Department of Planning and Development
Building and Inspections

4/3/2025

Doug Buchner
2546 7th St S
La Crosse, WI 54601

RE: An appeal regarding the requirement to provide a 25-foot front yard setback.

Dear Doug Buchner,

We have received the permit application for a proposed addition, that does not meet the requirements set forth in the Municipal Code of Ordinances of the City of La Crosse (Code) regarding setbacks for development in single family zoning districts.

The project as proposed is in direct violation of the following subparagraph of the Code:
Sec. 115-142. – R-1 Single Family Residence District Regulations.
(c)*Area regulations.* (1) *Front yard, side yard and rear yard.* Front yard, side yard and rear yard regulations applicable in the Residence District shall apply to the Single-Family Residence District.
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, 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.

Therefore, if upon consideration of all of the facts surrounding this appeal in a public hearing, the Board of Zoning Appeals determines that this appeal meets all of the criteria established by the Legislature of the State of Wisconsin, as interpreted by the Supreme Court of the State of Wisconsin for the granting of variances, the Board of Zoning Appeals would have to grant of 12.5 feet for the new addition to proceed as proposed.

Sincerely,
Andy Berzinski
Building Inspector