaeology, engineering, or culture.

2.3 "Demolition": The razing, dismantling, or removal of a historic structure, or a portion thereof, that would result in the loss of its historic integrity.

2.4 "Commission": The City of La Crosse Historic Preservation Commission.

2.5 "Building Inspector": The Chief Building Inspector or authorized designee of the City of La Crosse.

SECTION 3. APPLICABILITY

3.1 This ordinance applies to all historic structures within the City of La Crosse, whether or not they are locally designated as historic landmarks or located within a historic district.

3.2 The Building Inspector, upon receiving a demolition permit application, is responsible for determining the age of the structure and referring all qualifying applications to the Commission.

3.3 This ordinance does not apply to structures ordered for emergency demolition due to an immediate and significant threat to public health and safety, as determined by the Building Inspector and/or Fire Chief.

SECTION 4. DEMOLITION PERMIT APPLICATION AND REVIEW

4.1 Application Requirements. Any person, partnership, or corporation seeking to demolish a historic structure must file an application for a demolition permit with the Building Inspector.

The application must include:

- Name and address of the applicant, property owner, and contractor.
- Location and identification of the property and structure.
- Age, type, and square footage of the structure.
- Reason for demolition.
- Photographs of all sides (elevations) of the structure.
- A brief statement explaining why alternatives to demolition are not feasible.
- Future plans for the site following demolition.
- Names and addresses of all property owners abutting the property.

4.2 Application Review and Referral. Upon receiving a complete application, the Building Inspector shall:

- Refer the application to the Commission within 14 business days.
- Post a public notice sign on the property for at least 30 consecutive days. The sign shall be at least 36" x 48" and visible from the nearest public street.
- Cause notice of the application to be published in a newspaper of substantial circulation in the city within 7 business days.
- Mail notice of the application to the Commission and all abutting property owners within 7 business days.

4.3 Commission Review and Action.

- **Public Hearing:** The Commission shall hold a public hearing to consider the demolition application. All parties may present testimony and evidence.

- **Commission Determination:** The Commission shall determine if the historic structure is "preferably preserved." In making this determination, the Commission shall consider:
 - The structure's architectural, cultural, and historical significance.
 - The condition of the structure and the feasibility of repair or restoration.
 - The impact of demolition on the character of the neighborhood.
 - The reasonableness of alternatives to demolition, such as adaptive reuse or moving the structure.
- **Demolition Delay:** If the Commission determines that the structure is preferably preserved, it shall issue a demolition delay of up to 120 days. The delay period begins upon the filing of the complete application.

SECTION 5. PROCEEDINGS DURING DEMOLITION DELAY

5.1 During the delay period, the Commission will work with the property owner to explore alternatives to demolition. This may include:

- Listing the property for sale with a preservation-friendly covenant.
- Seeking alternative funding for rehabilitation.
- Incorporating the structure into the owner's redevelopment plans.
- Investigating the feasibility of relocating the structure.

5.2 The Commission may waive or terminate the delay period if it determines that a good faith effort to pursue alternatives has failed.

SECTION 6. DEMOLITION PERMIT ISSUANCE

6.1 Following the delay period or a waiver from the Commission, the Building Inspector may issue the demolition permit, provided all other city ordinances have been met.

6.2 A demolition permit issued for a historic structure is valid for 6 months. If demolition does not occur within this time, the permit expires, and the process must be reinitiated.

SECTION 7. VIOLATIONS AND PENALTIES

7.1 Any demolition of a historic structure without a valid permit is a violation of this ordinance.

7.2 Violations may result in penalties, including fines equal to the greater of \$1,000 or the assessed value of the demolished property, along with other applicable legal penalties.

In making its determination on whether a structure is "preferably preserved," the La Crosse Historic Preservation Commission would consider a combination of local, state, and national criteria regarding a property's historic significance, architectural characteristics, and contribution to the community.

Here are the specific criteria the commission would likely consider:

Architectural and design significance

- **Distinctive architectural style:** The structure embodies the characteristics of an architectural style or represents a particular period, method of construction, or trend in local history. This could include details like masonry, roof form, windows, or ornamentation.
- **Master builder or high artistic value:** The property is the work of a prominent architect, builder, or craftsman and possesses a high level of artistic quality.
- **Intact historic integrity:** The building has retained its original materials, workmanship, design, and other character-defining features, conveying a strong sense of time and place.

Historical and cultural significance

- **Association with important events:** The property is directly associated with one or more historic events that have made a significant contribution to the history of La Crosse, Wisconsin, or the nation.
- **Association with important people:** The structure is identified with the life of a historic personage who was important to the community or the state.
- **Reflection of broader history:** It exemplifies or reflects the broad cultural, political, economic, or social history of the area.

Contextual and community significance

- **Contribution to a historic district:** Even if not individually significant, the building contributes to the historic character of a historic district and its streetscape.
- **Rarity:** The property is one of the last remaining examples of its type or architectural style in the neighborhood or city.
- **Impact on the neighborhood:** The demolition would be detrimental to the overall architectural, historical, and aesthetic character of the surrounding area.

Feasibility of preservation

- **Physical condition:** The commission will consider the condition of the structure and the feasibility of repair or restoration, rather than demolition.
- **Economic factors:** While not a sole determinant, the commission may consider the economic feasibility of rehabilitating the property versus demolition.

The commission's overall goal is to identify and preserve structures that represent and reflect the city's heritage, not simply to save every building that is old.

Other factors that can influence the Historic Preservation Commission's decision include the owner's financial situation, the property's potential for demolition by neglect, environmental sustainability considerations, and broader community revitalization efforts.

Financial hardship

- **Demonstration of hardship:** A property owner may claim that preservation is not financially feasible. The burden of proof is on the owner to demonstrate genuine economic hardship. The commission will require and review financial information, such as:
 - Cost and expenditures for repairs.
 - Assessed property value and taxes.
 - Vacancy rates (for income-producing properties).
 - Financing information.
 - Listing prices and offers received if the property has been for sale or rent.
- **Cause of hardship:** The commission will investigate the cause of the financial hardship. A poor business decision is not a valid reason for demolition. If the owner has allowed the property to deteriorate intentionally, this would be considered "demolition by neglect" and not grounds for an economic hardship claim.

Demolition by neglect

- **Intentional deterioration:** The commission can deny a demolition permit if they believe the owner has purposely neglected the property to argue for its demolition. This is a tactic sometimes used to bypass preservation regulations. The ordinance provides enforcement procedures for dealing with neglected properties.
- **Penalties:** If a property owner is found to have intentionally neglected a building, they may face fines or other penalties. The commission can also recommend that the city take further action, such as pursuing property acquisition.

Alternatives to demolition

- **Adaptive reuse:** The commission will consider if there are feasible alternatives to demolition, such as repurposing the building for a new use. Adaptive reuse can preserve the structure's historical character while allowing it to serve a new purpose, such as converting a historic warehouse into apartments or a historic house into offices.

- **Relocation:** Another alternative is relocating the structure to a different site. While sometimes impractical, this option can save a historic building from being razed and allow for the original site to be redeveloped.
- **Selective demolition and salvage:** Even if a full demolition is unavoidable, the commission may encourage selective demolition to preserve key features. Deconstruction can allow for the salvage and reuse of historic materials, which reduces landfill waste and preserves historical building components.

Environmental and economic impact

- **Sustainable development:** The commission may consider the environmental impact of demolition versus rehabilitation. Renovation and reuse of historic buildings are recognized as a sustainable practice that reduces a building's carbon footprint compared to new construction.
- **Economic revitalization:** The commission can consider the economic benefits of preservation for the community. Historic preservation can boost property values, attract tourism, and contribute to downtown and neighborhood revitalization efforts.

Milwaukee Landmarks Commission

1964-1981



Milwaukee Landmarks Commission

Phase 1: 1964-1967



Milwaukee Landmarks Commission

Phase 2, 1967-1981





Historic Preservation Commission

1982-Present



MILWAUKEE
HISTORIC
PRESERVATION
COMMISSION

Elizabeth Plankinton Mansion

1886-1980



Demolition Delay Policy



It is declared a matter of public policy that the protection, enhancement, perpetuation, and use of improvements of special architectural character or special historical interest or value is a public necessity and is required in the interest of health, prosperity, safety, and welfare of the people.

- **Demolition Delay**
 - City Ordinance: 16 days and newspaper publication
 - State Law: 30 days for National Register
 - HPC staff screen all demo permits
- **HPC**
 - Any demolition delay can be extended to 180 days upon public hearing
 - Demolition prohibition can be made permanent

Demolition Delay Case Study

Central City Plaza: Pago Liquor and the Masterpiece Motor Lodge



Trouble!

URBAN MILWAUKEE

Salvation Army Wants To Raze Black Landmark, Will City Allow It?

Salvation Army is contesting decision to protect Black-developed Central City Plaza.

milwaukee journal sentinel

Proposed homeless shelter meets objections from historic preservationists

The Salvation Army wants to raze a building to build a homeless center. Preservationists say the building is historic.

BUSINESS

A Black architect's building could be designated as historic. That might block its demolition

Central City Plaza was designed by Alonzo Robinson, Wisconsin's first Black architect. Its development was led by civil rights leader Felmers Chaney.

LAND AND SPACE



Milwaukee

The Historic Central City Plaza Could be Demolished

Wisconsin's first Black-owned, Black-operated and Black-designed shopping center is at risk of being torn down.

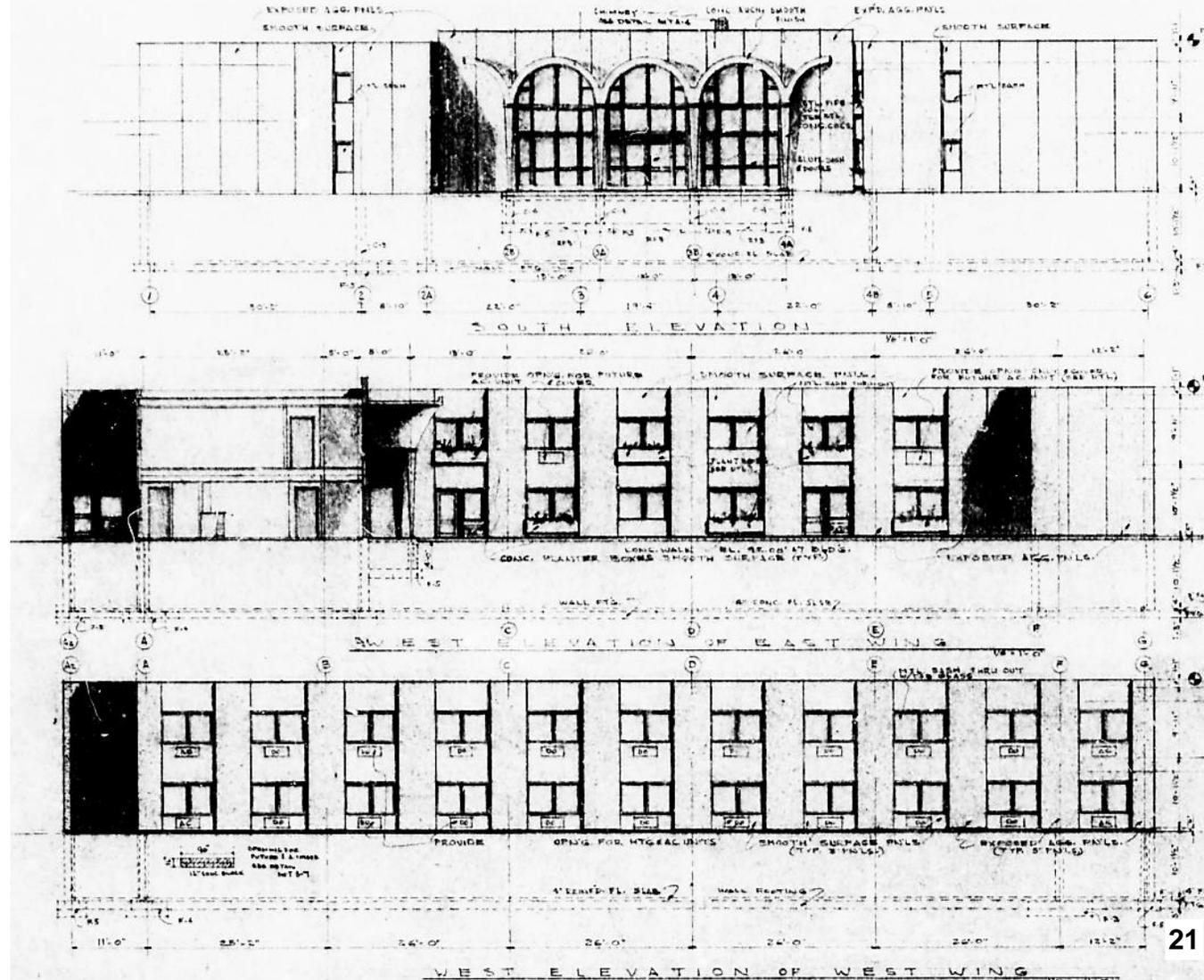
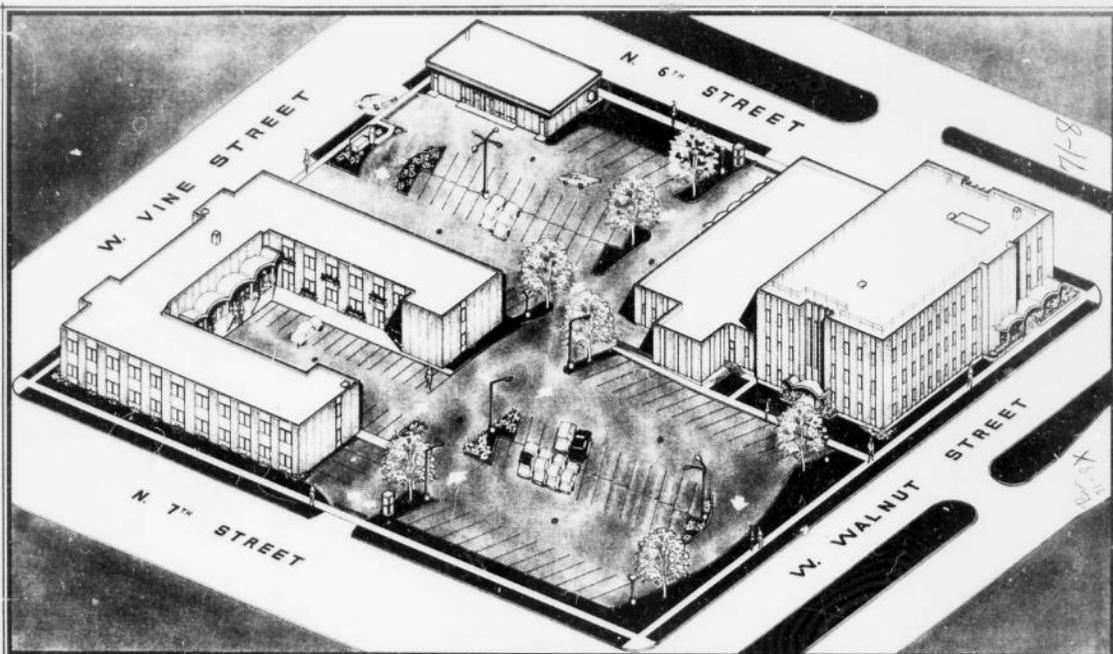


Black-led Urban Renewal



Roosevelt
Redevelopment Project

Land Use:
Community Service
Semi-Public (Institutional)



CENTRAL CITY DEVELOPMENT CORPORATION
MILWAUKEE WISCONSIN

DESIGNER
ARCHITECT
ENGINEER
REYNOLDS ROBINSON & DESIGN

Alonzo Robinson

First Black Architect in Wisconsin



The first Negro licensed by the state as an architect is Alonzo Robinson, 33, of 2457 N. 9th st. Robinson, an architectural designer in the city bureau of bridges and buildings, is a graduate of Howard university, Washington, D. C. —Journal Staff



—Journal Photo

Architect Alonzo Robinson at his drawing board



Success!

URBAN MILWAUKEE

Salvation Army Now Wants To Save Black Landmark It Planned To Raze

Preservation advocacy results in compromise to save 1970's complex.

milwaukee journal sentinel

Central City Plaza building will be saved after Salvation Army changes plan



La Risa R. Lynch

Milwaukee Journal Sentinel

Updated April 16, 2025, 5:34 p.m. CT



Committee OKs historic status for Black-owned shopping plaza in Milwaukee



THANK YOU!





Demolition Review in Madison

August 28, 2025

History of Demo Review in Madison

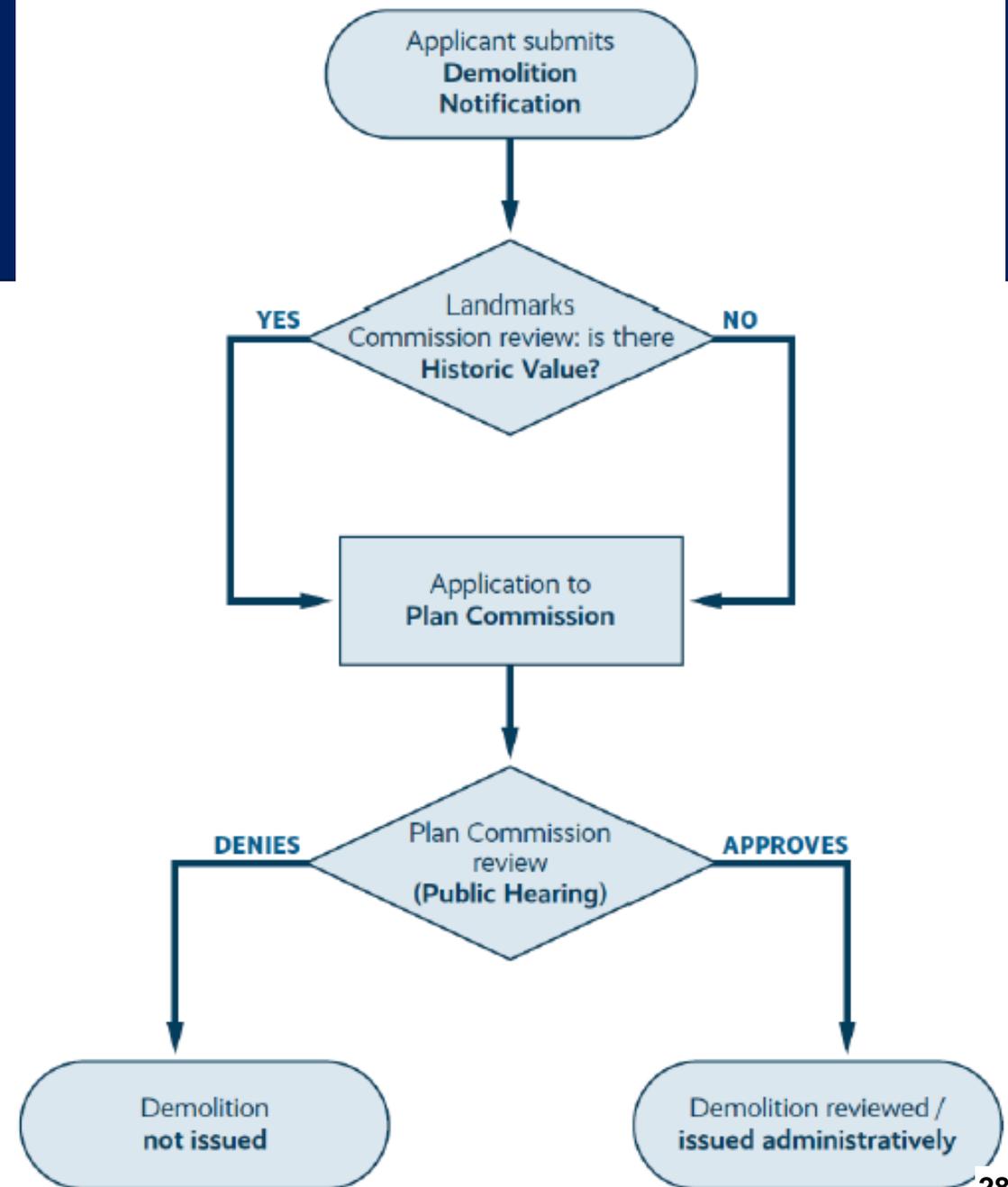
- **1983** – Zoning Code amended to include process that both demolition and the alternative use require Plan Commission review and approval
- **2009 Demolition Sub Committee Amendments** - Process Changes, "Demolition" is defined ([Legislative File 12392](#))
- **2013 – Current Zoning Code** takes effect, largely carries forward the 2009 "Demo Sub Committee" changes

History of Demo Review in Madison

- **September 2021- Demolition Amendment** - Removes Plan Commission's approval of future use, additional standards created ([Legislative File 67074](#))
- **March 2024- Plan Commission Work Session** - Alders requested a simplified demolition process, whether to add/update/remove standards for PC review, options for administrative review for certain demolitions ([Legislative File 82404](#)). PC directs staff to move forward on discussed changes, including creating a path to administrative review for non-historic demolitions and removing procedure-related standards.
- **January 2025- Introduction of *Proposed* Demolition Code changes** to help Plan Commission better work through requests for demolition of buildings with historic value, and simplify the process for requests to demolish non-historic buildings ([Legislative File 86649](#))

How We Used to Do It

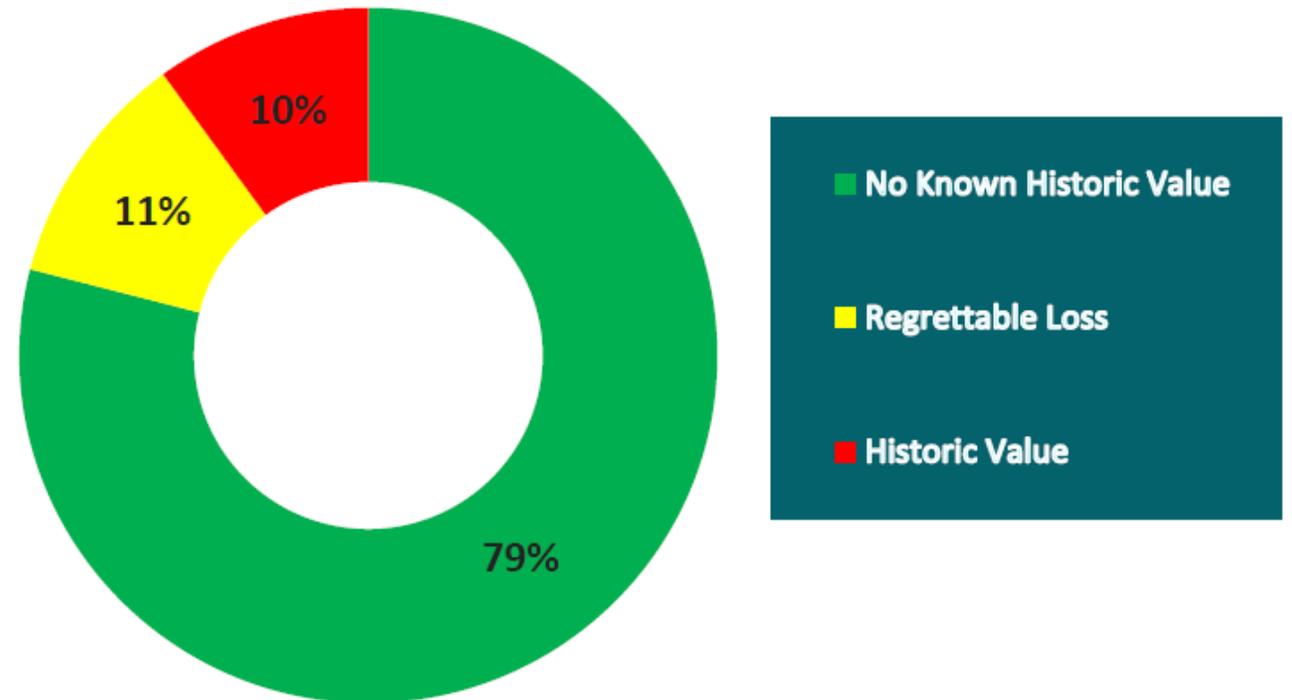
- Plan Commission approved all demos of principal structures
- Landmarks Commission and/or Preservation Planner provided advisory recommendation to PC on historic value of the property with proposed demo



Why We Changed It

October 2021-November 2024

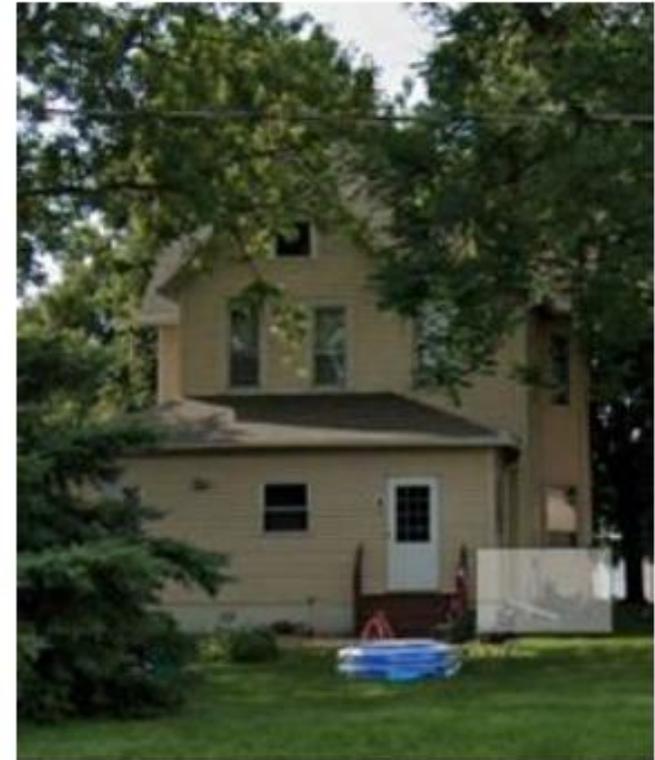
- 144 demo requests review by PC
- 94% Approved



Examples of No Known Historic Value



2001 Londonderry Dr.



6111 Femrite Dr

Examples of Historic Value



223 W Gilman- Historic Value
Approved for Demo



2121 Jefferson St- Historic Value
Not Approved for Demo



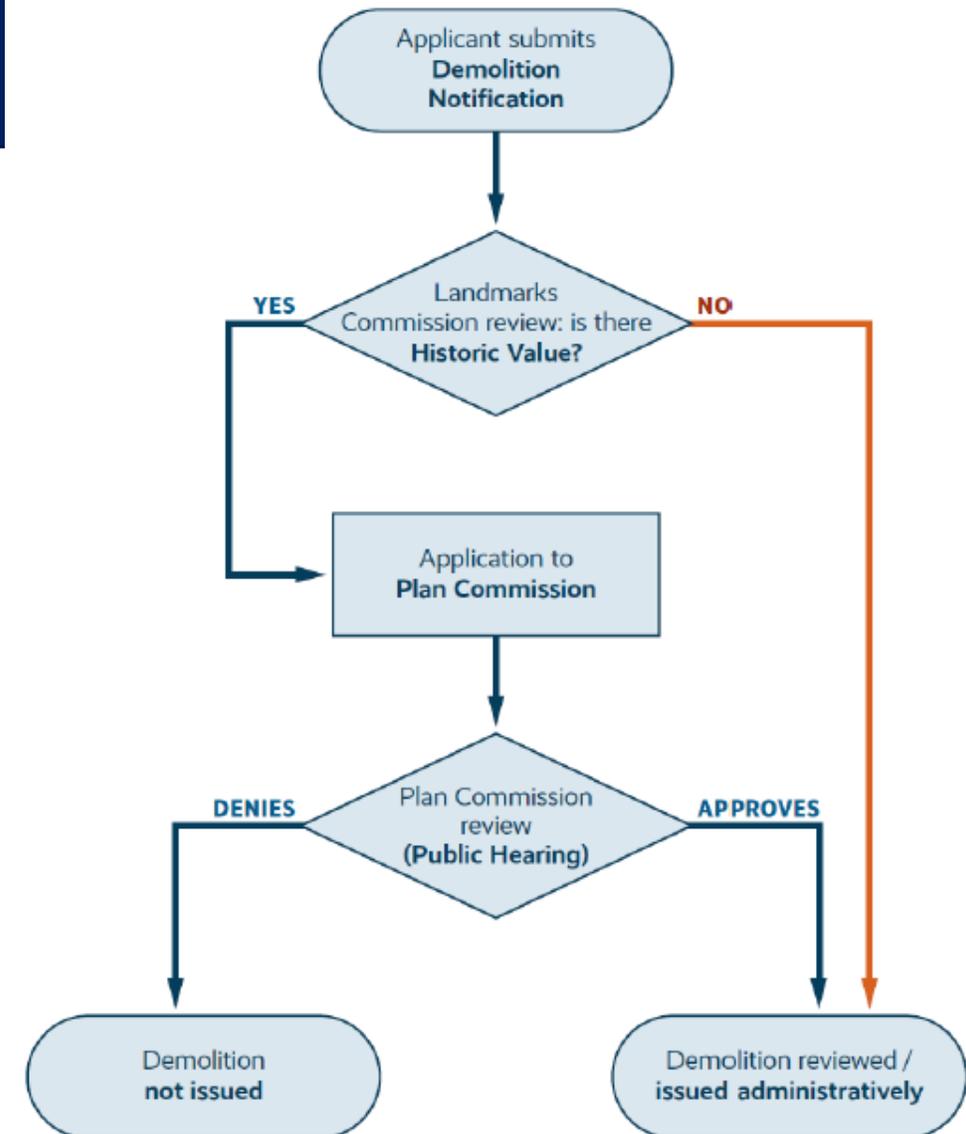
117-125 W Mifflin St – Historic Value
Approved with conditions for Demo



How We Do It Now

- Landmarks Commission completes an advisory historic value review for all demos of principal structures
- Plan Commission approves demos of principal structures with historic value separate from conditional use approvals
- “No Known Historic Value” administratively approved by Zoning staff

Proposed Demolition Process



APPLICATION FOR DEMOLITION OF PRINCIPAL BUILDINGS

Complete all sections of this application, including signature on page 2.

To request an interpreter, translation, or accommodations, call (608)266-4910.
 Para solicitar un intérprete, traducción o acomodaciones llame al (608)266-4910.
 Kaj muaj txoj cai tau txais kev txhais lus, kev pes lus las sis kev pab cuam txhawm rau
 kev tsis taus uas tsis muaj nqi rau koj: Xav paub ntiv tiv tauj rau (608)266-4910
 如轉口譯、翻譯或其他便利服務，請致電 (608)266-4910.

City of Madison
 Building Inspection Division
 215 Martin Luther King Jr Blvd, Ste 017
 PO Box 2983
 Madison, WI 53701-2983 (608) 266-4351



Submit the following via email to:

- Building Inspection at sprapplications@cityofmadison.com and
- Landmarks Commission at LandmarksCommission@cityofmadison.com (see [submission schedule](#))

Part 1: General Application Information

| | | | |
|---|---|------------------|-----------------|
| Street Address: | | | |
| Alder District: | | Zoning District: | |
| Project Contact Person Name | | Role | |
| Company Name | | | |
| Phone | | Email | |
| <input type="checkbox"/> | Completed Application (this form) | | |
| <input type="checkbox"/> | Property Owner Permission (signature on this form or an email providing authorization to apply) | | |
| <input type="checkbox"/> | Copy of Notification sent to the Demolition Listserv | | Date Sent _____ |
| <input type="checkbox"/> | Copy of Email Pre-Application Notification of Intent to Demolish a Principal Structure sent to District Alder , City-registered neighborhood association(s) , and City-listed business association(s) . | | Date Sent _____ |
| <input type="checkbox"/> | \$600 Demolition Application Fee (additional fees may apply depending on full scope of project) | | |
| <input type="checkbox"/> | Demolition Plan | | |
| Are you also seeking a Zoning Map Amendment (Rezoning) or Conditional Use? <input type="checkbox"/> Yes <input type="checkbox"/> No | | | |

Part 2: Information for Landmarks Historic Value Review

| | |
|--------------------------|---|
| <input type="checkbox"/> | Letter of Intent describing the proposed structure to be demolished, description of proposed method and timeline of demolition |
| <input type="checkbox"/> | Construction Information (Dates of construction and alterations, architect name, builder name, history of property, historic photos) |
| <input type="checkbox"/> | Existing Condition Photos (Interior and exterior digital photos of each principal building to be demolished sufficient to indicate its character and condition) |
| <input type="checkbox"/> | Will existing structure be relocated? <input type="checkbox"/> Yes <input type="checkbox"/> No If "yes" include preliminary assessment that relocation is likely to be structurally and legally feasible |
| <input type="checkbox"/> | Optional: Proposed mitigation plans for properties with possible historic value |

APPLICATION FOR DEMOLITION OF PRINCIPAL BUILDINGS

Part 3: Application for Plan Commission Review (if applicable)

- When Landmarks Commission finds a building has Historic Value, the demolition application must be considered by the Plan Commission.
- If Plan Commission review is required, staff will schedule the public hearing based on the [published schedule](#).
- Applicant must [make an appointment](#) to pick up "Public Hearing" sign from Zoning Counter and post the sign on property at least 21 days before Plan Commission hearing.

Demolition requests will be scheduled concurrently with other related requests before the Plan Commission, where applicable. A schedule confirmation will be emailed to the designated project contact. Contact staff at pcapplications@cityofmadison.com with questions.

Part 4: Signature

| | | | |
|---|--|-------|--|
| Property Owner Authorizing Signature (or authorized via attached email) | | | |
| Property Owner Name | | | |
| Company Name | | | |
| Street Address | | | |
| Phone | | Email | |

| For Office Use Only | |
|---------------------|--|
| Date: | |
| Accela ID No.: | |

Motions for Landmarks Commission Advisory Recommendation on Historic Value

- A. The Landmarks Commission finds that the building has historic value (Criterion A) based on architectural significance, cultural significance, historic significance, as the work/product of an architect of note, its status as a contributing structure in a National Register Historic District, listed in the National Register of Historic Places, and/or as an intact or rare example of a certain architectural style or method of construction.
- B. The Landmarks Commission finds that the building has historic value (Criterion B) related to the vernacular context of Madison's built environment, cultural practices, or as the work/product of an architect of note, but the building itself is not historically, architecturally or culturally significant.
- C. The Landmarks Commission finds that the building has no known historic value (Criterion C). This category may also denote sites or properties that have historic value, and the significance will not be negatively impacted by the removal of the building itself. This category may also include sites or properties that have archaeological or other site findings of significance, but where removal of the building itself will have no impact.

Why Have a Public Meeting for All Demos?

- Not all history is documented
- Not all “historic” properties have a regulatory historic designation
- Once a raze permit is issued, you can’t claw that back
- Allows for creative mitigation and alternatives to simple scrape & replace



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Text File

File Number: 25-1378

Agenda Date: 11/20/2025

Version: 1

Status: Agenda Ready

In Control: Heritage Preservation Commission

File Type: General Item

Agenda Number: 3.

- 1) Link to Chapter 115- Zoning
https://library.municode.com/wi/la_crosse/codes/code_of_ordinances?nodeId=PTII LADEOR_CH115ZO
- 2) Link to Historic Overlay Districts-
https://library.municode.com/wi/la_crosse/codes/code_of_ordinances?nodeId=PTII LADEOR_CH115ZO_ARTVOVZODIRE_DIV3HIZOOVDI
- 3) Link to 10th and Cass Street District-
https://library.municode.com/wi/la_crosse/codes/code_of_ordinances?nodeId=PTII LADEOR_CH115ZO_ARTVOVZODIRE_DIV3HIZOOVDI_S115-319DESTHIOVDIKNTECANEDI
- 4) Link to Downtown District-
https://library.municode.com/wi/la_crosse/codes/code_of_ordinances?nodeId=PTII LADEOR_CH115ZO_ARTVOVZODIRE_DIV3HIZOOVDI_S115-320DESTHIOVDIKNDOCOHIDI

Carriage House- (Exceed 17ft Height restriction for Accessory Buildings)

115-390(1)(d)(2) Height Exception for Accessory Structures

2. A carriage house accessory structure may exceed 17 feet from the lowest floor elevation to the highest point of the structure only in accordance with the provisions of this subsection. The purpose of this subsection is to promote the livability of older neighborhoods by permitting unique designs of accessory buildings that are architecturally compatible with the primary structure. This is to ensure that the proposed accessory structure is in keeping with the historic nature of the primary structure and surrounding properties. Application must be made to and plans must be approved by the Heritage Preservation Commission prior to any building permit being issued under this subsection.

(i) In order to exceed 17 feet in height; the primary structure must meet one of the following requirements:

- A. It is located west of Losey Boulevard to the Mississippi River and north of Green Bay Street to the La Crosse River Marsh.
- B. It was originally constructed prior to 1930.
- C. It is potentially eligible, eligible or listed on the National Register of Historic Places, listed on the State Register of Historic Places or locally designated by the City of La Crosse Heritage Preservation Commission.

(ii) An applicant must abide by the following submittal process:

- A. Consultation with City of La Crosse Department of Planning and Development.
- B. File preliminary plans of the proposed accessory structure with the Heritage Preservation Commission at least 20 days prior to their next regularly scheduled meeting.
- C. After approval of the preliminary plans by the Heritage Preservation Commission, the applicant must then submit the final plans for such accessory structure for approval by the Heritage Preservation Commission at least 20 days before their next regularly scheduled meeting. Preliminary plans can be approved as final plans if the Heritage Preservation Commission approves them without modifications.

(iii) The following design and size requirements shall apply to all accessory structures exceeding the 17 feet height restriction:

- A. In no case shall an accessory structure exceed the height of the primary structure measured from the ground grade directly adjacent to each structure to the highest point of each structure.
- B. If the footprint of the primary structure is less than 1,000 square feet; the footprint of the accessory structure shall not exceed 576 square feet (24 feet by 24 feet). If the footprint of the primary structure is more than 1,000 square feet, the footprint of the accessory structure shall not exceed more than 60 percent of the footprint of the primary structure. The design of the accessory structure must be in proper scale for the property and have an appropriate site relation to the primary structure as well as surrounding structures.
- C. The architecture of the accessory structure shall be historically compatible with the architecture of the primary structure appropriate to the period. The architecture of the accessory structure is not required to match the architecture of the primary structure so long as the architecture is appropriate to the period.
- D. In no case shall an accessory structure occupy more than 35 percent of the rear yard and shall be setback no less than two feet from the rear and side property lines. This is measured from the roofline.
- E. Design requirements shall be more restrictive for carriage house accessory structures whose primary structures are on the National Register of Historic Places and shall also incorporate such historic elements such as hardware, which includes door handles, hinges, etc., main garage doors, ornamental decoration, detailed window components and design, detailed roof components and design and materials used for siding. New construction should draw upon the design elements of the historic buildings, while not directly imitating them.
- F. The value of the carriage house must be equal to or greater than 25 percent of the assessed value of the applicant's primary structure or 30 percent of the average assessed value of all single-family dwellings in the City, whichever is less. This is to ensure compatibility with the existing and surrounding historic properties. Said minimum assessed value requirement may be waived when appropriate.

(iv) The Heritage Preservation Commission is authorized to develop all the necessary application forms and design guidelines that applicants must comply with in order to construct a new accessory structure exceeding 17 feet in height.

Rescue Platforms 115-390(1)(e)(2)(e)(3)

3. Exterior emergency rescue platforms and any stairway serving egress windows and egress doorways shall not be erected on any street side of a building. Any request to construct an emergency rescue platform and/or stairway on a street side shall be heard by the City Heritage Preservation Commission. In order to receive approval by the Heritage Preservation Commission, plans and renderings must be submitted along with a fee in the amount established by resolution to the Commission for their consideration. The plans for the emergency rescue platform and/or on a street side stairway must be accommodated in such fashion so as to appear as part of and consistent with the architecture of the original architecture of the dwelling. Such plans would include, but

not be limited to, being painted, stained and trimmed in the same color scheme of the dwelling and should also include such modifications as porches, balustraded balconies, verandas, porticos, pent roofs, black wrought iron galleries, bay windows or other such period additions that might be appropriate

Second Garage-115-390(1)(e)(2)(g)

- g. A second garage may be permitted on single-family-zoned residential lots in a Historic District and in accordance with the provisions of this subsection. The purpose of this subsection is to promote the livability of historically designated neighborhoods by permitting unique designs of accessory building that are architecturally compatible with the primary structure. Application must be made to and plans must be approved by the Heritage Preservation Commission prior to any building permit being issued under this subsection.
1. In order to construct a second garage, the primary structure must be located in an area that is designated as a Historic District by the City or the National Park Service.
 2. An applicant must abide by the following submittal process.
 - (i) Consultation with the Department of Planning and Development.
 - (ii) File preliminary plans of the proposed accessory structure with the Heritage Preservation Commission at least 20 days prior to their next regularly scheduled meeting along with a fee in the amount established by resolution.
 - (iii) After approval of the preliminary plans by the Heritage Preservation Commission, the applicant must then submit the final plans for such accessory structure for approval by the Heritage Preservation Commission at least 20 days before their next regularly scheduled meeting. Preliminary plans can be approved as final plans if the Heritage Preservation Commission approves them without modifications.
 3. The following requirements shall apply to all accessory structures acting as a second garage:
 - (i) The value of the second garage must be equal to or greater than 25 percent of the assessed value of the applicant's primary structure or 30 percent of the average assessed value of all single-family dwelling in the City, whichever is less. This is to ensure compatibility with the existing and surrounding historic properties.
 - (ii) In no case shall the second garage exceed the height of the primary structure measured from the ground grade directly adjacent to each structure to the highest point of each structure.
 - (iii) The aggregate square footage of the primary garage and the square footage of the second garage may not exceed 1,200 square feet. On lots greater 15,000 square feet in area, the aggregate of the primary garage and the second garage shall not exceed 1,400 square feet.
 - (iv) The architecture of the second garage shall be historically compatible with the architecture of the primary structure appropriate to the period. The architecture of the accessory structure is not required to match the architecture of the primary structure so long as the architecture is appropriate to the period.
 - (v) In no case shall the second garage occupy more than 35 percent of the rear yard and shall be setback no less than two feet from the rear and side property lines. This is measured from the roofline.
 - (vi) One of the garages needs to be attached to the residential structure.

4. The Heritage Preservation Commission is authorized to develop all the necessary application forms and design guidelines with which applicants must comply in order to construct a second garage exceeding 17 feet in height.

Front Yard Additional parking- 115-395(b)

- (b) For parcels located along a State, Federal, or four-lane arterial street where no alley access is present, an area no larger than 48 inches wide and 18 feet long and located parallel, adjacent and contiguous to the main existing driveway, but not to include the egress and public right-of-way (boulevard), may be installed. All proposed additional vehicle parking areas must be reviewed by the Heritage Preservation Commission before a permit is issued by the Fire Department - Division of Fire Prevention and Building Safety. To maintain the aesthetics of the front yard, and mitigate additional stormwater runoff, the surface of the additional parking area shall be constructed with permeable materials or techniques that allow grass growth. Brick pavers that do not allow grass growth, but allow stormwater infiltration, may also be used. Permeable paving includes a base course that allows for the movement of water and air around the paving materials for precipitation and stormwater to infiltrate through to the soil below. A City of La Crosse building permit is required as defined in [section 103-34](#) which shall be set at the same rate as a flat permit fee in [section 103-34](#).

Awnings over public sidewalks- 115-402-

- (a) *Awnings*. It shall be unlawful to permit any awning to project more than ten feet or the width of the sidewalk, whichever is lesser, from the front of any building, or to fall lower than nine feet from the surface of the public sidewalk when in use, except the Heritage Preservation Commission may approve a waiver of the nine-foot height requirement when the awning is located in a Historic District or the area bounded by the Mississippi River, the La Crosse River, 7th Street, and Cameron Avenue. The Board of Public Works may approve a waiver of the nine-foot height requirement when located in all other areas of the City.

Private garages in C3-Community Business District- 115-409

Private garages for residents in the Community Business District or Commercial District must meet the following requirements:

- (a) Garage must be located off an alley with no frontage on the street.
- (b) The "Fire District" regulations apply for garages located in the City's Fire District.
- (c) The building must have brick siding to match adjacent buildings and the principal structure and consist of building materials meeting the requirements of the Fire District.
- (d) Accessory garages must have similar roof pitches and window treatments of the surrounding buildings.
- (e) If a proposed garage is within the National Register of Historic Places District, final approval of architectural or building plans is to be given by the Heritage Preservation Commission.
- (f) No residential, commercial, or industrial uses are permitted in the accessory garage.
- (g) The garage shall not be available for rent to the public or other property owners as it is to be used strictly by the owner or residential tenant of the principal building.
- (h) Accessory garages may not exceed 20 feet in height.

(i) Garages may be attached or detached from the principal structure.