

Board of Zoning Appeals

August 21, 2019

7:00 PM

Requirements for granting a variance

- Unnecessary Hardship
- Hardship Due to Unique Property Limitations
- No Harm to Public Interests
- All three must be met for a variance to be granted.

2023 Charles St.

- The owner has proposed to construct a new dwelling at this address which is located in the regulated flood plain.
- Municipal code 115-281 states that the elevation of the lowest floor shall be at or above the flood protection elevation on fill. The fill shall be one foot or more above the regional flood elevation extending at least 15 feet beyond the limits of the structure.
- This project would need 4 variances granted to allow construction as it has been proposed.

2023 Charles St.

- 1) A variance of 9.5 feet on the north side of the building.
- 2) A variance of 9.5 feet on the south side of the building.
- 3) A variance of 8 feet on the west side of the building
- 4) A variance to allow the steps to be placed in the 15 foot fill requirement on the east side.

- NOTES
1. SEGMENTED BLOCK RETAINING WALL SHALL BE 3'0" MIN. FROM NORTH AND SOUTH PROPERTY LINES.

BASE FLOOD ELEVATION 643.80

MIN. BUILDING SETBACK
8' SIDE YARD
AVERAGE FRONT
25.2' REAR YARD

PROPOSED MODULAR RETAINING WALL

EXIST. FENCE FOR PROPERTY TO THE NORTH

PROPERTY LINE

0.52' ALLEY PMT. TO PROPERTY LINE

42.16'

PROPOSED DRIVEWAY

PROPOSED BUILDING LIMITS

GRADING FILL LIMIT
SEE VARIANCE EXHIBIT FOR DIMENSIONS

9'-6" STEPS

PORCH

15.86'

15.14'

25' FRONT YARD

FRONT YARD AVERAGE

SIDEWALK

PORCH

PROPERTY LINE

EXIST. FENCE FOR PROPERTY TO THE SOUTH

CHARLES STREET



0 5 10'
1"=117' SCALE = 1" = 10'

REMARKS

REVISION DATE

FIELD BOOK 5878

FILED IN 5878

DRAWN BY

CHECKED DRG

DATE: 08/07/2018

DAVY ENGINEERING CO.
LA CROSSE, WISCONSIN



SITE PLAN
SITE DESIGN 2023 CHARLES STREET
LA CROSSE, WISCONSIN

PROJECT NUMBER
12032-001.021

SHEET NO.
3

NOTES:

1. SEDIMENTED BLOCK RETAINING WALL SHALL BE 3.0' MIN. FROM NORTH AND SOUTH PROPERTY LINES
2. AREA OF FILL VARIANCE FOR 115-281 3.(a)(1)
3. DRIVEWAY FILL VARIANCE FOR 115-399 (a)

BASE FLOOD ELEVATION 643.80

MIN. BUILDING SETBACK
6' SIDE YARD
AVERAGE FRONT
28.2' REAR YARD

PROPOSED MODULAR RETAINING WALL

EXIST. FENCE FOR PROPERTY TO THE NORTH

PROPERTY LINE

50' 0"

50' 0"

50' 0"

50' 0"

50' 0"

50' 0"

50' 0"

25.62
0.52 ALLEY PMT. TO PROPERTY LINE
42.16'

PROPOSED DRIVEWAY

GRADING FILL LIMIT
SEE SHEET 4 FOR DIMENSIONS

PROPOSED BUILDING LIMITS

PORCH

SIDEWALK

PORCH

PROPERTY LINE

EXIST. FENCE FOR PROPERTY TO THE SOUTH

EXIST. SIDEWALK

PL 05

CHARLES STREET



0 5' 10'
11"X17" SCALE = 1" = 10'

REVISIONS

REVISION DATE

FIELDBOOK SKI/S

SCALE AS SHOWN

DRAWN BY DCSM

CHECKED BY DCSM

DATE: 04/04/24

PROJECT NO.

SHEET NO.

DAVY ENGINEERING CO.

LA CROSSE, WISCONSIN

VARIANCE EXHIBIT

2023 CHARLES STREET DESIGN

LA CROSSE, WISCONSIN

PROJECT NUMBER

12032-001.110

SHEET NO.

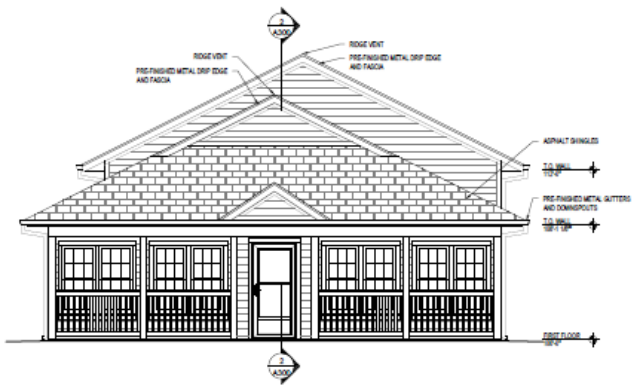
12032-001.110

SHEET NO.

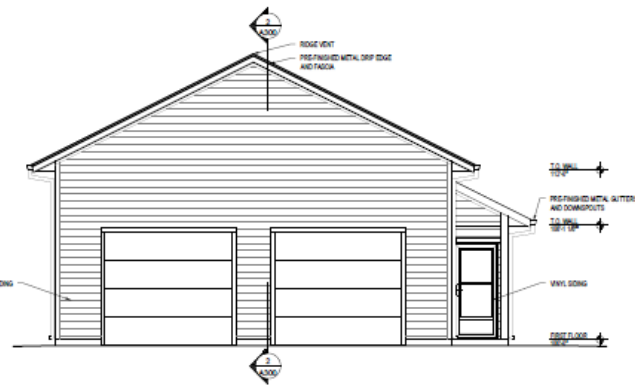
12032-001.110



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



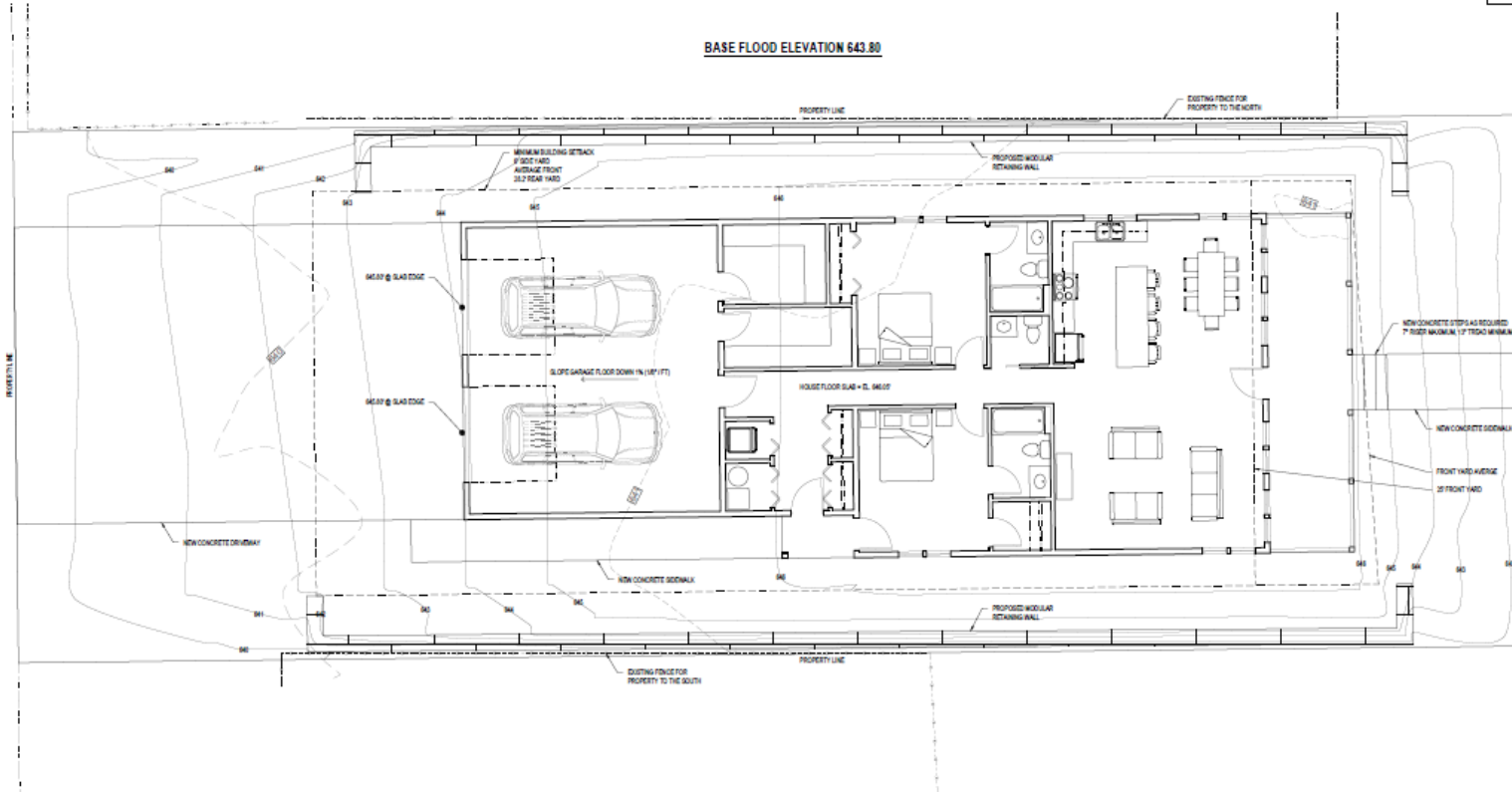
4 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

Proposed Building For
Scott Vieaux
2023 Charles Street
La Crosse, Wisconsin 54601

DESIGNED:	CHECKED:	DATE:	ISSUED:	MAJ:
				12/10/2019
REVISIONS:				

EXTERIOR ELEVATIONS

A200



BASE FLOOD ELEVATION 643.80

GENERAL NOTES - ARCHITECTURAL SITE PLAN

1. SEE SHEET 0401 FOR ALL ABBREVIATIONS AND ABBREVIATION DESCRIPTIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGING NOTICES BEFORE STARTING DEMOLITION OR CONSTRUCTION.
3. CONTRACTOR SHALL COORDINATE WITH ALL PRIVATE UTILITY COMPANIES AFFECTED BY SITE OR BUILDING CONSTRUCTION.
4. THE CONTRACTOR SHALL COORDINATE WITH BUILDING DEPT TO MAINTAIN CONTINUOUS ACCESS DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER AND SANITARY SERVICE TO THE BUILDING.
6. STORM DRAIN PROTECTION SHALL BE PROVIDED ON ALL STRUCTURES CONNECTED TO THE EXISTING STORM DRAIN.
7. THE CONTRACTOR SHALL CONTROL DUST AT ALL TIMES DURING CONSTRUCTION.
8. DRAINAGE AND STORMWATER TREATMENT.
9. CONTRACTOR SHALL OBTAIN ALL CITY PERMITS REQUIRED FOR SITE WORK.

SCIACT
ARCHITECTURAL SITE PLAN
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La Crosse, Wisconsin 54601
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SciactStudio.com

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Proposed Building For
Scott Vieaux
2023 Charles Street
La Crosse, Wisconsin 54601

DRAWN: _____
CHECKED: _____
DATE: 12/10/2018
ISSUED: _____
REVISIONS: _____

ARCHITECTURAL SITE PLAN

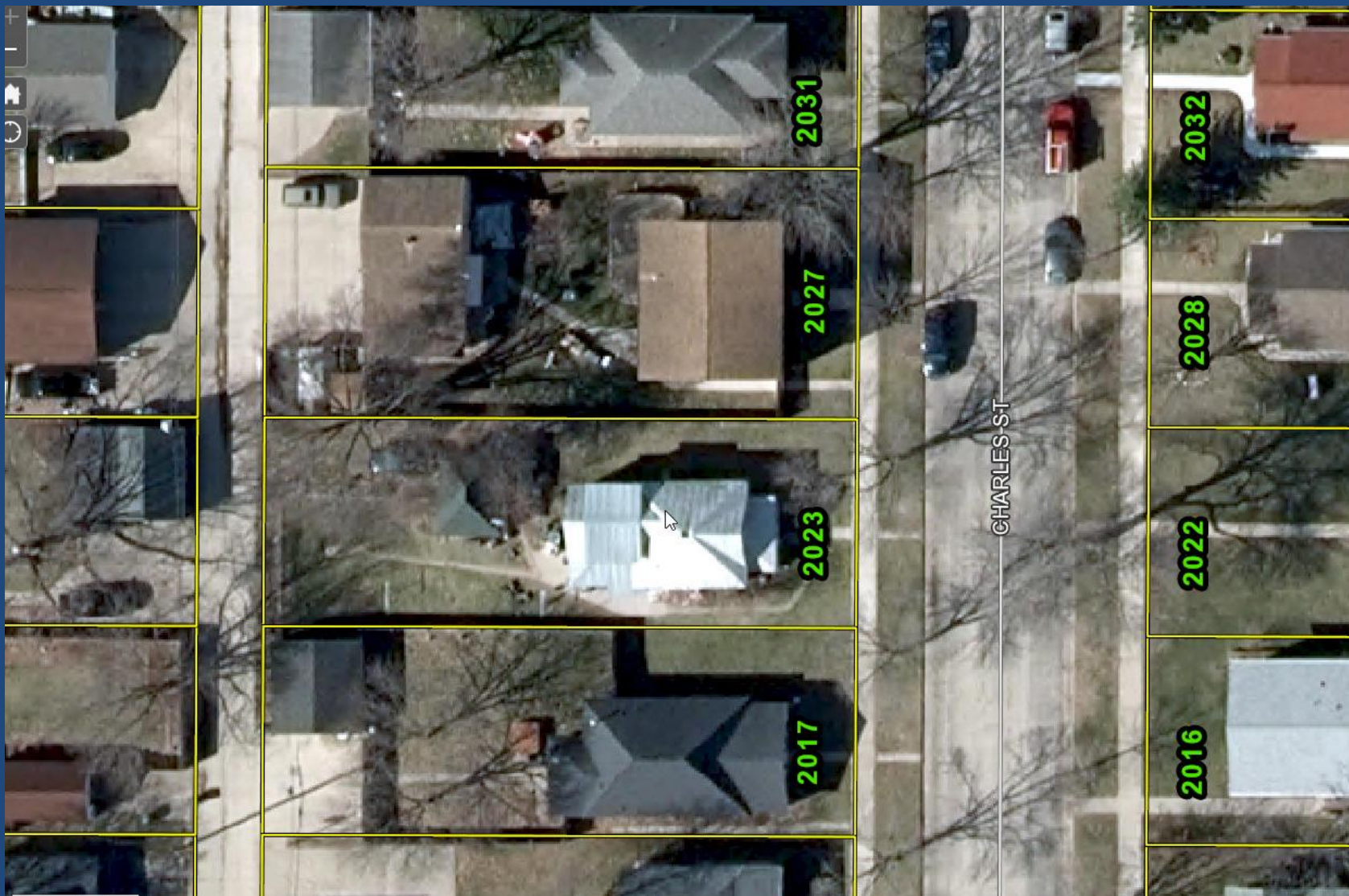
AS100

ISSUED FOR PERMIT

2023 Charles St.



2023 Charles St.



Requirements for granting a variance

- Please add this presentation as part of the minutes for this meeting.