

Board of Zoning Appeals

APRIL 15TH, 2024

4:00 PM

Requirements for granting a variance

- Unnecessary Hardship
- Hardship Due to Unique Property Limitations
- No Harm to Public Interests

1627 NORTH SALEM RD

1627 NORTH SALEM RD

➤ The applicant has applied for a permit for a proposed 6 foot tall fence in the front yard setback

➤ Municipal code Sec. 115-398.(c)(1) states that

(c) Height and setback of fences regulated.

(1) Residential fences are permitted up to the property lines in Residential Districts but shall not, in any case, exceed a height of six feet without a conditional use permit, **shall not exceed 48 inches in height from grade in the front, side, or rear yard setback abutting a public sidewalk, shall not encroach into any vision corner and shall not be closer than three feet to any public right-of-way along a public alley.** The height of any fence shall be measured as an average and shall not include the posts or pillars to which a fence is attached.

➤ A variance allowing a 6 foot tall fence to be placed in the front yard will need to be granted for this permit to be issued.



1630 N Salem Rd
La Crosse, Wisconsin
[View on Google Maps](#)







BUFFTECH

New Lexington Vinyl Fence Panels

https://www.hooverfence.com/bufftech-new-lexington-fence-sections?gad_source=1&gclid=CQjwqpSwBhCIARIsADIZ_TljgpywZ5dMd0TSaRrue87Z_3wEGU3uMb9s9Jy7A5SQaAgpJEALw_wcB

Section Width: 8'

Heights: 6'

Picket Size: 5/8"x 11-3/8", tongue and groove

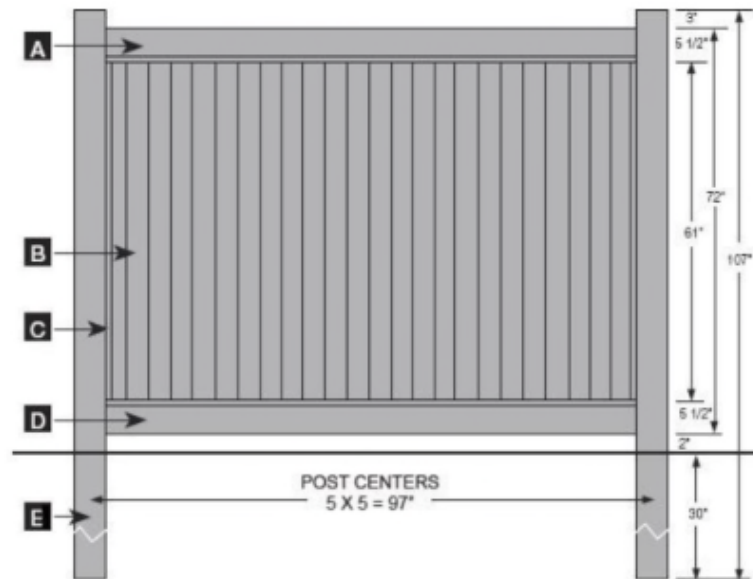
Picket Spacing: none

Rails: 1-1/2"x 5-1/2", ribbed

Steel Rail Channel: bottom

Post Size: 5"x 5"

6' High Sections - Specifications





10259-120

1627

No fencing shall be proposed in vision clearance triangles.

10'

10'

15'

15'

14.5 feet of right-of-way

SALEM RD

1627 NORTH SALEM RD

- Unnecessary Hardship. There is no unnecessary hardship. The lot can still be used as a single-family dwelling and a 4' fence would provide safety as stated in the application. Owning a dog is a self created hardship.
- Hardship Due to Unique Property Limitations. This lot does supply a unique property limitation due to the layout of the dwelling and detached garage.
- No Harm to Public Interests. This would set a precedence of granting variances for 6' tall fences in the front yard.

This variance should not be granted.

2710 ONALASKA AVE

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- The applicant applied for a permit to place 15 feet of fill on only three sides of a dwelling, instead of the required 4 sides.
- Sec. 115-281.(3)(a)(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.
- A variance will be required to allow only 15' of required fill on three of four required sides of the dwelling.

2710 Onalaska Ave
La Crosse, Wisconsin
[View on Google Maps](#)



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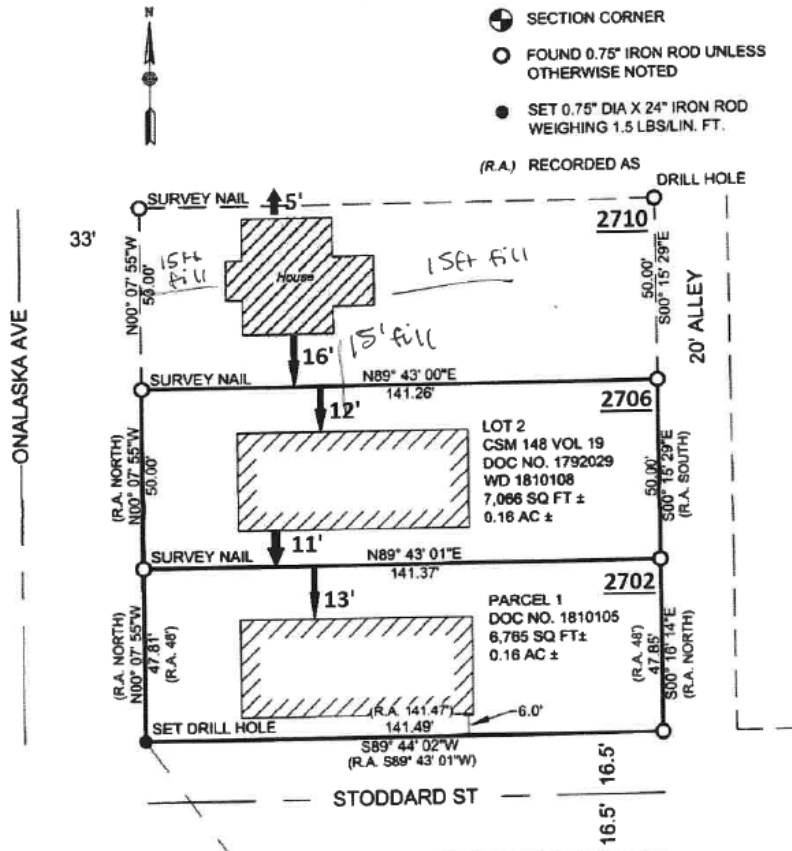
PLAT OF SURVEY

LOT 2 OF CERTIFIED SURVEY MAP VOLUME 19, PAGE 148 RECORDED AS DOCUMENT NO. 1792029 AND PART OF THE NE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

LEGEND

- SECTION CORNER
- FOUND 0.75" IRON ROD UNLESS OTHERWISE NOTED
- SET 0.75" DIA X 24" IRON ROD WEIGHING 1.5 LBS/LIN. FT.

(R.A.) RECORDED AS



SE $\frac{1}{4}$ CORNER SEC 17, T16N, R7W COMPUTED
N89° 30' 03"E 2638.85'
SE CORNER SEC 17, T16N, R7W 0.75" IRON ROD
N35° 36' 45"W 2223.30'

DAVY ENGINEERING CO.
LA CROSSE, WISCONSIN

SURVEY PREPARED FOR:
HABITAT FOR HUMANITY
2702/2706 ONALASKA AVE
LA CROSSE, WI 54603

BASIS OF BEARINGS:
Bearings are based on the Wisconsin County Coordinate System, La Crosse County Zone, NAD 83 (1991 Adj.), from which the south line of the SE $\frac{1}{4}$ of Sec 17, T16N, R7W bears N 89° 30' 03" E.

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|--------------------|------------------|---------------------------------|-----------------|
| DATE 01/31/2024 | DRAWN BY: JPW | PROJECT NUMBER 12525-001.120 | SHEET 1 OF 2 |
|--------------------|------------------|---------------------------------|-----------------|

2710 ONALASKA AVE

- Unnecessary Hardship. The dwelling cannot become floodplain compliant if the fill is not installed.
 - Hardship Due to Unique Property Limitations. The property is in the floodplain.
 - No Harm to Public Interests. This type of variance has been granted multiple times previously. No harm to the public interest.
- This variance should be granted.

Board of Zoning Appeals

- This presentation shall be added to the minutes of this meeting.