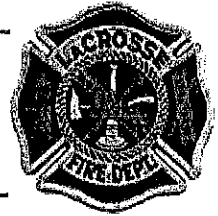




Fire Prevention and Building Safety

400 La Crosse St., La Crosse, WI 54601 • (608) 789-7530 • Fax: (608) 789-7589
<http://www.cityoflacrosse.org> Inspection@cityoflacrosse.org

Ken Gilliam, Fire Chief



January 29, 2018

Patrick G Blees, Architect PLLC
800 Washington Ave N #208
Minneapolis MN 55401

RE: An appeal regarding the requirement that fill around the perimeter of a building shall be not less than one foot below the flood protection elevation and shall extend at least 15 feet beyond the limits of any structures at 710 George St, La Crosse, Wisconsin.

Dear Patrick G Blees:

We have received your building permit application to erect a retail store that *does not* meet the minimum requirements set forth in the Municipal Code of Ordinances of the City of La Crosse (Code). The project as proposed is in direct violation of the following subparagraph of the Code:

Sec. 115-281. - Floodfringe District (FF).

(3) *Standards for development in the Floodfringe* . Section 115-276 shall apply in addition to the following requirements according to the use requested. Any existing structure in the floodfringe must meet the requirements of section 115-222 Nonconforming Uses;

a. *Residential uses* . Any structure, including a manufactured home, which is to be newly constructed, or moved into the floodfringe shall meet or exceed the following standards: Any existing structure in the floodfringe must meet the requirements of section 115-222 Nonconforming Uses;

1. The elevation of the lowest floor shall be at or above the flood protection elevation on fill unless the requirements of section 115-281(3)(a)(2) can be met. The fill shall be one foot or more above the regional flood elevation extending at least 15 feet beyond the limits of the structure.

c. *Commercial uses* . Any commercial structure which is erected, altered or moved into the floodfringe area shall meet the requirements of subsection (3)a of this section. Subject to the requirements of subsection (3)f of this section, storage yards, surface parking lots and other such uses may be placed at lower elevations if an adequate warning system exists to protect life and property.

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 2 variances of nine feet (9) on the north side and four feet (4) on the west side to the fifteen foot (15'0") requirement of elevated fill beyond the limits of the structure to allow this project to proceed as proposed.

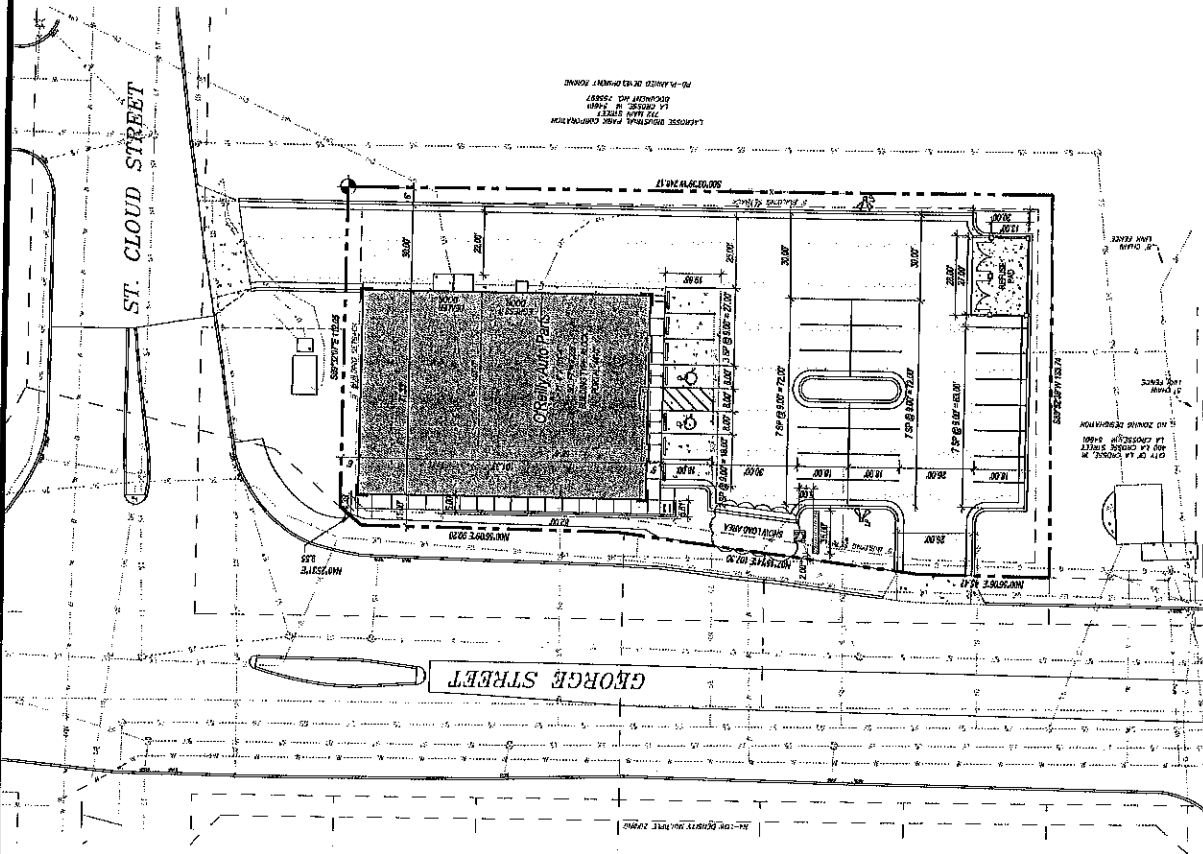
Sincerely,

Barbara Benson
Building Inspector

CITY OF LA CROSSE

Third Floor-City Hall, 400 La Crosse Street, La Crosse, Wisconsin 54601
Phone 608/789-7530 Fax 608/789-7589

1	02.1
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**ZONING CODE**

ZONING C-2 31,002 SF (REFER SURVEY) 17,800 SQ. FT.	PARKING SUMMARY PARKING FORMULA: SPACE SIZE: SPACES REQUIRED: SPACES PROVIDED: H.C. SPACES PROVIDED:	3 SP. PER 1,000 SQ. FT. GFA 5' x 20' 22 30 2
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SYMBOLS LEGEND

NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS

						
NEW BUILDING CONSTRUCTION	AREA OF CONCRETE	AREA OF PAVING	NEW WORK LOCATION	NEW CONCRETE PAVING BLOCK	NEW LIGHT POLE LOCATION	NEW FENCE CONSTRUCTION

GENERAL NOTES

- [illegible]

Now what's below
Call before you dig.

CAUTION: INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE.

712 GEORGE STREET
LA CROSSE, WI 54603

SHEET TITLE: SITE DEVELOPMENT PLAN

[illegible]

C2.1

2 OF 4

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• 附註 •

PATRICK G. BLEES, ARCHITECT

10.14.16

A=2014

TOM ZEPH

