

Board of Zoning Appeals

JULY 15TH, 2024

4:00 PM

Requirements for granting a variance

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

2710 Onalaska Ave.

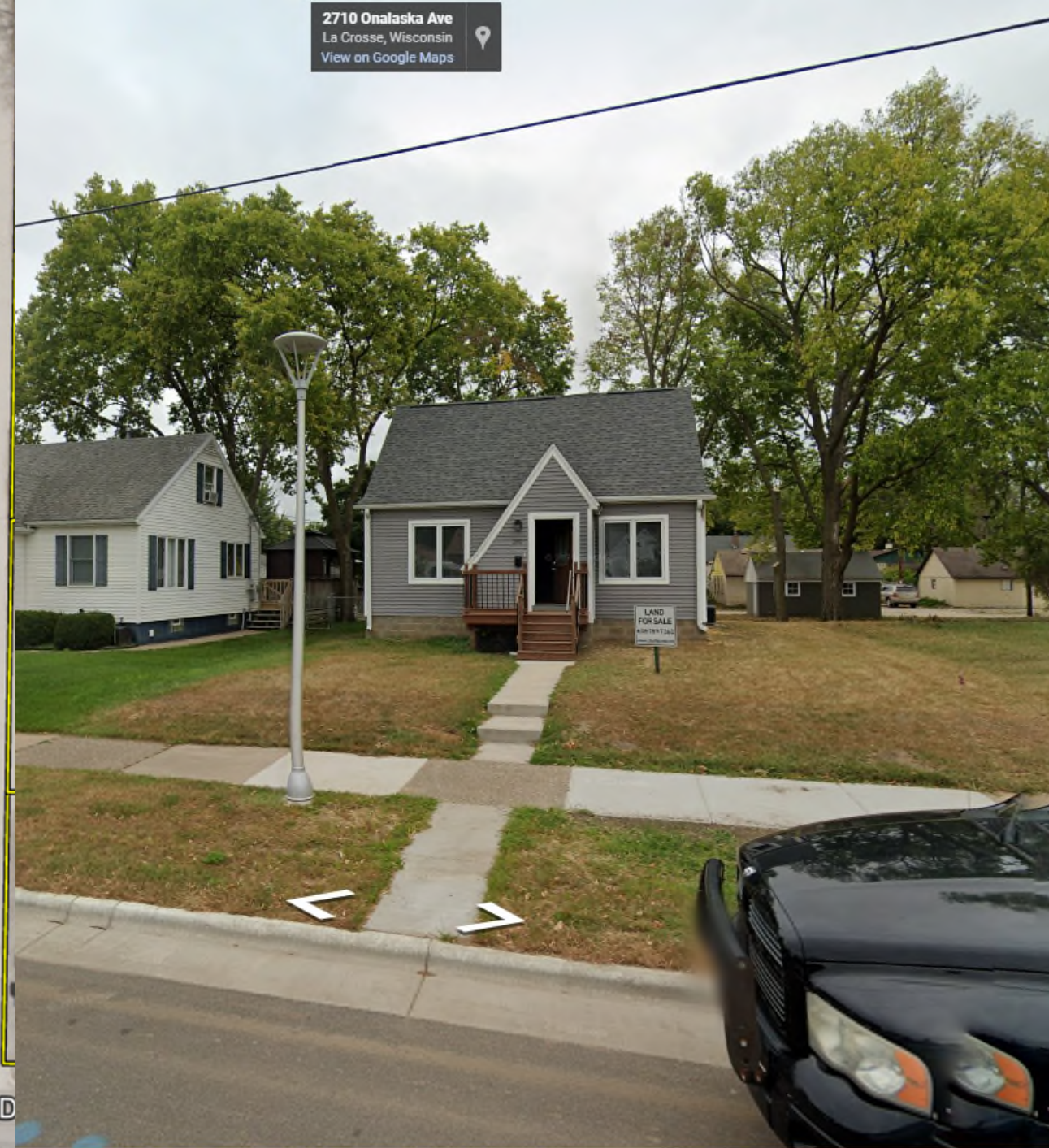
2710 Onalaska Ave.

- 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.



STODDARD

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



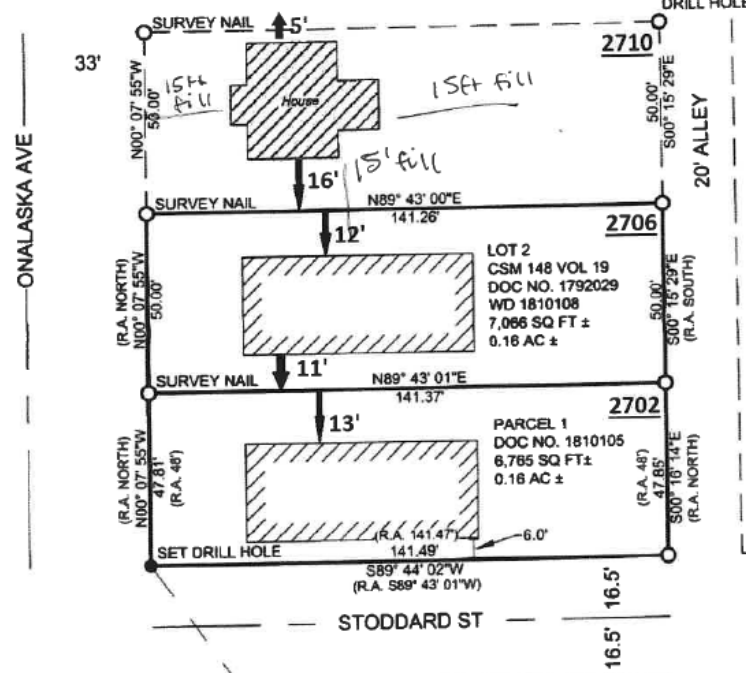
PLAT OF SURVEY

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 CORNER
SEC 17, T16N, R7W
COMPUTED

SE CORNER
SEC 17, T16N, R7W
0.75" IRON ROD

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.

DAVY ENGINEERING CO.
LA CROSSE, WISCONSIN

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

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

1018 Badger St.

1018 Badger St.

- The applicant applied for a permit to build a new single family house that does not meet the allowed 8.915-foot front yard set back requirement
- Sec. 115-142.- R-1 Single Family Residence District Regulations.
 - (c)Area regulations
 - (2) *Front yards.* On every lot in the Residence District, there shall be a front yard having a depth of not less than 25 feet, provided that where lots comprising 40 percent or more of the frontage on one side of a block are developed with buildings, the required front yard depth shall be the average of the front yard depths of the two adjacent main buildings, or if there is only one adjacent main building the front yard depth of said main building shall govern; provided further that this regulation shall not be so interpreted as to require a front yard depth of more than 25 feet in any case. The entire front yard shall be graded and sodded or seeded in a manner which will produce an acceptable lawn excepting such areas as may be required for driveways and walks
 - A variance allowing 2'-1 1/2" reduction to the allowed front yard set back, from the front property line, would need to be granted for this project to proceed as proposed.

BADGER-ST

1014-16

20158-70

1018

20158-60

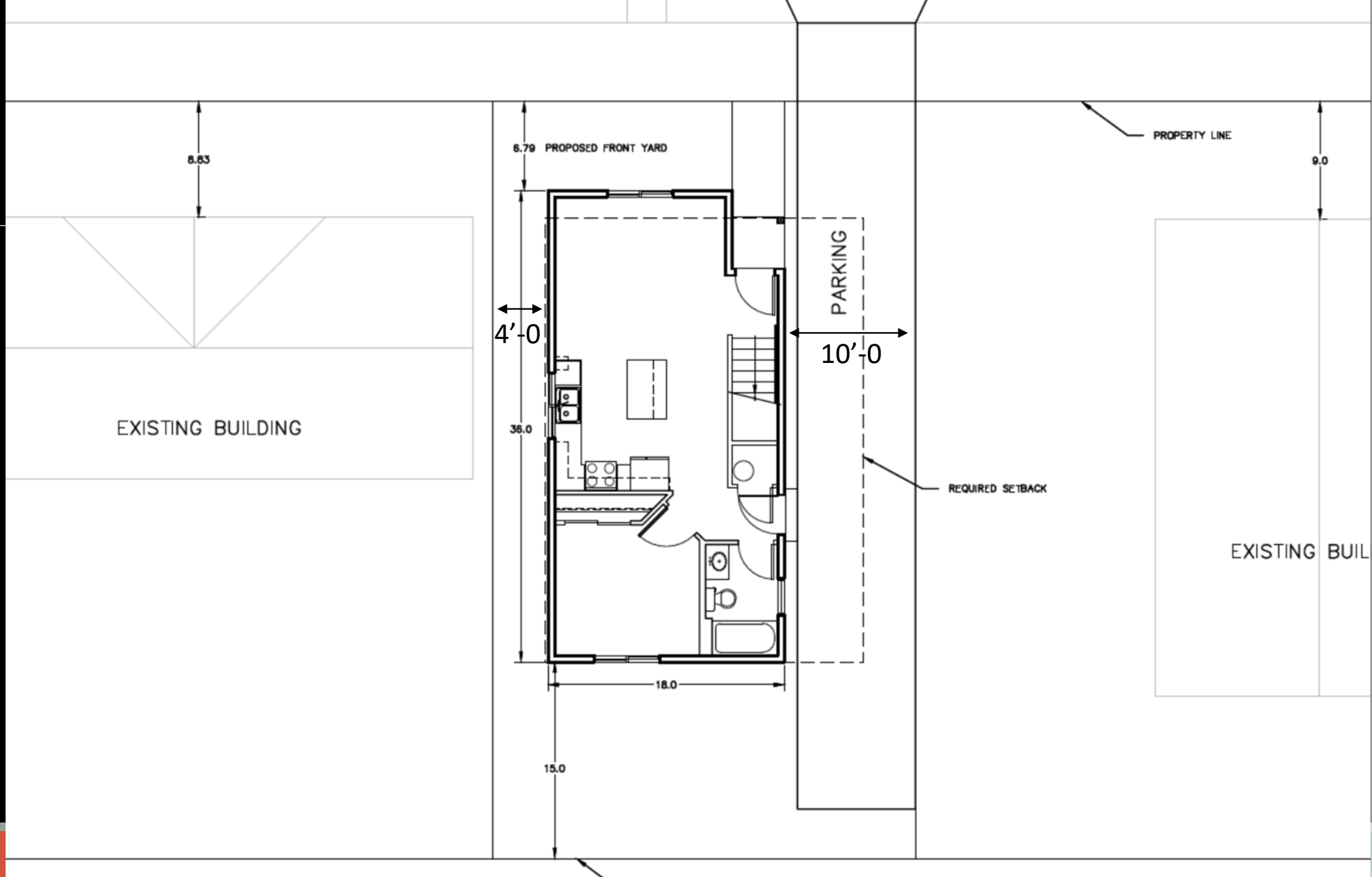
1028

20158-50

20158-80

423-29

11TH-ST-N





1018 Badger St
La Crosse, Wisconsin
[View on Google Maps](#)



1018 Badger St.

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

Board of Zoning Appeals

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