

BOARD OF ZONING APPEALS

La Crosse, WI
DECISION UPON APPEAL

Scott Vieaux having appealed from an order of the Building Inspector denying a permit with regard to 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 structure

at a property known as: 2023 Charles St., La Crosse, Wisconsin

and described as:

CANTERBURY 2ND UNREC LOT 3 BLOCK 8 EXC W 8 FT FOR ALLEY LOT SZ: 50 X 142

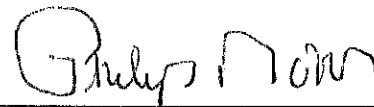
and due notice having been given by mail to all City of La Crosse property owners and lessees within 100 feet of the property which is the subject of this appeal, and similar notice having been published in the La Crosse Tribune more than five (5) days prior to the time of the hearing hereon, and testimony having been received and heard by said Board in respect thereto, and having been duly considered, and being fully advised in the premises,

WHEREFORE, IT IS ORDERED: That the decision of the Building Inspector be: Affirmed ☐ Reversed ☒

(See attached)

Dated this Aug. 21, 2019

Date Filed: Aug. 22, 2019



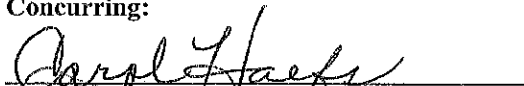


Phil Nohr, Chairman

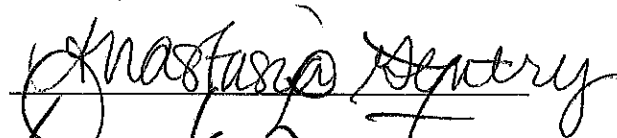
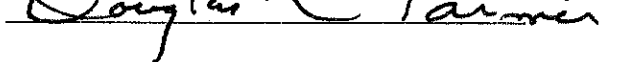
ATTEST



~~Teri Lehrke, Secretary~~ Nikki Eisen, Deputy

Concurring:

Dissenting:

The decision of the Board may be appealed to circuit court within 30 days of the decision being filed pursuant to Wisconsin Statute sec. 62.23(7)(e)10.

NOTE: WORK SHALL BEGIN WITHIN 180 DAYS AFTER THE DATE OF THIS DETERMINATION

You are hereby notified that when a variance is granted from the provisions of the flood plain regulations, increased flood insurance premiums may result.

DECISION UPON APPEAL

2627 – Scott Vieaux - An appeal regarding the 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 structure at 2023 Charles St., La Crosse, Wisconsin.

Farmer: motion for file 2627 at 2023 Charles Street, I move for approval of the four variances requested: a variance of 9.5 feet on the north side of the building, a variance of 9.5 feet on the south side of the building, a variance of 8 feet on the west side of the building, a variance to allow the steps to be placed in the 15 foot fill requirement on the east side. The property limitation is only unique to the extent to comply with the various restrictions, the setback for the neighbors if they object to the fill of 3 feet on both sides and then 15 feet to the fill if you are going to comply with the flood ordinances, then you end up with a house that is somewhere between 13, 14, or 15 feet which is not a practical application. So the property, while standard in a sense for many areas in the City of La Crosse, the various restrictions, in order to comply with them create the unique property limitation. The harm to the public interest is, first of all no neighborhood prospers if a lot is vacant, unless the vacant lot is going to be redeveloped. But if it is going to sit there being vacant for year after year, and there are going to be others, it creates a declining feel to the neighborhood; by appearance it is not good. As I mentioned during the discussion the City requires a residential concentration to make the city sewer and water practical to put in. Detroit is a perfect example, they don't know what to do because you have a whole block between houses and they are running a sewer line between the two. That is the best public interest for running a city and appearances to grant the variances. The unnecessary hardship would be the enforcement of the various restrictions which would result in a lot that is basically vacant. The only conceivable use would be for storage units and you'd have to get a change in zoning. The sidewalk is just common sense; I don't know how you would get the steps there. The steps again, you expect seeing the door accessible to the main sidewalk when you walk down the street. It is just a series of circumstances that make this all, in sense, a perfect storm if you comply with all the restrictions. So for those reasons I move for approval of the four variances

Haefs: Second.

Motion carried.

CONCURRING: Anastasia Gentry
 Charles Clemence
 Phil Nohr
 Carol Haefs
 Douglas Farmer

DISSENTING: None

Date Filed: August 22, 2019

ATTEST: Nikki Elsen, Deputy City Clerk