

Memorandum

To: Board of Zoning Appeals
Requestor: City Planning Department
Staff: Mara Keyes
Location, if applicable: 2710 Onalaska Ave

Re: 2710 Onalaska Avenue Variance Request

Option #1

We request that a 0 ft variance be granted on the North Side of the property. The other 3 sides will meet code requirements of 15'. However, at the front and rear intersection of the foundation wall, a retaining wall will need to be constructed at an approximate 60-degree angle to a height to contain the 15' fill at the front and rear elevations to 1' above BFE. As it is anticipated that a section and the termination of the retaining wall will be closer than three feet to the lot line an affidavit, signed by the abutting property owner, agreeing to the construction and placement of the retaining wall will need to be presented to the Department of Planning and Development. The wall shall have the exterior side of the retaining wall be of decorative CMU or poured wall with a form that has a decorative finish and there shall be shrubs and/or plantings placed on all four sides of said retaining wall within the three-foot setback area. Project cost: \$8,500.00.

Option #2

We request that a 0 ft variance be granted on the North Side of the property at which the property line is 3' from the foundation wall. The other 3 sides will meet code requirements of 15'. To control rainwater run-off at the North side, a French drain would be created at the mid-line approximately 1'6" from the foundation wall. In addition, at the front and rear intersection of the foundation wall, a retaining wall will need to be constructed at an approximate 60-degree angle to a height to contain the 15' fill at the front and rear elevations to 1' above BFE. As it is anticipated that a section and the termination of the retaining wall retaining wall be closer than three feet to the lot line an affidavit, signed by the abutting property owner, agreeing to the construction and placement of the retaining wall will need to be presented to the Department of Planning and Development. The wall shall have the exterior side of the retaining wall be of decorative CMU or poured wall with a form that has a decorative finish and there shall be shrubs and/or plantings placed on all four sides of said retaining wall within the three-foot setback area. The French drain would be directed towards the front of the home and drain to daylight at an intersection with the new fill that will be added to the front of the home to meet the 1' above BFE requirement. Projected cost: \$11,000.00

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Option #3

A variance allowed to the North Side of the home, allowing that fill be added to the required 1' above BFE at the foundation wall and then tapered down to the existing grade at the property line (3' from the foundation wall). At the North foundation wall, 1' above BFE is approximately 16" of fill; the property line is 3' from the foundation wall to where the fill would then slope to existing grade. In addition, at the front and rear intersection of the foundation wall, a retaining wall will need to be constructed at an approximate 60-degree angle to a height to contain the 15' fill at the front and rear elevations to 1' above BFE. As it is anticipated that a section and the termination of the retaining wall will be closer than three feet to the lot line an affidavit, signed by the abutting property owner, agreeing to the construction and placement of the retaining wall will need to be presented to the Department of Planning and Development. The wall shall have the exterior side of the retaining wall be of decorative CMU or poured wall with a form that has a decorative finish and there shall be shrubs and/or plantings placed on all four sides of said retaining wall within the three-foot setback area. To control rainwater runoff, a slight swale and a French drain would be created at the mid-line of the slope, approximately 1'6" from the foundation wall. The French drain would be directed towards the front of the home and drain to daylight at an intersection with the new fill that will be added to the front of the home to meet the 1' above BFE requirement. Projected cost: \$12,500.00

Option #4

A variance be allowed to the North Side of the home, allowing that fill be added to the required 1' above BFE at the foundation wall out to the property line (3' from the foundation wall). At the North foundation wall, 1' above BFE to approximately 16" of fill. At the property line a retaining wall will be constructed to contain the fill. This retaining wall would need to extend a minimum of 15' beyond the foundation wall at both the front and rear elevations in order to allow for the required fill at these elevations to 1' above BFE. As the retaining wall is closer than three feet to the lot line an affidavit, signed by the abutting property owner, agreeing to the construction and placement of the retaining wall will need to be presented to the Department of Planning and Development. The wall shall have the exterior side of the retaining wall be of decorative CMU or poured wall with a form that has a decorative finish and there shall be shrubs and/or plantings placed on all four sides of said retaining wall within the three-foot setback area. To control rainwater within the retaining wall, a French drain would be created at the mid-line, approximately 1'6" from the foundation wall. The French drain would be directed towards the front of the home and drain to daylight at an intersection with the new fill that will be added to the front of the home to meet the 1' above BFE requirement. Projected cost: \$21,500.00