

# Board of Zoning Appeals

MAY 19<sup>TH</sup> 2025

4:00 PM

# Requirements for granting a variance

---

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

2546 7<sup>th</sup> St S

---

# 2546 7<sup>th</sup> 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 12.5 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

2574

20242-110

20242-120

20242-130

20243-10

258

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

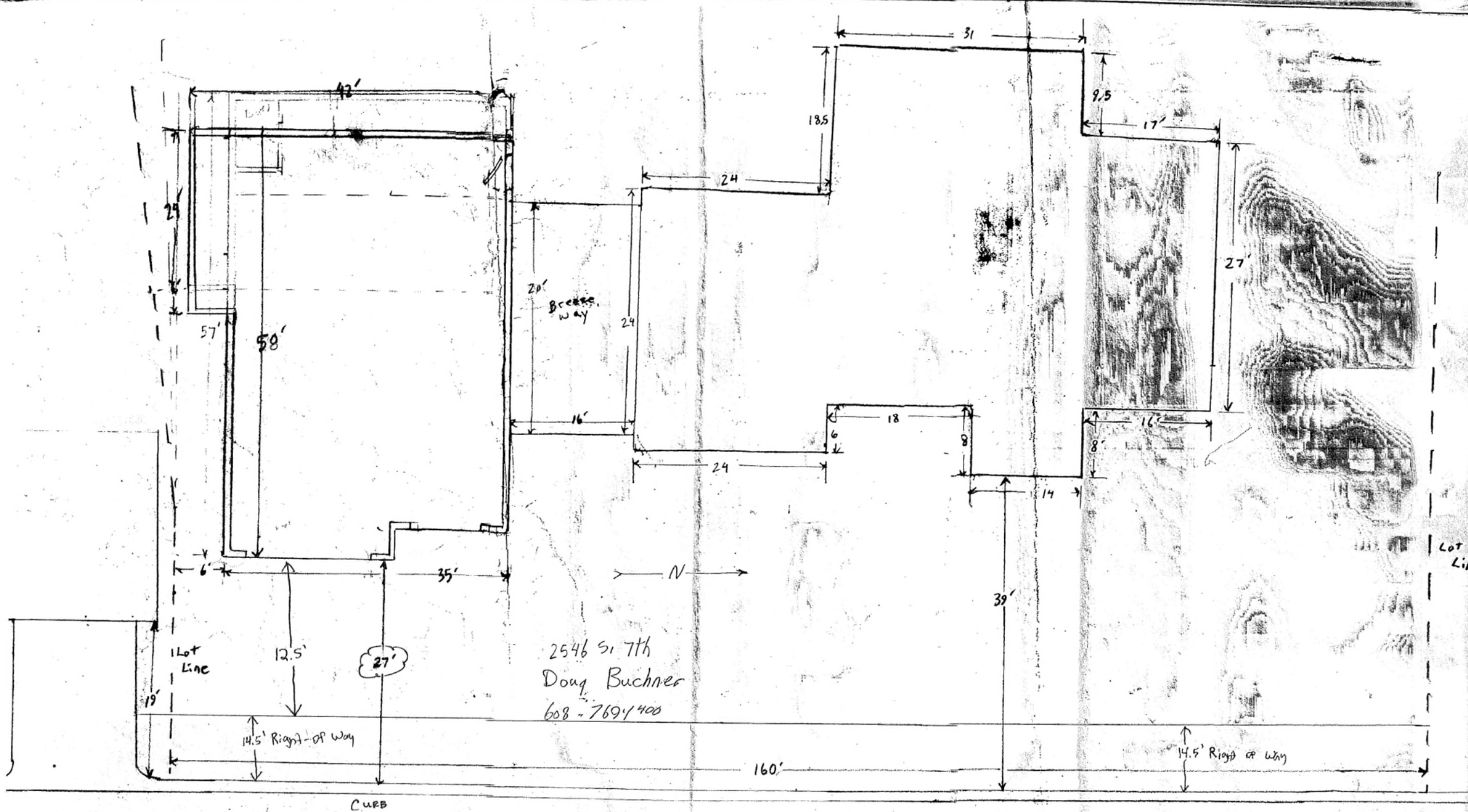




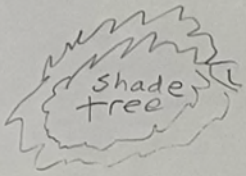












Lot  
Line

54'

garage  
Variance granted  
2564 S. 7th

6'

Proposed  
addition  
2564 S. 7th St.

36'

6'

14' easement

curb

Breezeway

20'

16'

24'

24'

18'

9'

→ N

18'

24'

6'

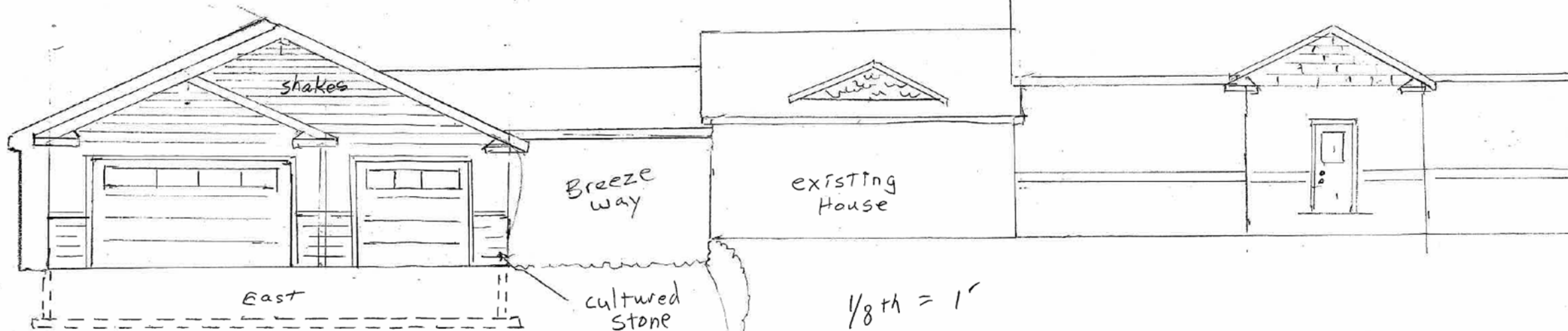
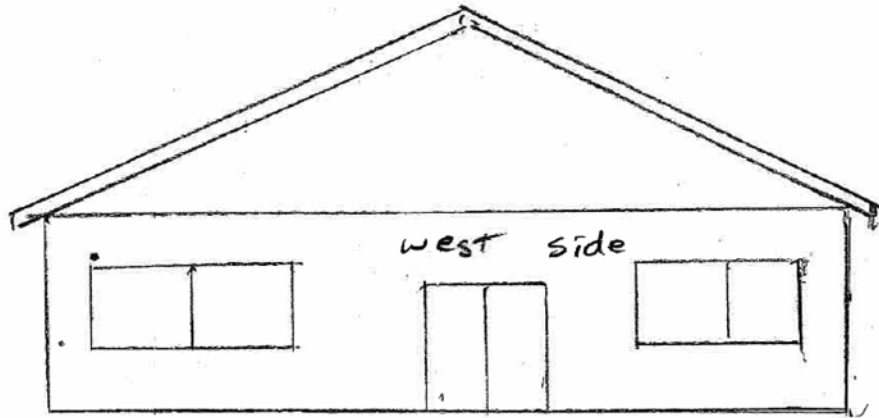
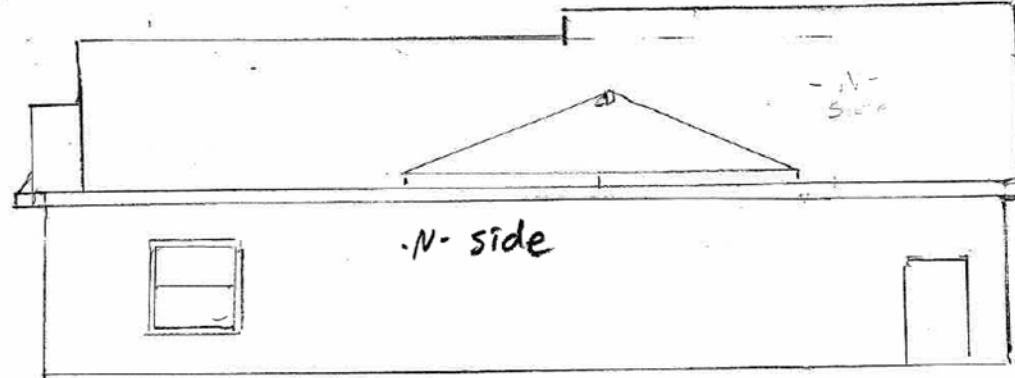
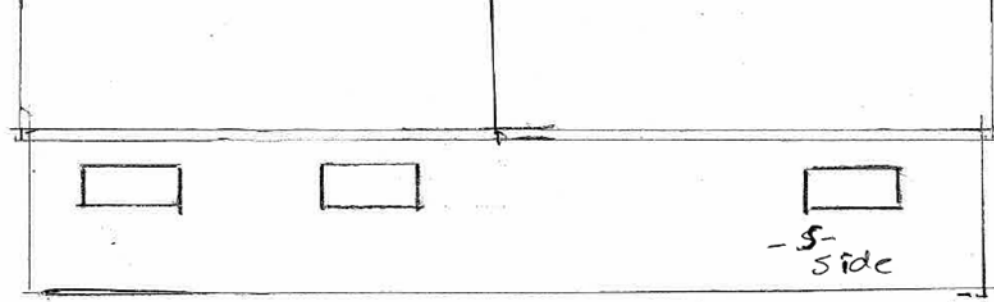
8'

16'

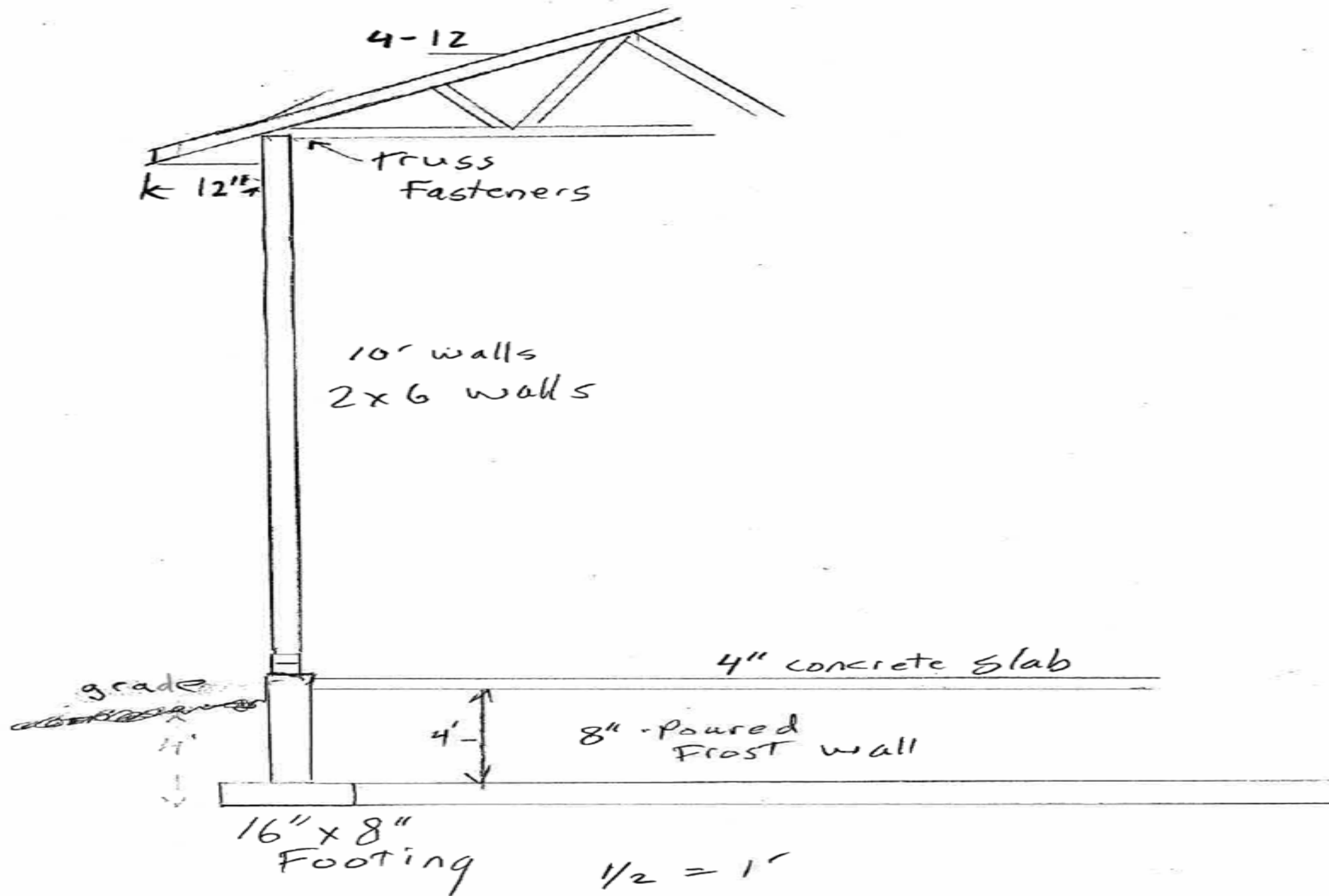
8'

14'

Doug Buchner  
608.769.1400  
2546 S. 7th







# 2546 7<sup>th</sup> 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 unit 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.**



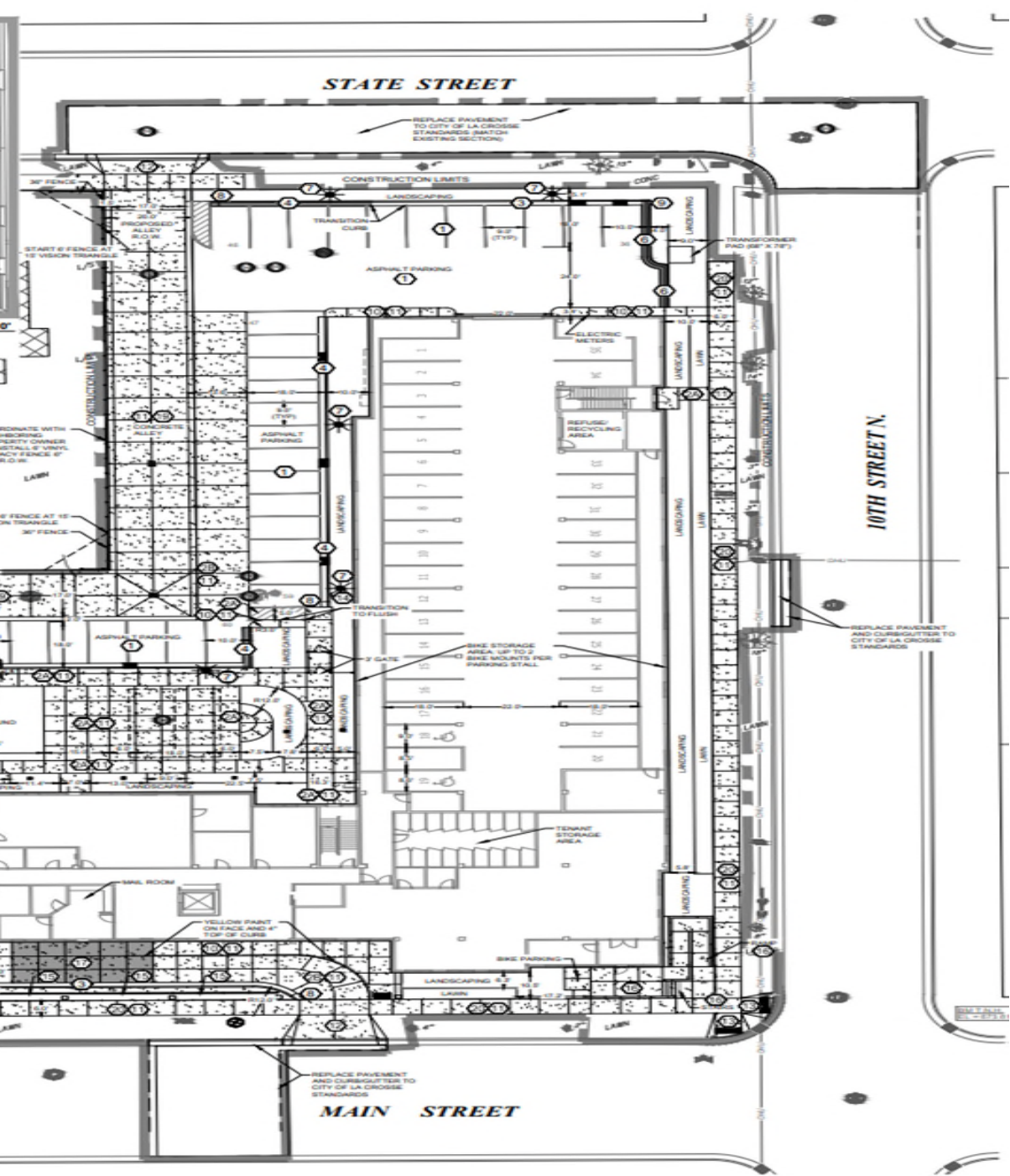
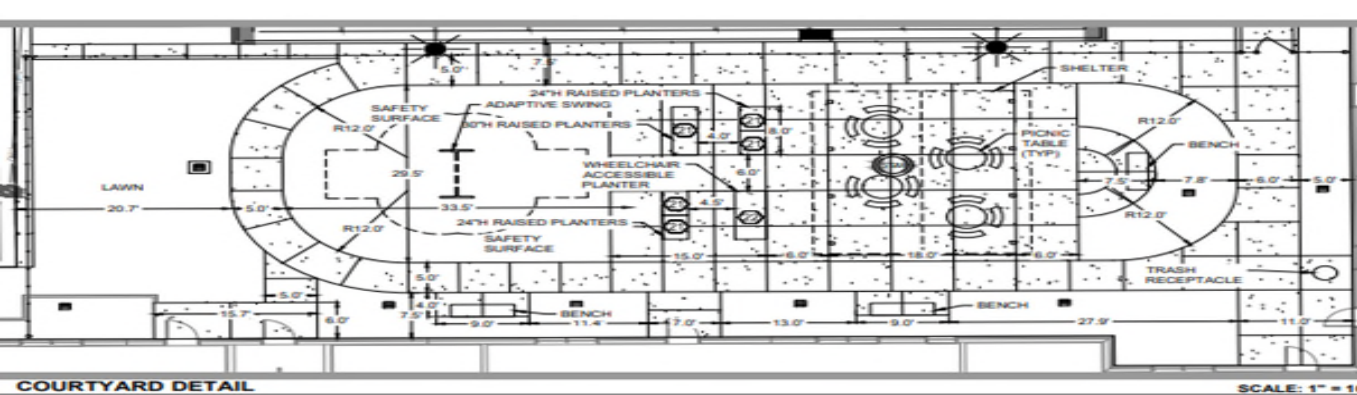
# 915 Main St.

---

- 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.















**WIESER  
BROTHERS**  
Real Estate  
727-200-1000  
www.wieserbros.com

**Covecap**  
727-200-1000

**HAVEN**  
727-200-1000

**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.

# Board of Zoning Appeals

---

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