

- 1) Link to Chapter 115- Zoning
https://library.municode.com/wi/la_crosse/codes/code_of_ordinances?nodeId=PTII LADEOR_CH115ZO
- 2) Link to Historic Overlay Districts-
https://library.municode.com/wi/la_crosse/codes/code_of_ordinances?nodeId=PTII LADEOR_CH115ZO_ARTVOVZODIRE_DIV3HIZOOVDI
- 3) Link to 10th and Cass Street District-
https://library.municode.com/wi/la_crosse/codes/code_of_ordinances?nodeId=PTII LADEOR_CH115ZO_ARTVOVZODIRE_DIV3HIZOOVDI_S115-319DESTHIOVDIKNTECANEDI
- 4) Link to Downtown District-
https://library.municode.com/wi/la_crosse/codes/code_of_ordinances?nodeId=PTII LADEOR_CH115ZO_ARTVOVZODIRE_DIV3HIZOOVDI_S115-320DESTHIOVDIKNDOCOHIDI

Carriage House- (Exceed 17ft Height restriction for Accessory Buildings)

115-390(1)(d)(2) Height Exception for Accessory Structures

2. A carriage house accessory structure may exceed 17 feet from the lowest floor elevation to the highest point of the structure only in accordance with the provisions of this subsection. The purpose of this subsection is to promote the livability of older neighborhoods by permitting unique designs of accessory buildings that are architecturally compatible with the primary structure. This is to ensure that the proposed accessory structure is in keeping with the historic nature of the primary structure and surrounding properties. Application must be made to and plans must be approved by the Heritage Preservation Commission prior to any building permit being issued under this subsection.

(i) In order to exceed 17 feet in height; the primary structure must meet one of the following requirements:

- A. It is located west of Losey Boulevard to the Mississippi River and north of Green Bay Street to the La Crosse River Marsh.
- B. It was originally constructed prior to 1930.
- C. It is potentially eligible, eligible or listed on the National Register of Historic Places, listed on the State Register of Historic Places or locally designated by the City of La Crosse Heritage Preservation Commission.

(ii) An applicant must abide by the following submittal process:

- A. Consultation with City of La Crosse Department of Planning and Development.
- B. File preliminary plans of the proposed accessory structure with the Heritage Preservation Commission at least 20 days prior to their next regularly scheduled meeting.
- C. After approval of the preliminary plans by the Heritage Preservation Commission, the applicant must then submit the final plans for such accessory structure for approval by the Heritage Preservation Commission at least 20 days before their next regularly scheduled meeting. Preliminary plans can be approved as final plans if the Heritage Preservation Commission approves them without modifications.

(iii) The following design and size requirements shall apply to all accessory structures exceeding the 17 feet height restriction:

- A. In no case shall an accessory structure exceed the height of the primary structure measured from the ground grade directly adjacent to each structure to the highest point of each structure.
- B. If the footprint of the primary structure is less than 1,000 square feet; the footprint of the accessory structure shall not exceed 576 square feet (24 feet by 24 feet). If the footprint of the primary structure is more than 1,000 square feet, the footprint of the accessory structure shall not exceed more than 60 percent of the footprint of the primary structure. The design of the accessory structure must be in proper scale for the property and have an appropriate site relation to the primary structure as well as surrounding structures.
- C. The architecture of the accessory structure shall be historically compatible with the architecture of the primary structure appropriate to the period. The architecture of the accessory structure is not required to match the architecture of the primary structure so long as the architecture is appropriate to the period.
- D. In no case shall an accessory structure occupy more than 35 percent of the rear yard and shall be setback no less than two feet from the rear and side property lines. This is measured from the roofline.
- E. Design requirements shall be more restrictive for carriage house accessory structures whose primary structures are on the National Register of Historic Places and shall also incorporate such historic elements such as hardware, which includes door handles, hinges, etc., main garage doors, ornamental decoration, detailed window components and design, detailed roof components and design and materials used for siding. New construction should draw upon the design elements of the historic buildings, while not directly imitating them.
- F. The value of the carriage house must be equal to or greater than 25 percent of the assessed value of the applicant's primary structure or 30 percent of the average assessed value of all single-family dwellings in the City, whichever is less. This is to ensure compatibility with the existing and surrounding historic properties. Said minimum assessed value requirement may be waived when appropriate.

(iv) The Heritage Preservation Commission is authorized to develop all the necessary application forms and design guidelines that applicants must comply with in order to construct a new accessory structure exceeding 17 feet in height.

Rescue Platforms 115-390(1)(e)(2)(e)(3)

3. Exterior emergency rescue platforms and any stairway serving egress windows and egress doorways shall not be erected on any street side of a building. Any request to construct an emergency rescue platform and/or stairway on a street side shall be heard by the City Heritage Preservation Commission. In order to receive approval by the Heritage Preservation Commission, plans and renderings must be submitted along with a fee in the amount established by resolution to the Commission for their consideration. The plans for the emergency rescue platform and/or on a street side stairway must be accommodated in such fashion so as to appear as part of and consistent with the architecture of the original architecture of the dwelling. Such plans would include, but

not be limited to, being painted, stained and trimmed in the same color scheme of the dwelling and should also include such modifications as porches, balustraded balconies, verandas, porticos, pent roofs, black wrought iron galleries, bay windows or other such period additions that might be appropriate

Second Garage-115-390(1)(e)(2)(g)

- g. A second garage may be permitted on single-family-zoned residential lots in a Historic District and in accordance with the provisions of this subsection. The purpose of this subsection is to promote the livability of historically designated neighborhoods by permitting unique designs of accessory building that are architecturally compatible with the primary structure. Application must be made to and plans must be approved by the Heritage Preservation Commission prior to any building permit being issued under this subsection.
1. In order to construct a second garage, the primary structure must be located in an area that is designated as a Historic District by the City or the National Park Service.
 2. An applicant must abide by the following submittal process.
 - (i) Consultation with the Department of Planning and Development.
 - (ii) File preliminary plans of the proposed accessory structure with the Heritage Preservation Commission at least 20 days prior to their next regularly scheduled meeting along with a fee in the amount established by resolution.
 - (iii) After approval of the preliminary plans by the Heritage Preservation Commission, the applicant must then submit the final plans for such accessory structure for approval by the Heritage Preservation Commission at least 20 days before their next regularly scheduled meeting. Preliminary plans can be approved as final plans if the Heritage Preservation Commission approves them without modifications.
 3. The following requirements shall apply to all accessory structures acting as a second garage:
 - (i) The value of the second garage must be equal to or greater than 25 percent of the assessed value of the applicant's primary structure or 30 percent of the average assessed value of all single-family dwelling in the City, whichever is less. This is to ensure compatibility with the existing and surrounding historic properties.
 - (ii) In no case shall the second garage exceed the height of the primary structure measured from the ground grade directly adjacent to each structure to the highest point of each structure.
 - (iii) The aggregate square footage of the primary garage and the square footage of the second garage may not exceed 1,200 square feet. On lots greater 15,000 square feet in area, the aggregate of the primary garage and the second garage shall not exceed 1,400 square feet.
 - (iv) The architecture of the second garage shall be historically compatible with the architecture of the primary structure appropriate to the period. The architecture of the accessory structure is not required to match the architecture of the primary structure so long as the architecture is appropriate to the period.
 - (v) In no case shall the second garage occupy more than 35 percent of the rear yard and shall be setback no less than two feet from the rear and side property lines. This is measured from the roofline.
 - (vi) One of the garages needs to be attached to the residential structure.

4. The Heritage Preservation Commission is authorized to develop all the necessary application forms and design guidelines with which applicants must comply in order to construct a second garage exceeding 17 feet in height.

Front Yard Additional parking- 115-395(b)

(b) For parcels located along a State, Federal, or four-lane arterial street where no alley access is present, an area no larger than 48 inches wide and 18 feet long and located parallel, adjacent and contiguous to the main existing driveway, but not to include the egress and public right-of-way (boulevard), may be installed. All proposed additional vehicle parking areas must be reviewed by the Heritage Preservation Commission before a permit is issued by the Fire Department - Division of Fire Prevention and Building Safety. To maintain the aesthetics of the front yard, and mitigate additional stormwater runoff, the surface of the additional parking area shall be constructed with permeable materials or techniques that allow grass growth. Brick pavers that do not allow grass growth, but allow stormwater infiltration, may also be used. Permeable paving includes a base course that allows for the movement of water and air around the paving materials for precipitation and stormwater to infiltrate through to the soil below. A City of La Crosse building permit is required as defined in [section 103-34](#) which shall be set at the same rate as a flat permit fee in [section 103-34](#).

Awnings over public sidewalks- 115-402-

- (a) *Awnings*. It shall be unlawful to permit any awning to project more than ten feet or the width of the sidewalk, whichever is lesser, from the front of any building, or to fall lower than nine feet from the surface of the public sidewalk when in use, except the Heritage Preservation Commission may approve a waiver of the nine-foot height requirement when the awning is located in a Historic District or the area bounded by the Mississippi River, the La Crosse River, 7th Street, and Cameron Avenue. The Board of Public Works may approve a waiver of the nine-foot height requirement when located in all other areas of the City.

Private garages in C3-Community Business District- 115-409

Private garages for residents in the Community Business District or Commercial District must meet the following requirements:

- (a) Garage must be located off an alley with no frontage on the street.
- (b) The "Fire District" regulations apply for garages located in the City's Fire District.
- (c) The building must have brick siding to match adjacent buildings and the principal structure and consist of building materials meeting the requirements of the Fire District.
- (d) Accessory garages must have similar roof pitches and window treatments of the surrounding buildings.
- (e) If a proposed garage is within the National Register of Historic Places District, final approval of architectural or building plans is to be given by the Heritage Preservation Commission.
- (f) No residential, commercial, or industrial uses are permitted in the accessory garage.
- (g) The garage shall not be available for rent to the public or other property owners as it is to be used strictly by the owner or residential tenant of the principal building.
- (h) Accessory garages may not exceed 20 feet in height.

(i) Garages may be attached or detached from the principal structure.