



# La Crosse Fire Department

## Division of Community Risk Management

inspection@cityoflacrosse.org (P) 608.789.7530 (F) 608.789.7589  
<http://www.cityoflacrosse.org/your-government/departments/fire-department>



SPIES CONSTRUCTION, LLC  
DELORES SPIES  
2011 LIBERTY ST.  
LA CROSSE, WI 54601

12/14/2023

RE: Denial of building permit application for the construction of a new single-family home at 1402 6<sup>th</sup> St S.

Mrs. Spies,

Thank you for submitting your building permit application for A NEW SINGLE-FAMILY HOME at the address of 1402 6TH ST S. After a review of the site plan submitted, the application is denied for the reason(s) stated below. Please contact CRM if you have any questions or need additional clarification. If desired, you may apply for a variance by contacting the City Clerk's office or following the instructions listed here: <https://www.cityoflacrosse.org/your-government/departments/city-clerk/forms-chart/board-of-zoning-appeals>.

1. Per Municipal Code Section 115-142(c)(1), "**Front yard, side yard and rear yard.** *Front yard, side yard and rear yard regulations applicable in the Residence District (R-2) shall apply to the Single-Family Residence District.*"

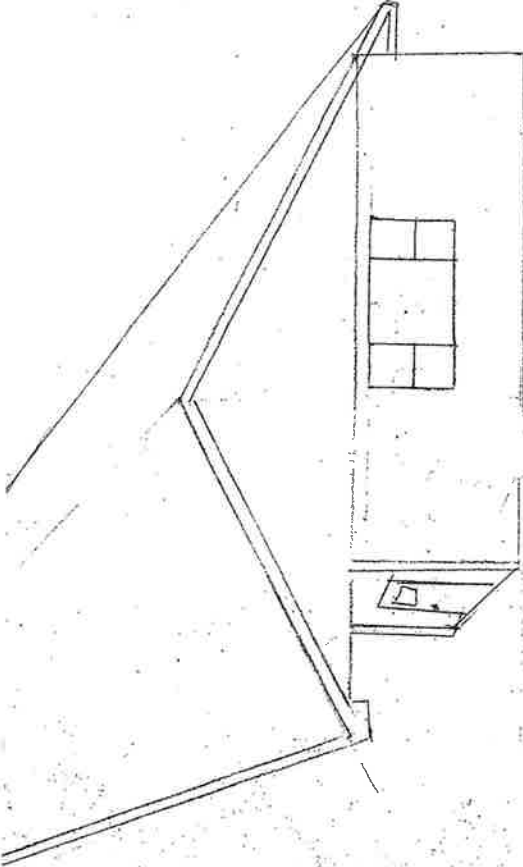
I have included Municipal Code Section 115-143(c)(2) which establishes the front yard requirements for the R-2 Residence District and reads: "**Front yards.** *On every lot in the Residence District, there shall be a front yard having a depth of not less than 25 feet, provided that where lots comprising 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, or if there is only one adjacent main building the front yard depth of said main building shall govern; provided further that this regulation shall not be so interpreted as to require a front yard depth of more than 25 feet in any case. The entire front yard shall be graded and sodded or seeded in a manner which will produce an acceptable lawn excepting such areas as may be required for driveways and walks.*"

**The 6' you have dimensioned on the site plan does not meet the 25' requirement, nor does it equal the front yard setback of the one adjacent property (8'-5") as stated in Municipal Code Section 115-143(c)(2). A variance to reduce the required front yard setback from 8'-5" to 6'-0" would be required to issue this permit as submitted.**

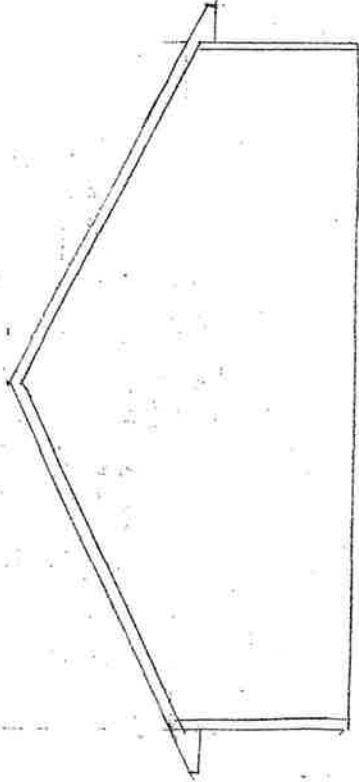
Sincerely,

Mike Suntken

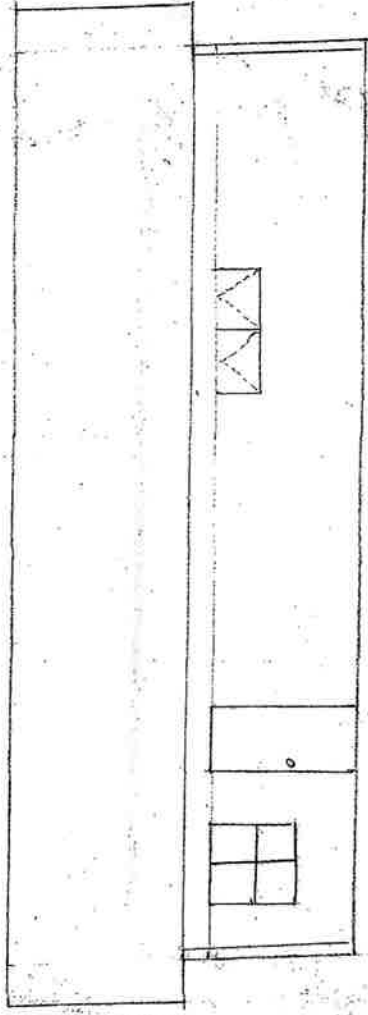
City of La Crosse Building Inspector



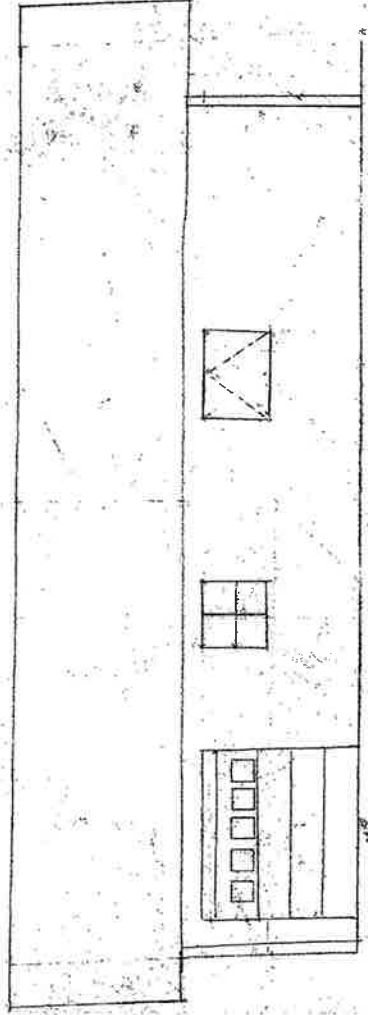
Farnam St - North



South Side

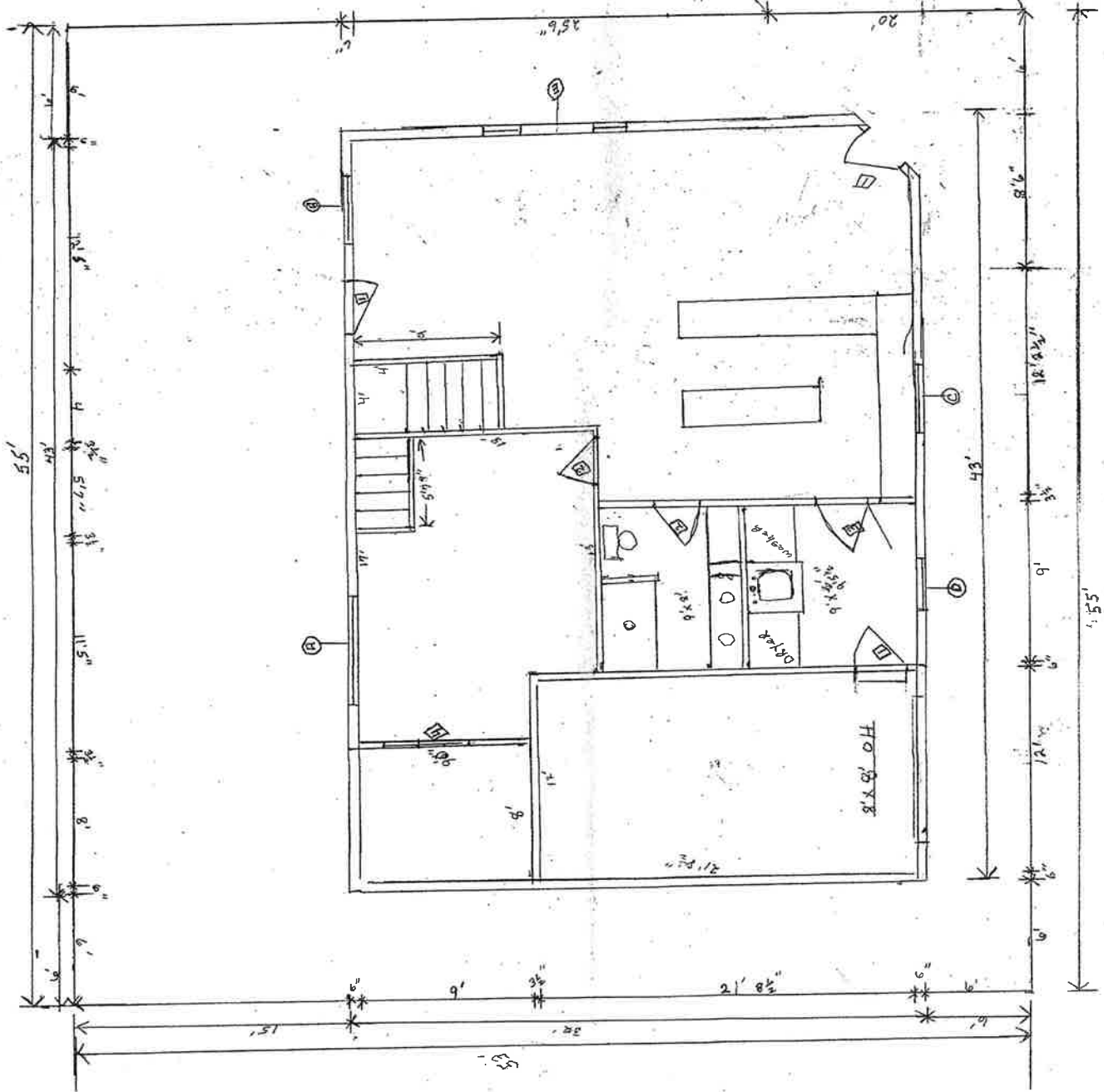


REAR - WEST SIDE



6th Street

SPIES CONSTRUCTION LLC	
9/20/2023	SP-11
	RS
1402 6th St. S.	
ELEVATION PLAN Page 1 of 1	



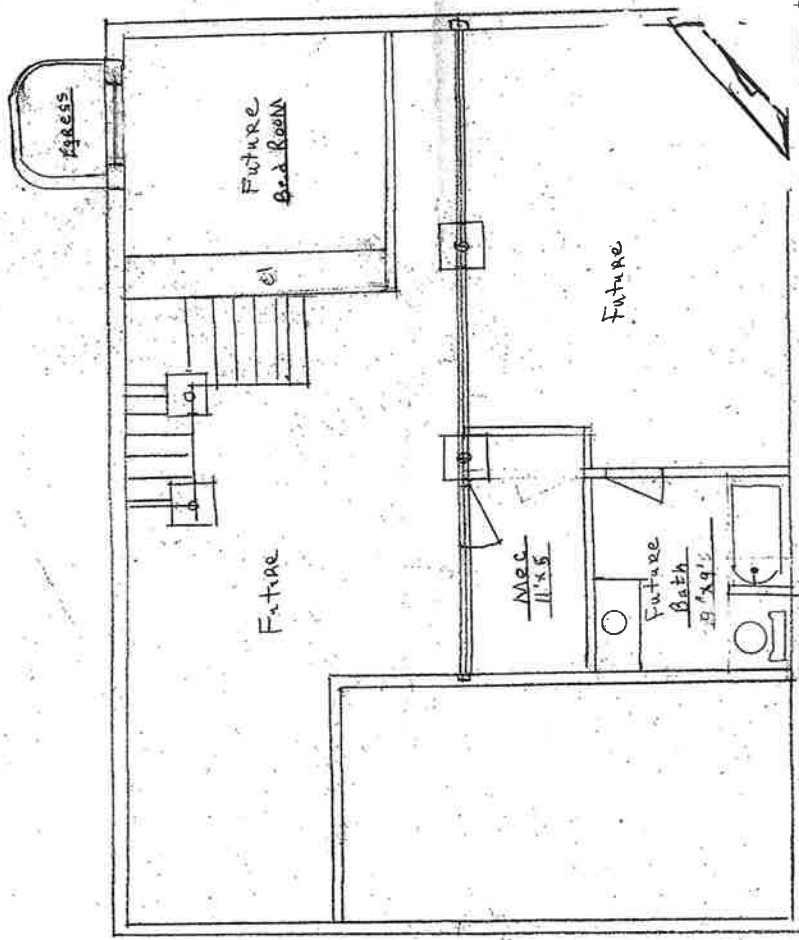
**DOOR SCHEDULE**

1	3'0" x 6'8"
2	3'0" x 6'8"
3	3'0" x 6'8"
4	2'8" POKERT

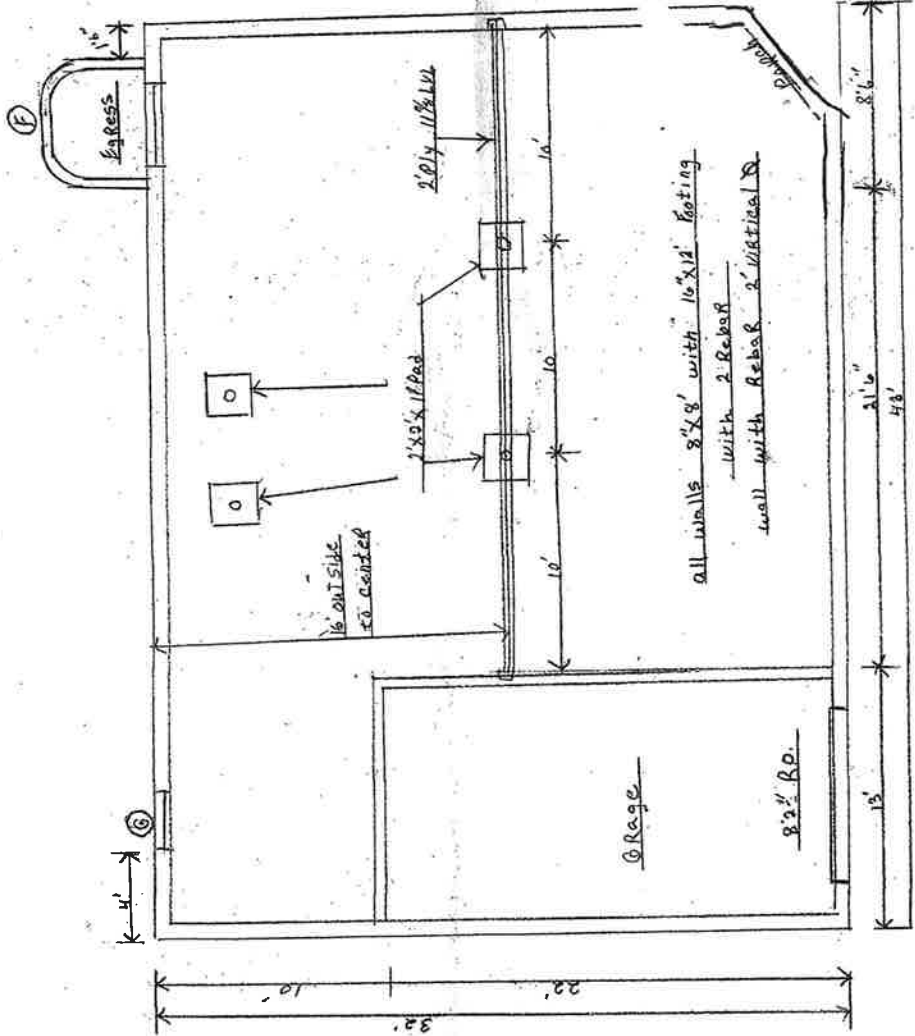
**WIN DOW SCHEDULE**

A1	2-2'4 1/4 Bayg
B1	2'3 1/4 OH
C1	4'8 3/4 Bayg
D1	3'6 3/4 Bayg
E1	2'4-4'9-2'4 D-P-D
F1	4'8-4'8 Eg. 6:05
G1	3'2-7'6 S.I. 9:8

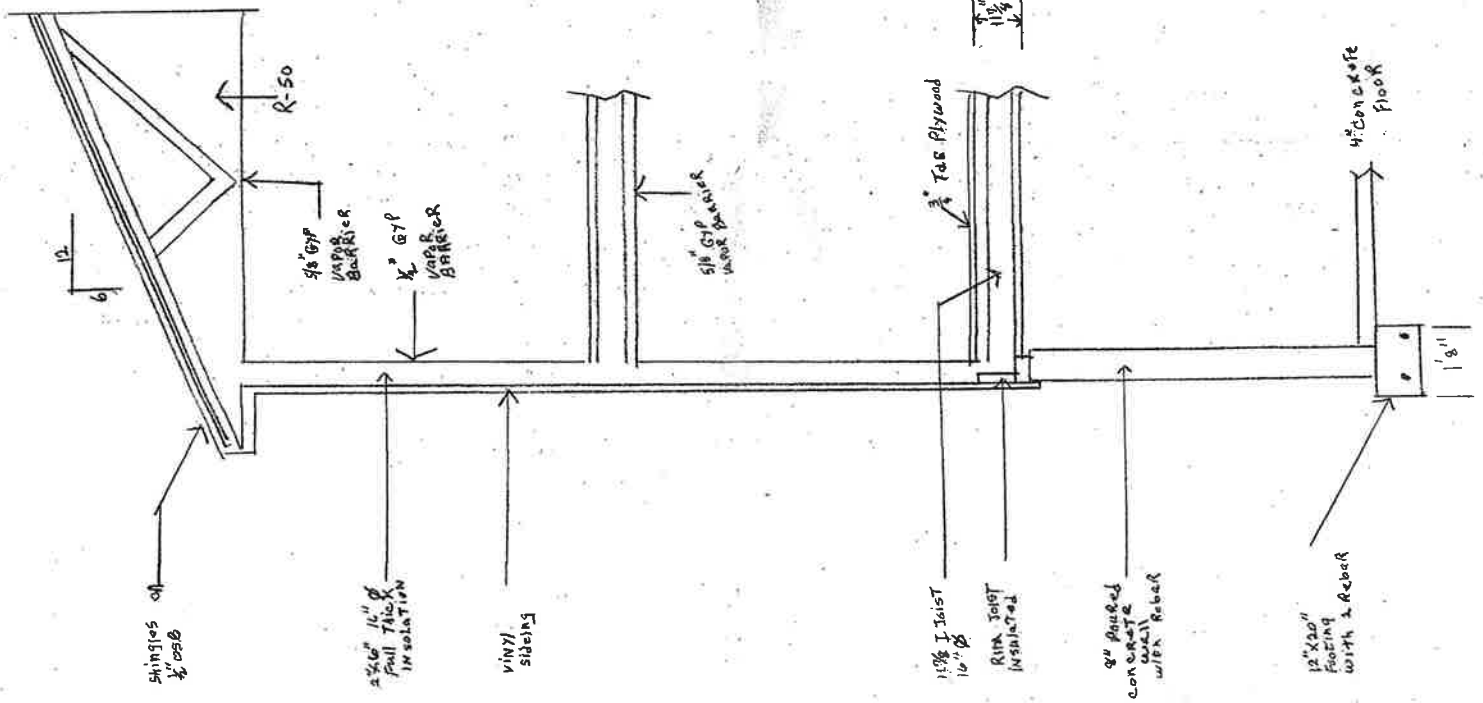
**SPIES CONSTRUCTION LLC.**  
 9/21/2023  
 1402-16th St. S.  
 1st Floor Plan  
 Page 2 of 6



SPIES CONSTRUCTION LLC		1/11 - 1'
9/26/2023		RS
1402 - 6th St S.		
Future Basement		Page 3 of 6



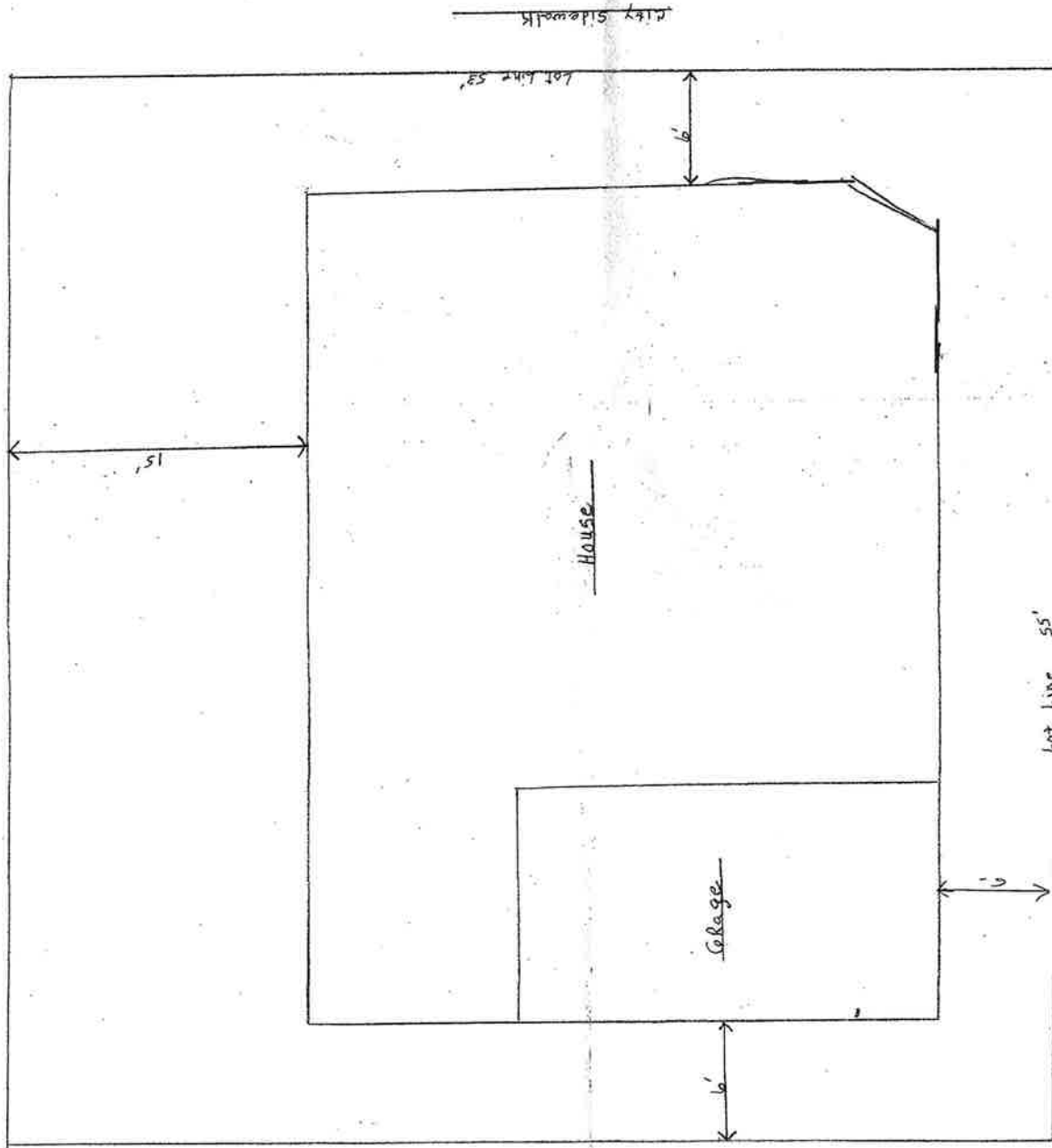
SPIES CONSTRUCTION LLC	
912662003	1/4"=1'
1402-60th St.S	
Foundation	
Page 4 of 6	



WALL DOOR AND WINDOW HEADERS  
2-11 1/2" LVL

WALL SECTION FOR 1 OR 2 STORY CONSTE.

SPIES CONSTRUCTION LLC	
9/26/2023	RS
1402-6th St S.	
Cross Section	
Page 5 of 6	



SPAES CONSTRUCTION LLC  
 1/4" = 1'  
 RS  
 1402 - 6th St S  
 Plot Plan Page 6 of 6