Board of Zoning Appeals

JUNE 17TH 2025

4:00 PM

Requirements for granting a variance

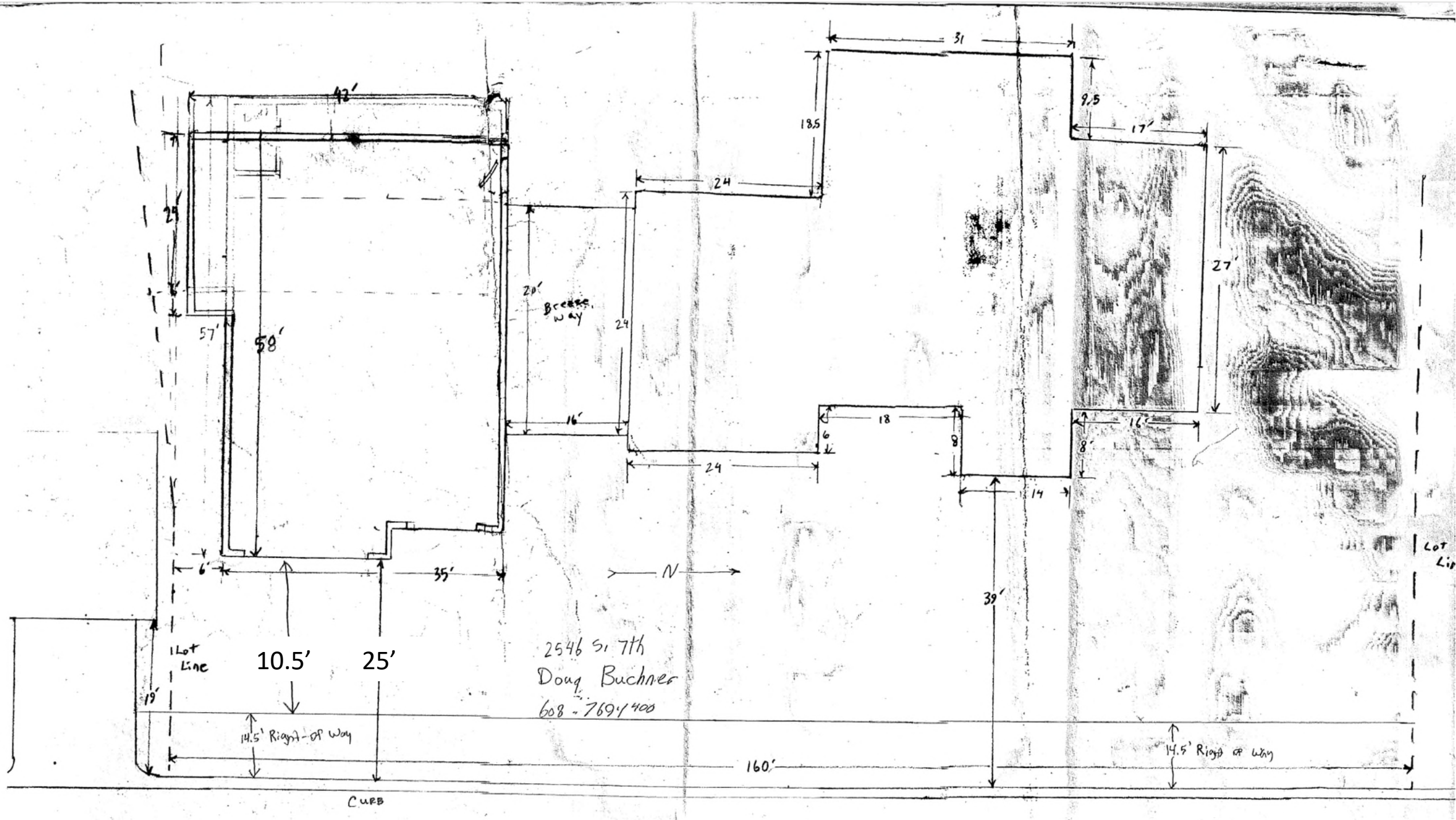
- Unnecessary Hardship
- Hardship Due to Unique Property Limitations
- No Harm to Public Interests

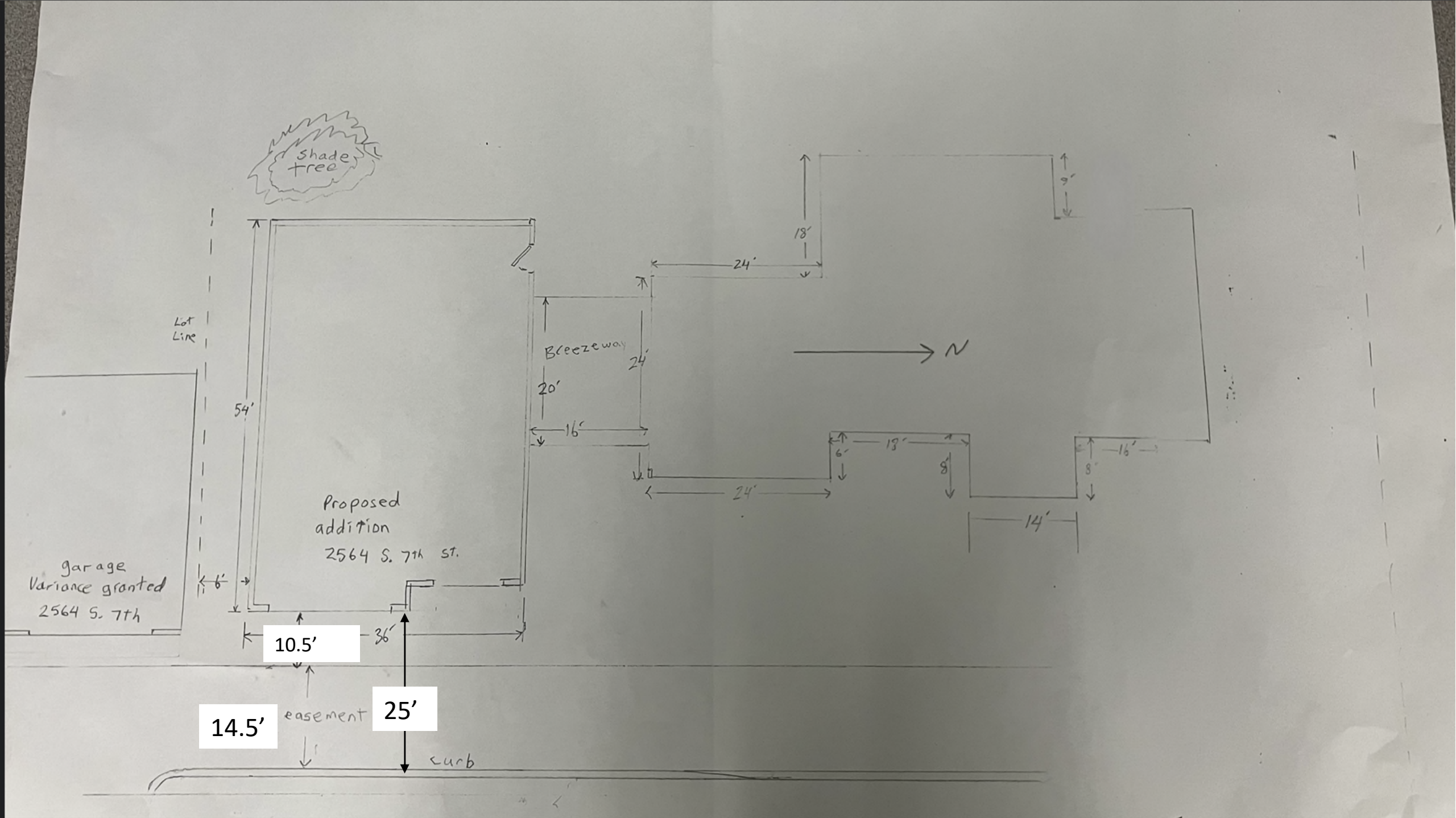
2546 7th St S

2546 7th St S

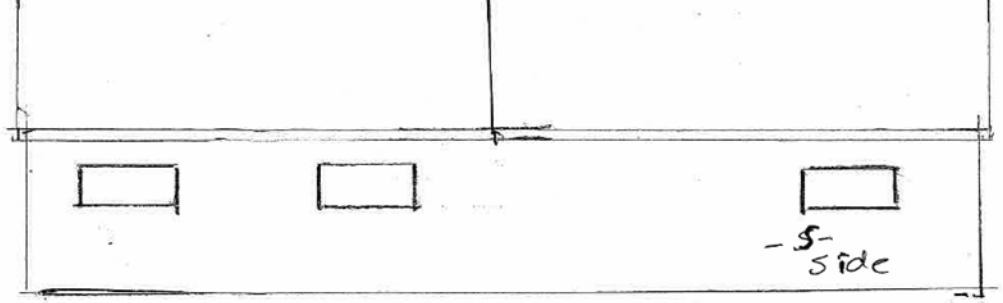
- The applicant has applied for a permit to put an addition onto a Single-Family Dwelling that does not meet the required front yard setback.
- Municipal Code Sec. 115-143(2) Front Yards. **On every lot in the Residence District, there shall be a front yard having a depth of not less than 25 feet,** 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 14.5 feet would need to granted for this project to proceed as proposed.

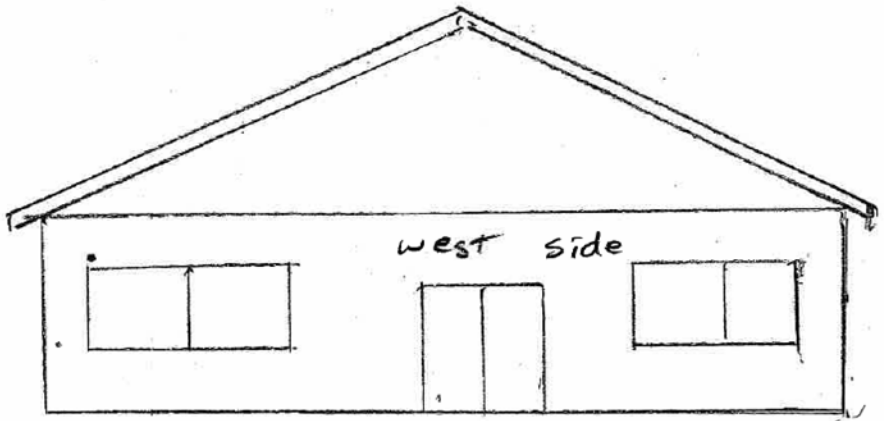
20242-60
2534
20242-80
2540
20242-85
2546
20242-90
2575
20242-10
7TH ST S
2564
20242-110
2568
20242-120
2574
20242-130
30
60ft
1,638,963.510 653,557.996 Feet
La Crosse County, City of La Crosse | FEMA | La Crosse County | City of La Crosse
POWERED BY esri

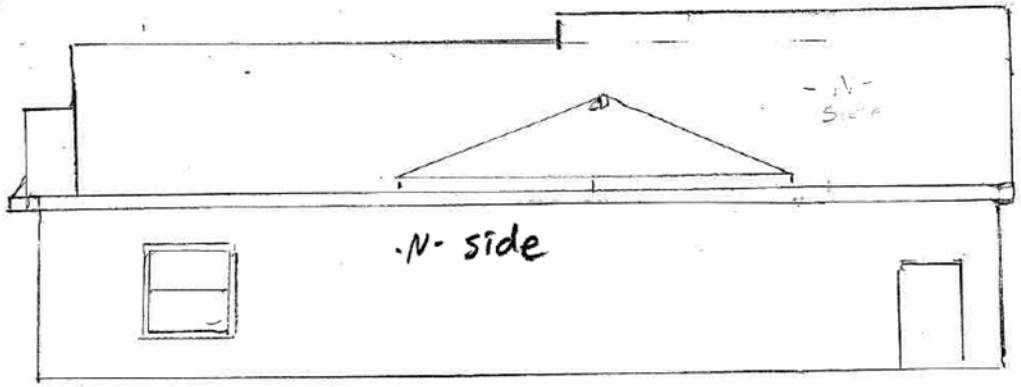

42'
29'
57'
58'
6'
35'
N
20'
Breeze Way
24
16'
24
18.5
31
9.5
17'
27'
16'
8'
18
6
8
14
39'
Lot Line
10.5'
25'
19'
14.5' Right-of Way
160'
CURB
14.5' Right of Way
2546 S. 7th
Doug Buchner
608-769-1400

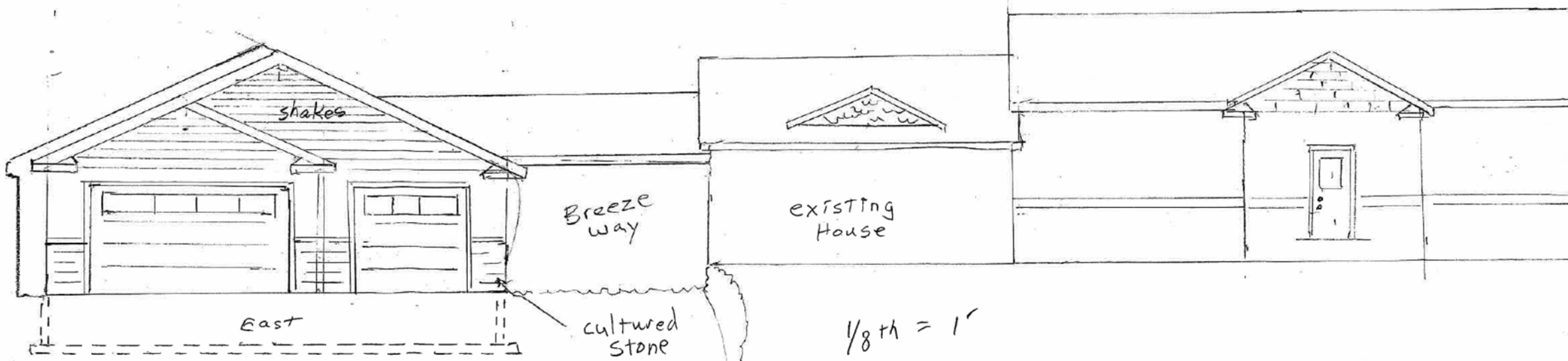

Shade tree
Lot Line
54'
Breezeway
24'
20'
16'
18'
24'
9'
N
6'
13'
8'
16'
8'
24'
14'
Proposed addition
2564 S. 7th St.
garage
Variance granted
2564 S. 7th
6'
36'
10.5'
14.5'
easement
25'
curb

Doug Buchner
608.769.1400
2546 S. 7th

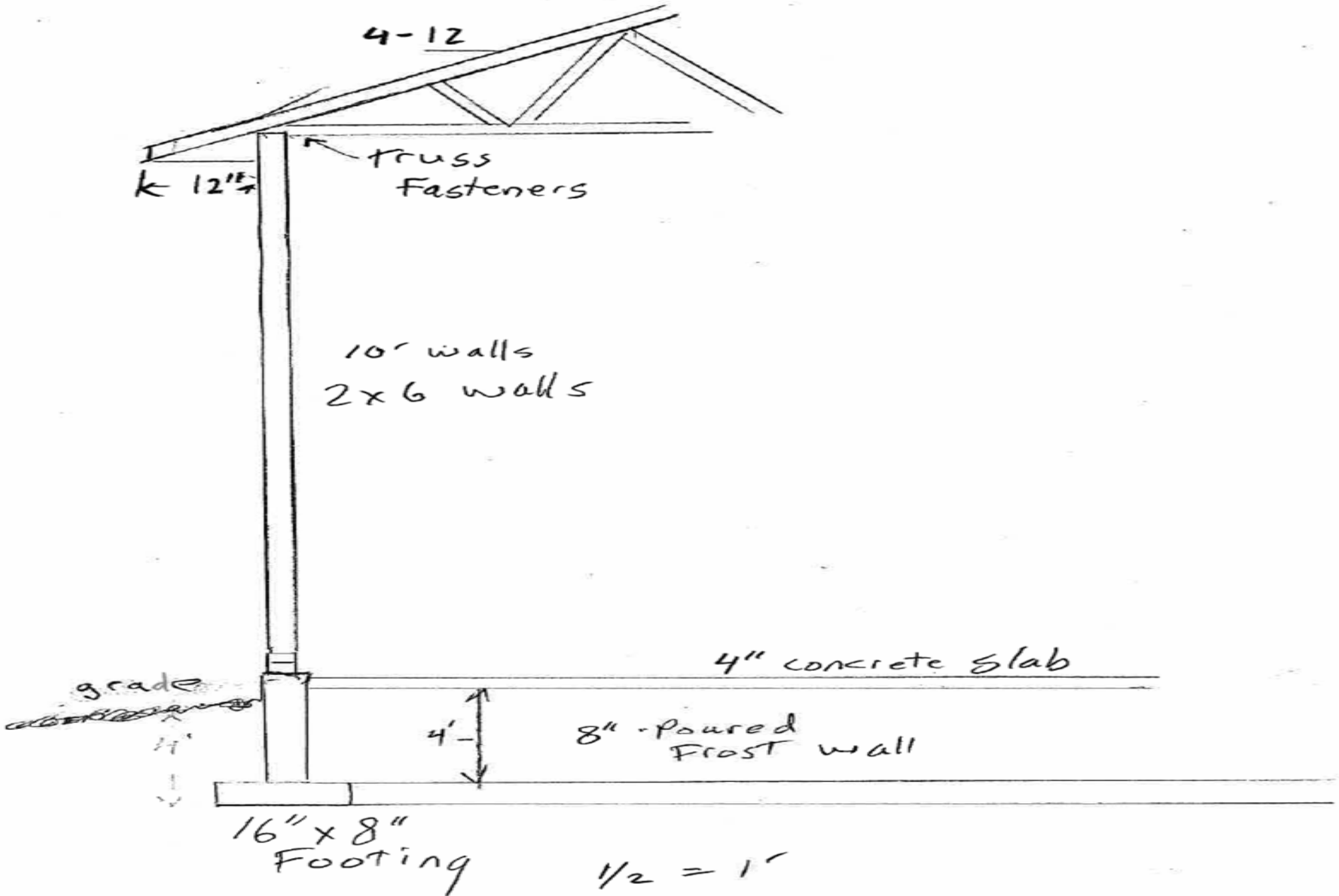








1/8th = 1'


4-12
truss Fasteners
12"
10' walls
2x6 walls
4" concrete slab
grade
4'
8" - Poured Frost wall
16" x 8" Footing
1/2 = 1'

2546 7th 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

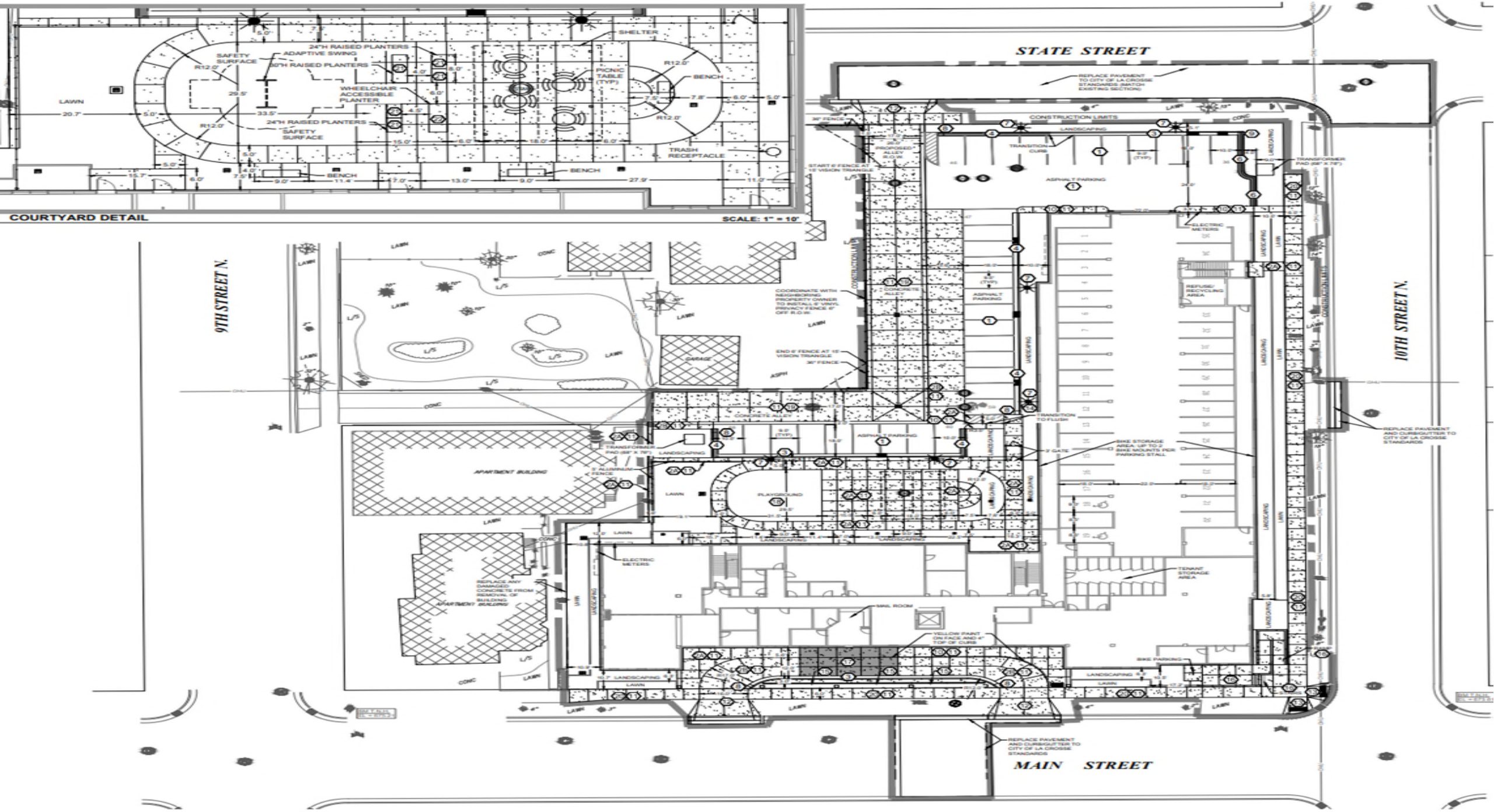
- The applicant has applied for a building permit to construct a 70-Unit multi-family apartment building with commercial space on the main floor that does not meet the development density requirements for Traditional Neighborhood Development zoning districts.
- Municipal Code Sec. 115-403(2) *Development 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.


STATE STREET
9TH STREET N.
10TH STREET N.
MAIN STREET
COURTYARD DETAIL
SCALE: 1" = 10'
SHELTER
PICNIC TABLE (TYP)
BENCH
TRASH RECEPTACLE
WHEELCHAIR ACCESSIBLE PLANTER
ADAPTIVE SWING
24"H RAISED PLANTERS
SAFETY SURFACE
LAWN
CONSTRUCTION LIMITS
ASPHALT PARKING
CONCRETE ALLEY
TRANSFORMER PAD (66" X 78")
ELECTRIC METERS
REFUSE/ RECYCLING AREA
TRANSITION TO FLUSH
BIKE STORAGE AREA (UP TO 2 BIKE MOUNTS PER PARKING STALL
TENANT STORAGE AREA
MAIL ROOM
BIKE PARKING
APARTMENT BUILDING
PLAYGROUND
GARAGE
REPLACE PAVEMENT AND CURB/GUTTER TO CITY OF LA CROSSE STANDARDS
REPLACE PAVEMENT TO CITY OF LA CROSSE STANDARDS (MATCH EXISTING SECTION)
YELLOW PAINT ON FACE AND 4" TOP OF CURB
LANDSCAPING

Main St

WIESER BROTHERS
HAVEN
COMING SOON

Main St
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.

518 & 526 10th St S

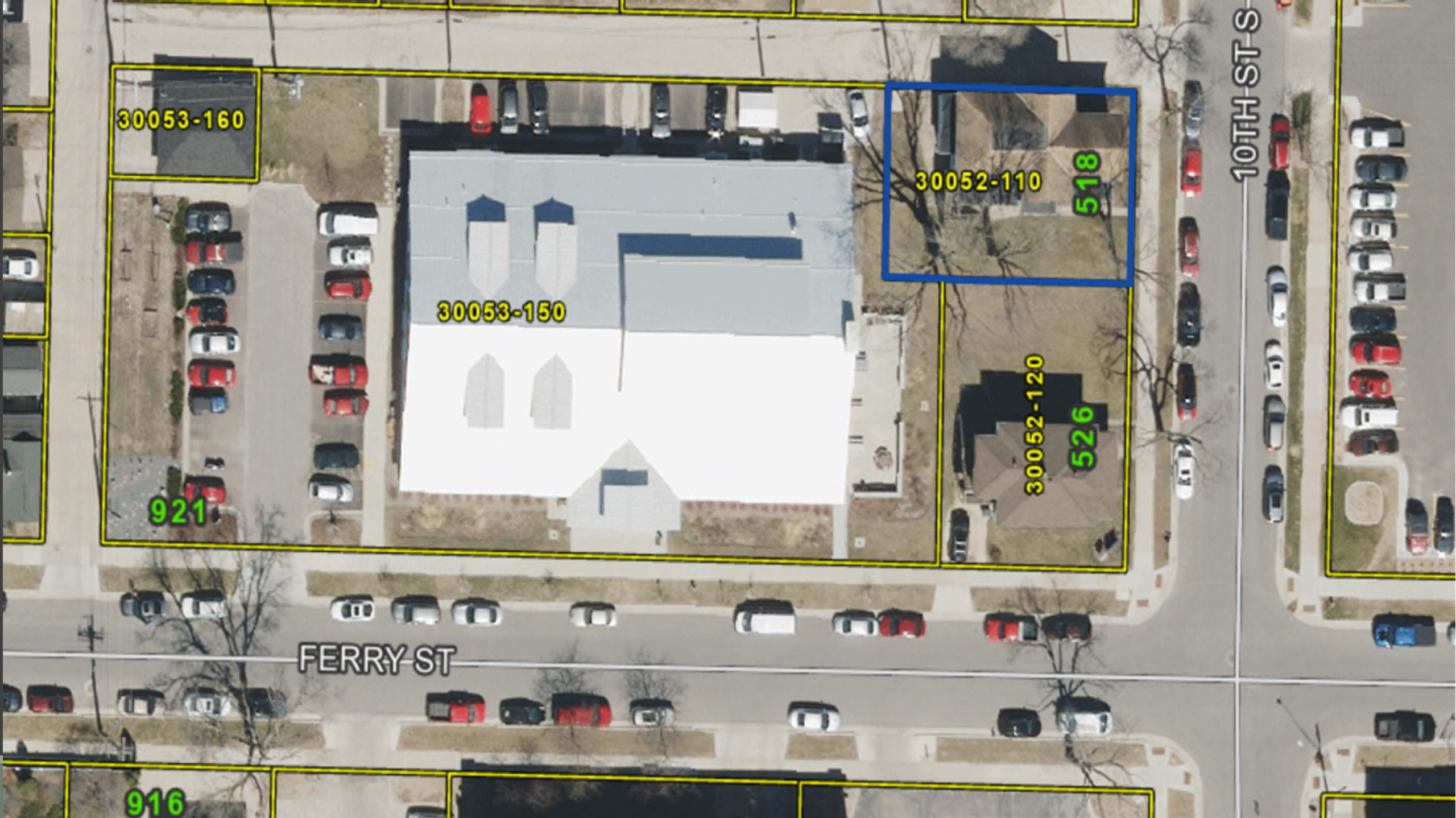
518 & 526 10th St S

- The applicant has applied for a building permit to construct a 24-Unit multi-family apartment building 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:

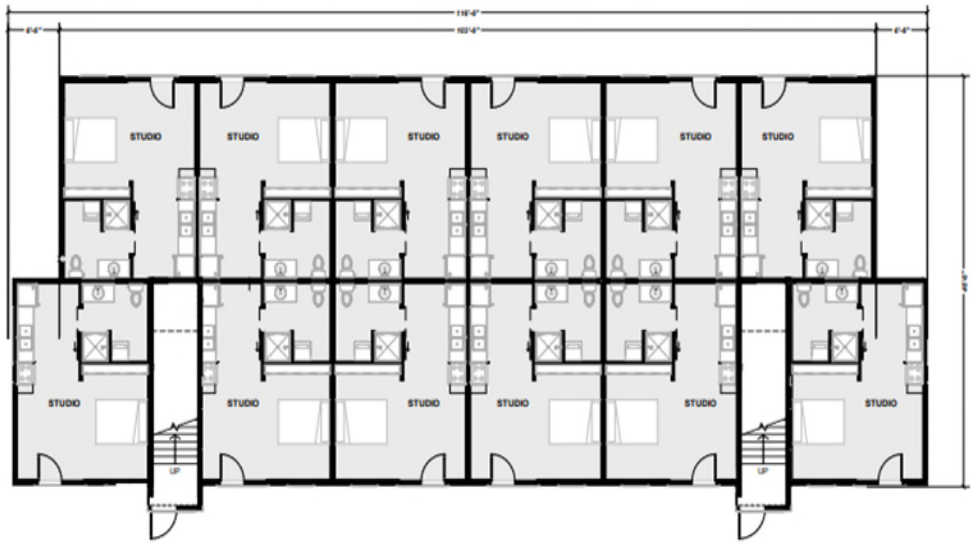
b. The number of multi-family units shall be 15—40 dwelling units per net acre.

518 & 526 10th St

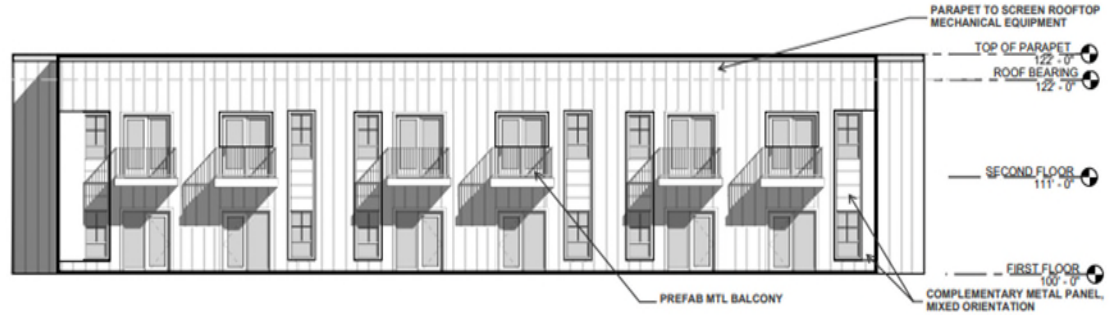
- A variance allowing 15 additional apartment units on a .219 acre development would need to be granted for this project to proceed as proposed.


30053-160
30053-150
30052-110
518
30052-120
526
921
916
FERRY ST
10TH ST S

SECOND FLOOR PLAN
1/8" = 1'-0"

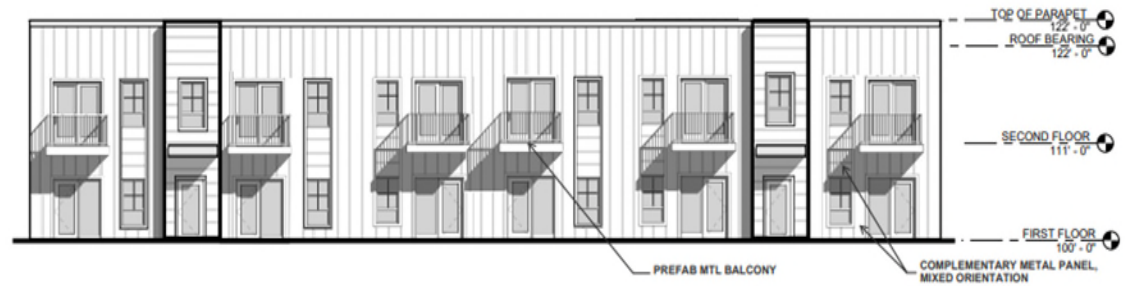


FIRST FLOOR PLAN
1/8" = 1'-0"

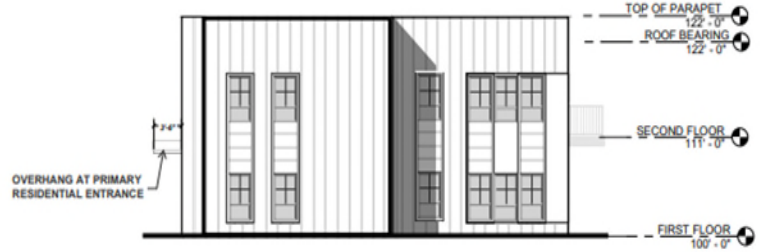


EAST ELEVATION
1/8" = 1'-0"

TOTAL ELEVATION AREA = 2,550 SF
TOTAL FENESTATION REQUIRED = 2,550(.2) = 510 SF
TOTAL FENESTATION PROVIDED = 840 SF

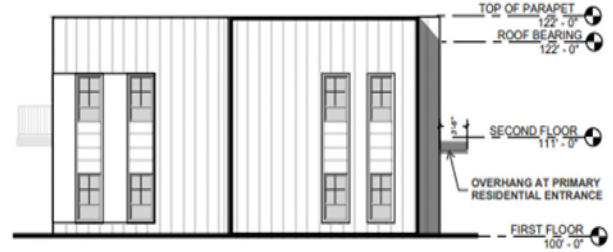


WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"

TOTAL ELEVATION AREA = 1,130 SF
TOTAL FENESTATION REQUIRED = 1,130(.2) = 226 SF
TOTAL FENESTATION PROVIDED = 240 SF



NORTH ELEVATION
1/8" = 1'-0"

518 & 526 10th St S

- Unnecessary Hardship. Conversations had taken place about a proposed development prior to the ordinance change but no plans had been reviewed. No unnecessary hardship.
- Hardship Due to Unique Property Limitations. This lot is a similar size lot as other lots in the City, no unique property limitations.
- No Harm to Public Interests. There is no harm to the public interest.

- This variance should not be granted.

413 West Ave N

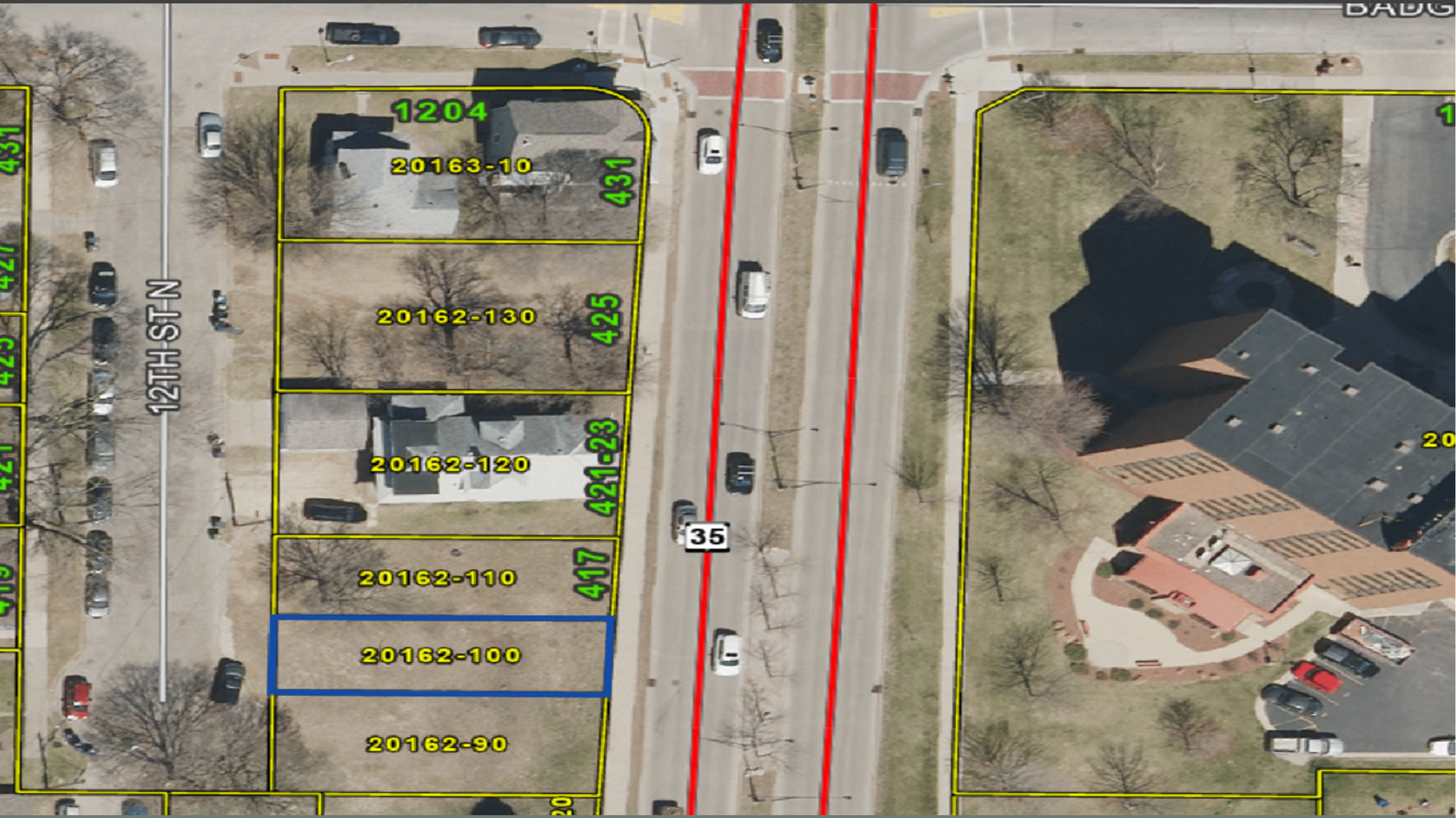
413 West Ave N

- The applicant has applied for a building permit to construct a 48-Unit multi-family apartment building 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.

413 West Ave N

- A variance allowing 19 additional apartment units on a .73 acre development would need to be granted for this project to proceed as proposed.


1204
20163-10
431
20162-130
425
20162-120
421-23
20162-110
417
20162-100
20162-90
12TH ST N
35

WEST
BADGER

WEST AVE.
BADGER STREET
12TH STREET
PINE STREET

413 West Ave N

- Unnecessary Hardship. Conversations had taken place about a proposed development prior to the ordinance change but no plans had been reviewed. No unnecessary hardship.
- Hardship Due to Unique Property Limitations. This lot is a similar size lot as other lots in the City, no unique property limitations.
- No Harm to Public Interests. There is no harm to the public interest.

- This variance should not be granted.

3102 Chestnut Pl

3102 Chestnut Pl

- The applicant has applied for an administrative appeal of two items.
- It appears one appeal is the determination that an industrial use was approved for a party.
- It appears the other appeal is that a residential/commercial rowhouse was refused.
- No permits have been applied for or permits issued for either of the alleged appeals submitted. The Zoning Administrator feels that for this reason, these appeals shouldn't be heard as no official determination has been made via issuance of a permit or denial letter being supplied.

Board of Zoning Appeals

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